Pennine Towns and Villages

Sites Assessments

Contents

Pennine Towns and Villages	1
Sites Assessments	1
Thornton	4
TH/002A– Hill Top Road (2) (masterplan)	6
TH/003 – Thornton Road (1)	8
TH/006 – Thornton Road (2)	10
TH/009 – Hill Top Road (1)	12
TH/010 – Hill Top Road (3)	14
TH/012 – Dole and Prospect Mills	16
TH/018 – Old Road	18
TH/022 – North Cliffe Lane	20
TH/027 – Thornton Rd west	22
TH/029 – Hill Top Road / Close Head Drive	24
TH/033A – Hill Top Road, near Ring O' Bells	26
TH/033B – South of Hill Top Road and East of Close Head Lane	28
TH/007- Green Lane	30
TH/008- Old Road, School Green	33
TH/013 – Spring Holes Lane	36
TH/014 – Back Lane	39
TH/023- Land south of Dole and Prospect Mills	42
TH/002B – Close Head Lane	45
TH/016 – Sapgate Lane/ Northcliffe Lane	47
Wilsden	49
WI/002 – Crooke Lane	50
WI/005B – Crack Lane	52
WI/013 – Moorside Farm	54
WI/001 – Bents Lane	56
WI/010 – Haworth Road	58
WI/006 – Crack Lane	60
Oakworth	62
OA/002 – Pasture Avenue	63
OA/007A – Keighley Road / Sykes Lane (1)	65
OA/018 – Dockroyd Lane (2)	67
Oxenhope	69
OX/003 – Crossfield Road	
OX/014 - Cross Lane Oxenhope	72
OX/008 – Marsh Top Farm, Moorhouse Lane	
Queensbury	

QB/001 – Albert Road / Denholme Road	77
QB/002 – Albert Road	79
QB/004 – Blackdyke Mills	81
QB/007 – Brighouse Road	83
QB/010 – Jackson Hill Lane / Brighouse Road	85
QB/011A – Station Road West / Sharket Head Close	87
QB/014A – Old Guy Road / Fleet Lane (1)	89
QB/035 – Long Lane (1)	91
QB/036 – Long Lane (2)	93
QB/031 – Former Reservoir, Mountain	95
QB/033 - Land south of Thornton Road, east of Harp Lane	97
QB/008 – Deanstone Lane	99
EM/94 – School Cote Brow/Brow Lane	101
Cullingworth	103
CU/001 – Halifax Road	104
CU/004 – Cullingworth Mill	106
CU/013 - Cullingworth Road / Doll Lane	108
CU/003 – Haworth Road	110
CU/015 – Keighley Road	112
Denholme	114
DH/016 – Station Road	115
DH/007 – Hill Top Farm	117
DH/006 – Long Causeway	119
Haworth	121
HA/001 – Worstead Road, Cross Roads	122
HA/003 – Lees Lane, Crossroads	124
HA/004 – Lees Lane, Crossroads	126
HA/005 – Ebor Mills, Ebor Lane	128
HA/008 – Ashlar Close	130
HA/010 – Ivy Bank Close	132
HA/014 – Weavers Mill	134
HA/019 – Hebden Road	136
HA/022 – West Lane	139
HA/026 - Land off Nares Street and Albion Street	141
HA/030 – Dimples Lane	143
Harden	145
HR/004 – Chelston House	146
HR/005 – South Walk	148
HR/006 – Long Lane	150
HR/012 – Long Lane	152

Sites	Assessments	Pennine	Towns a	and V	/illages	

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HR/011 – Hill End Lane	15/
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Thornton

- 1.1.1 Eleven potential housing sites have been identified within Thornton that are preferred options.
- 1.1.2 All but two sites (TH/012, and TH/018) have scored major negative with regards to objective 3 Land and buildings, this is due to a loss of greenfield land.
- 1.1.3 The majority of sites scored major negative in relation to the biodiversity and geodiversity SA objective. This is because 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. Likely significant effects have been triggered largely due to potential recreation impacts.
- 1.1.4 Significant beneficial effects have been identified in relation to SA objective 16 health for sites TH/006, TH/012, TH/018, and in relation to SA objective 17 education for site TH/012. This is largely related to the level of access to healthcare and education facilities and opportunities for outdoor exercise.
- 1.1.5 In relation to education, the following sites were assigned negative scores (minor), TH/002A, TH/009, TH/027, TH/029 and TH/033B.
- 1.1.6 Sites TH/010 and TH/012, are the only sites that scores positively (minor) in relation to accessible services, SA objective 12. Site TH/003 was predicted to have both positive and negative effects due to the size of the development. All other sites scored negatively (minor).
- 1.1.7 All sites score positively (minor) in relation to climate change resilience (objective 4) apart from sites TH/012 and TH/027. This is due to potential flood risk which could be addressed through measures such as Sustainable Drainage Systems and by exploring alternative site layouts to avoid the highest risk areas.
- 1.1.8 All sites (with the exception of TH/012 and TH/018) have significant adverse effects on SA Objective 3 due to the loss of greenfield land. Additionally, all sites will have a significant adverse effect on the biodiversity and geodiversity SA Objective 6.
- 1.1.9 There are a further six potential housing sites that are alternative site options (TH/002B, TH/007, TH/008, TH/013, TH/014 and TH/023) and one site which has been discounted (TH/016).

Summary table of effect scores predicted for housing site options in Thornton:

PO Ref	Site		SA Objective																	
	Ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
TH1/HC	TH/002A	-	-		+	-		-	0	-	+/-	+	-	+	+	+/-	+	-	+/-	+
TH2/H	TH/003	-	-		+	-		-	-	-	+	+	+/-	+	+	+/-	+	+	+/-	+
TH3/H	TH/006	-	-		+	-		-	-	-	+	+	-	+	+	+/-	++	+	+/-	+
TH4/H	TH/009	-	-		+	-		-	-	-	+	+	-	+	+	+/-	+	-	+/-	+
TH5/H	TH/010	-	-		+	-		-	-	-	+	+	+	+	+	+/-	+	+	+/-	+
TH6/H	TH/012	-	-	+/-	-	-		+	?	-	+	+	+	+	+	+/-	++	++	+	+
TH7/H	TH/018	-	-	-	+	-		-	-	-	+	+	-	+	+	+/-	++	+	+	+
TH8/HC	TH/027	-	-		-	-		-	-	-	+	+	-	+	+	+/-	+	-	+	+
TH9/H	TH/029	-	-		+	-		-	-	-	+	+	-	+	+	+/-	+	-	+/-	+
TH10/H	TH/033A	-	-		+	-		-	-	-	+	+	-	+	+	+/-	+	+	+/-	+
TH11/H	TH/033B	-	-		+	-		-	-	-	+	+	-	+	+	+/-	+	-	+/-	+

Sites Assessments – Pennine Towns and Villages

Key:

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
TH/002A- Hill Top Road (2)					Preferred Option
(masterplan)	0.41	Agricultural	Greenfield	11 dwellings	(Commitment): TH1/HC

Summary of assessment for TH/002A:

Major adverse significant effect 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 positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to health facilities and employment areas. However, access to transport links, services and amenities, and education facilities is somewhat limited, with residents likely to be required to travel beyond the target distances.

As a 100% greenfield site adjacent to TPO woodland, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives.

		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)	
		1	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d	
3 Land & Buildings	would be		ed as a	n ineffic			within the boundary and therefore developmer land resource. ALC Grade at the site is Grade		
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience		FZ1 and is able surfa					flooding. However, development could lead to a less.	an increase in	
E Motor		-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources							ithin 100m of a surface waterbody. Developme ater consumption.	nt at the site	
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 Biodiversity & geodiversity	condition connecti developr The HRA	n. New dev vity. South ment at the	elopmo ern pe site si g proce	ent here rimeter ouch as the ess has	could rof the single contrough dentifie	educe lite adjoing impacts and that I	s and it is likely to be of some biodiversity value biodiversity value at the site and reduce local e ins TPO woodland, which could be adversely a s on root zones. ikely significant effects on the South Pennine N s stage.	cological ffected by	
		-	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 ains GI ele y alter the	ONBs ements local to help to	. Howev of poter ownscap limit the	er, resion ntially hoe and le magni	dential igh visu andsca tude foi	a discernible effect on any landscape designati development at this site could result in the loss all amenity, including trees, and it would therefund the character. The site is adjacent to existing repotential effects, but at this stage a minor advisor.	of open greenfield ore be likely to sidential built	
8 Cultural	100ai iai i	0	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
heritage	New dev	elopment	at the	site wou			have a discernible effect on any heritage asse		
9 Air quality	Develop	- ment would	P d not h (pected	LT ave a di d to resu	IR scernib ılt in a n	M le impa ninor in	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and corease in air pollution in relation to existing levels.	9a – 9d occupation of new	
		+/-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	Road wit Pedestria given the	th a more f an and bic	requer ycle ac hy of th	nt service cess to ne local	e. The r the site area the	nearest would ere cou		okm east. cess, although	
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	

SA Objective	Baseline Effect on SA Objective Mitigating or enhancing Local Plan policies	Mitigation code(s)								
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, de									
	types and tenures of the housing provided being in line with the Local Plan policies. The deve									
	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.	T								
12	- P LT IR H SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a								
Accessible	Residents would likely need to travel up to 1.2km east into the centre of Thornton to access s	services and								
services	amenities to satisfy their daily needs.	T								
	+ P LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a								
13 Social	Site would situate new residents within an existing community, encouraging participation and									
cohesion	interaction, without the development being of a scale that may put pressure on local services	and facilities or								
	could alter the local sense of community and place.									
14 Culture &	+ P LT IR H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a								
leisure	Site would have good access to a range of culture and leisure opportunities in Thornton inclu	ding pubs, cafes and								
	numerous outdoor leisure spaces including Thornton Cricket Club.									
	+/- P LT IR M SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a								
15 Safe &	The construction and occupation of new homes would introduce new potential targets and vio									
secure	location where there are currently none, and so an increase in crime at the site cannot be rule									
Scourc	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, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	100, 100								
	Site is 1.5km west of the nearest GP surgery, Thornton Medical Centre, putting it outside the	target distance. The								
16 Health	site is 5km south-west of a general hospital, Bradford Royal Infirmary.									
		Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local								
	countryside with opportunities for outdoor exercise and community engagement, which could	improve both								
	physical and mental health for the residents of the development.	T								
17	- P LT IR L SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c								
Education	The nearest primary school, Thornton Primary School, is 900m south-east of the site. The ne	arest secondary								
_ 3000	school, Beckfoot Thornton School, is 3.2km east of the site.	10 10								
	+/- P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b								
4.0	Residents would have good access to employment opportunities in the centre of Thornley, but									
18	a more diverse and more expansive range of employment opportunities residents would likely									
Employment	further afield, towards the Thornton Road Employment Zone, 4.8km east or the centre of Bra									
	the extent to which the loss of agricultural land could impact on employment opportunities in	agriculture in the								
	local area.	10 10								
	+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b								
40.5-	The construction and occupation of new homes could have a minor beneficial impact on the I									
19 Economy	increasing the demand for local goods and services and enhancing the pool of potential empl									
	businesses. However, it is uncertain the extent to which the loss of agricultural land could imp	pact on local								
	agricultural economy.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/003 – Thornton Road (1)	5.02	Agricultural	Greenfield	150 dwellings	Preferred Option: TH2/H

Summary of assessment for TH/003:

Major adverse significant effect 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 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 and health 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 which adjoins deciduous woodland priority habitat. There are thirteen Grade II Listed Buildings within 200m of the site; new development at this large, open greenfield site could have the potential to adversely alter the setting of these sensitive heritage assets.

		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			
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e		
3 Land & Buildings	be consi		ın ineffi				I within the boundary and therefore developmer esource. ALC Grade at the site is 'Urban'. Site of			
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience		FZ1 and i able surfa					flooding. However, development could lead to a els.	in increase in		
5 Water		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							vithin 100m of a surface waterbody. Developme onsumption.	nt at the site would		
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 sincluding trees and it is likely to be of some bid	6a – 6f		
6 Biodiversity & geodiversity	connecti affected deciduou as a resu The site site leve identified	vity. Weste by develop us woodlar ult of new r falls within I and cons	ern per oment a nd, which esident a a SSS ultation signifi ige.	imeter of at the sirch is also tial develor Impacent with Na cant effects	of the sit te such to TPO elopmer tt Risk Z atural E ects on	e adjoil as thro woodla nt at the Yone. Fi ngland the Sou	urther consideration of the likely risks should be undertaken if necessary. The HRA Screening p uth Pennine Moors SPA/SAC are triggered and	ould be adversely te is another area of ational disturbances a undertaken at the process has thus cannot be		
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National that cont adversel which we	Parks or A tains GI ele by alter the	ONBs ements local to b limit to nscape	. However of pote ownscap the mage of cannot	ver, resignation resident version of the contraction of the contractio	dential igh visu andsca or pote d out.	a discernible effect on any landscape designati development at this site could result in the loss ual amenity, including hedgerows, and it would upe character. The site is adjacent to existing rential effects, but at this stage a minor adverse e	of open greenfield therefore be likely to sidential built form, ffect on the local		
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	site. The	Grade II L	isted "	Thornto	n War N	/lemoria	ng Hill Top Road that are within approximately 2 al' is 125m west of the site. New development a he setting of these sensitive heritage assets.			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
9 Air quality	homes w		<pre>cpected</pre>	d to resu	ılt in a n	ninor in	act on an AQMA or CAZ. The construction and on crease in air pollution in relation to existing leve ts.			
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		

SA Objective	Baseline Effect on SA Object		Mitigating or enhancing Local Plan policies	Mitigation code(s)							
Transport	Site is within 400m of seve	eral bus stops on Tho	rnton Road, which have frequent services. The	nearest railway							
			Site is very accessible for pedestrians and cyclis	sts, although there is							
	a lack of designated cycle	paths in the local are		_							
	+ P	LT IR H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a							
11 Housing			wards satisfying Bradford's housing needs, dep								
TTTIOUSING			ne with the Local Plan policies. The developmer								
			or more homes, or an area of more than 0.5ha),	that specify aspects							
	such as housing mix and			T							
12	+/- P	LT R H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a							
Accessible			between 300m and 800m north-west of an area	of key services and							
services	amenities in the centre of			T 40							
40.0	+ P	LT R H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a							
13 Social cohesion			ing community, encouraging participation and c								
coriesion			scale that may put pressure on local services a	nd facilities of could							
	alter the local sense of co		SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3,	1							
	+ P	LT IR H	DS4	14a							
14 Culture &	Residents at the site would	d have good access t	-	I Initiae including nube							
leisure	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, churches and a library in the centre of Thornton, as well as being within 450m of pubs on Hill Top Road										
	and within 500m of Thornt		or Thomash, as won as soming within 100m of p	abo on this top reduce							
	+/- P	LT IR M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a							
450 (0	The construction and occu		would introduce new potential targets and victi	ms of crime at a							
15 Safe &	location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new										
secure			nity cohesion and wellbeing, or increase natura								
	could help to combat the l	ocal risk of crime.									
	+ P	LT IR H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1,	16a. 16b							
			CO2, CO3, DS1, DS5	, , , , , , , , , , , , , , , , , , , ,							
			hornton Medical Centre, putting it outside the ta	arget distance. The							
16 Health	site is 4.6km south-west of a general hospital, Bradford Royal Infirmary.										
	Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical										
				nprove both physical							
	and mental health for the			17- 17-							
17	The percet primary selection	LT R L	SP6, SP14, SP16, EC3, DS5, CO2 School, is 635m south-east of the site. The nea	17a – 17c							
Education	school, Beckfoot Thornton			rest secondary							
	+/- P	LT IR H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b							
			nent opportunities in the centre of Thornton, but								
18			ployment opportunities residents would likely ne								
Employment			Zone, 4.6km east, or the centre of Bradford. It								
,			ld impact on employment opportunities in agricu								
	area.										
	+ P	LT IR H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b							
		upation of new homes	could have a minor beneficial impact on the loan								
19 Economy											
10 Louisoning			rices and enhancing the pool of potential emplo								
15 Loonoffly			to which the loss of agricultural land could impa								

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/006 - Thornton Road (2)	0.47	Agriculture	Greenfield, Green Belt	15 dwellings	Preferred Option: TH3/H

Summary of assessment for TH/006:

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 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 link and education facilities. Major adverse significant effect predicted due to the loss of greenfield land and this also leads to minor adverse effects that were predicted for a range of natural environment themed SA Objectives due to the impacts a new development would have. A Grade II Listed Building adjoins the south-western corner, and an additional Grade II* and three Grade II Listed Buildings are within 130m of the site. Development here could potentially affect the setting of these sensitive heritage 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.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Permanence Duration Certainty		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e			
3 Land & Buildings	There is be consi MSA.	a large are idered as a	ea of (> in ineffi	·0.4ha) g cient use	reenfiel e of the	d land v land res	within the boundary and therefore developmer source. ALC Grade at the site is 'Urban'. Site of	nt on this area would coincides with a coal			
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e			
change 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		s not coinc to result in									
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 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	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National and Gre and town characte	Parks or A en Belt lan nscape cha er. The site	AONBs. d that, aracter. is adja	. However in its cur New de cent to e	er, resid rent cor velopme existing	ential d ndition, ent here residen	discernible effect on any landscape designative evelopment at this site could result in the loss likely makes a positive contribution towards the would be likely to adversely affect this and to tall built form, which would help to limit the man the local landscape and townscape cannot be	of open greenfield e local landscape alter the local gnitude for potential			
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	east of 1 130m w	Thornton H	all' adjo site. De	oins the s velopme	site's so nt at this	uth-wes	Om south-west of the site. The Grade II Listed stern corner. A further three Grade II Listed Bugreenfield site could potentially result in a min	uildings are within			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes v		xpected	to resul	lt in a m	inor inc	t on an AQMA or CAZ. The construction and or rease in air pollution in relation to existing level.				
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
Transport	station,		orster S	Square, i	s 5.3km	east. S	ornton Road, which have frequent services. T lite is very accessible for pedestrians and cycles.				
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

SA Objective		Mitigating or enhancing Local Plan policies	Mitigation code(s)								
	Site could make a minor positive contribution toward										
	and tenures of the housing provided being in line wit minimum criteria of policies HO4 and HO5 (10 or mo										
	such as housing mix and affordable houses to reflect		nat specify aspects								
		SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a								
12	There are a very limited number of local shops and s		_								
Accessible	650m east of the site, but residents may need to trav										
services	area of key services and amenities that would satisfy their daily needs.										
		SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a								
13 Social	Site would situate new residents within an existing c	community, encouraging participation and co	mmunity interaction,								
cohesion	without the development being of a scale that may p	out pressure on local services and facilities o	r could alter the								
	local sense of community and place.										
4.4.0		SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a								
14 Culture & leisure			itios includina nube								
leisure	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, churches and a library in the centre of Thornton and along Thornton Road.										
		SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a								
	The construction and occupation of new homes wou										
15 Safe &	location where there are currently none, and so an in										
secure	development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so										
	could help to combat the local risk of crime.	5 ,	,								
		SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1,	16a, 16b								
		CO2, CO3, DS1, DS5									
16 Health	Site is 600m east of the nearest GP surgery, Thornton Medical Centre, and 4.6km south-west of a general hospital,										
то пеаш	Bradford Royal Infirmary. Residents at the site would have excellent access to	a diverse range of semi-natural habitate the	roughout the local								
	countryside with opportunities for outdoor exercise a										
	and mental health for the residents of the development		provo botti priyologi								
47		SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c								
17 Education	The nearest primary school, St James' Church Prima	ary School, is 1.1km north-east of the site. T	he nearest								
Education	secondary school, Beckfoot Thornton School, is 1.21										
		SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b								
18	Residents would have good access to employment of										
Employment	more diverse and more expansive range of employn										
	afield, towards the Thornton Road Employment Zon										
	to which the loss of agricultural land could impact on										
		SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b								
19 Economy	The construction and occupation of new homes coul increasing the demand for local goods and services										
19 Economy	businesses. However, it is uncertain the extent to wh										
	agricultural economy.	men the 1035 of agricultural land could impac	t on local								
L	agricantal a contolly.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/009 -					
Hill Top	0.52	Grazing	Greenfield	10 dwellings	Preferred Option: TH4/H
Road (1)					1114/11

Summary of assessment for TH/009:

Major adverse significant effect 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 most natural environment themed SA Objectives, primarily as a result of effects associated with new development on greenfield. The site generally has good access to key services and amenities, including jobs, shops, buses, cultural spaces, health facilities and schools. However, the site is not within all target distances for any SA Objective and no major positive effects have been predicted.

		Effect on	SA Obje	ctive								
SA Objective	Baseline trend	trend Score of effect Certainty Certainty Contact Certainty Certai		Mitigating or enhancing Local Plan policies	Mitigation code(s)							
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e				
3 Land & Buildings							of greenfield and would not constitute an Grade at the site is 'Urban'.	efficient use of				
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience							looding. However, development could le current levels.	ad to an				
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources					erbodies	s are wi	esult in a minor increase in water consunthin, adjacent to or within 100m of either					
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity & geodiversity	The site is greenfield and contains GI elements including grasses and trees. Development at the si could reduce its biodiversity value may disrupt the ecological connectivity of the wider network, particularly as the site is within an NE GI corridor. The HRA Screening process has identified that likely significant effects on the South Pennine Moor SPA/SAC are triggered and thus cannot be ruled out at this stage.											
	017070	-	P	LT	IR	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape		of greenf		open s	pace, a		entially a reduction in tree canopy at the					
	a nogan	-	P	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	Develop	ment at th	is gree	nfield sit	te, and t	he likel	Idings, situated along Hill Top Road and y loss of open space and some GI elementage assets.	Long Row. ents, could				
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	the site v	Development would not affect an AQMA or a CAZ. The construction and occupation of new dwellings at the site would be expected to increase air pollution at the site due to pollutants associated with new homes and transport movements.										
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e				
10 Transport	Thornton	Site is within 400m of several bus stops with frequent services, including those along Hill Top Road and Thornton Road. The site is accessible for pedestrians, although given the topography of the local area there could be a low uptake of walking and cycling, particularly as there is an absence of designated cycle paths locally. The nearest railway station in the District is over 7km east at Bradford Forster Square.										
44 Ususia a	0,0.0 pa	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing		ld make a ousing typ					vards satisfying Bradford's housing need	ls, including a				
12 Accessible services		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
SELVICES	Residen	ts would h	ave to	go from	1km so	uth-eas	t in order to access key services in Thor	nton.				
13 Social cohesion		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				

SA Objective	Baseline	Effect on S	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
							ents within an existing community, enco						
							the development being of a scale that c	ould put pressure					
	on local s	services a	nd faci	lities or	could al	ter the	ocal sense of community and place.	1					
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
14 Cultule & leisule	Site benefits from access to multiple cultural and recreational spaces and places in and around the												
	Thornton				,	1		_					
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	crime at a	a location	where	there a	re currei	ntly nor	would introduce new potential targets and so an increase in crime at the sit	te 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.											
	increase	naturai st	ırveilla	nce, and	so cou	ia neip							
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health		The nearest GP surgery to the site, Thornton Medical Centre, is 1.2km south-east in the centre of Thornton. The site is within the target distance of a hospital, with Bradford Royal Infirmary Hospital, 5km											
	to the north east. The site would provide new residents with good access to the countryside and a diverse												
	range of semi-natural habitats, and outdoor exercise opportunities including West Park, via the local PRoW network.												
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b, 17c					
17 Education		est primai y school,					chool, is just over 600m south-east. The m east.	e nearest					
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
40 Emanda um ant	Resident	s would h	ave go	od acce	ss to en	ploym	ent opportunities in the centre of Thornto	on, and there are					
18 Employment							the east around Bradford. It is uncertain						
	which the	loss of a	gricultu	ural land	could in	npact c	n employment opportunities in agricultu	re in the local					
	area.												
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
10 Foonomy	The cons	truction a	nd occ	upation	of new I	nomes	at each site could have a minor benefici	al impact on the					
19 Economy							al goods and services and enhancing th						
	employee	es for loca	al busin	esses. I	Howeve	r, it is u	ncertain the extent to which the loss of	agricultural land					
	could imp	oact on lo	cal agri	icultural	econom	ıy.		-					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/010 – Hill Top Road (3)	1.31	Agricultural	Predominantly greenfield	12 dwellings	Preferred Option: TH5/H

Summary of assessment for TH/010:

Major adverse significant effect 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 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 health and education facilities.

Minor adverse effects have been predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a predominantly greenfield site with adjacent TPO woodland. Development here could pose a risk to the water quality of a small surface waterbody adjacent to the site. There are thirteen Grade II Listed Buildings within 350m of the site, the nearest adjoining the north-western corner, the settings of which could be adversely affected by the development.

		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 – 3e				
3 Land & Buildings	opportur		using s	structure			site contains agricultural buildings, which could on materials. ALC Grade at the site is 'Urban'.					
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience		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.										
		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	Site is no		GSPZ.	Develo	pment a	at the si	ter body. Development here could pose a risk to te would be expected to result in a minor increa g levels.					
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	The site falls within a SSSI Impact Pick Zone. Further consideration of the likely risks should be undertaken at the											
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National that cont adversel form, wh depending	Parks or A cains GI ele y alter the ich would ng on the c	ONBs ements local to help to condition	. However of pote ownscap limit the on of the	ver, resigntially hoe and lee magnings	dential iigh visu andsca tude for e could	a discernible effect on any landscape designati development at this site could result in the loss all amenity, including trees, and it would therefupe character. The site is adjacent to existing result potential effects. There are existing structures be opportunities to enhance the visual amenity effect on the local landscape and townscape ca	of open greenfield ore be likely to sidential built within the site and of this location.				
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	being the	e Grade II	Listed	'9 and 1	1, Hill T	op Roa	g Hill Top Road, all within 350m west of the sited that adjoins the site's north-western corner. In a minor adverse effect on the setting of these	Development at				
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	construc	tion and or	ccupati	ion of ne	w home	es and	ase air pollution at the site in relation to existing the associated transport movements and house ct on an AQMA or CAZ.	g levels due to the ehold pollution.				
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				

SA Objective	Baseline Eff	fect on SA	Objective			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
Transport				us stops	with fre	equent services, including those along Thornton						
'						e, is 6.9km east. The site is accessible for pedes						
						lld be a low uptake of walking and cycling, partic						
	a lack of des						•					
		+	P LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
	Site could m	ake a mir	nor nocitive		ition to		ending on the					
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the											
	types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify											
	aspects such as housing mix and affordable houses to reflect local need.											
12	aspects such		P LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
Accessible	The pearest	are of ke				s located within 525m south-east of site along T						
services	the centre of			and and	511111CS 1-	s located within 32311 south-east of site along 1	nomion Road in					
		+	P LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social	Site would s	ituate nev	w residents	within a	n existi	ng community, encouraging participation and co	ommunity					
cohesion	interaction, v	without th	e developr	nent beir	ng of a	scale that may put pressure on local services ar	nd facilities or					
	could alter the	ne local s	ense of co	nmunity	and pla							
		_	P LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3,	14a					
14 Culture &		+				DS4						
leisure	Residents a	Residents at the site would have good access to a range of culture and leisure opportunities including pubs,										
leisure	restaurants,	churches	and a libr	ary in the	e centre	of Thornton and along Hill Top Road. The site	is immediately					
	opposite The	ornton Cri	icket Club.									
		+/-	P LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe &						would introduce new potential targets and victir						
secure		location where there are currently none, and so an increase in crime at the site cannot be ruled out. However,										
Secure						nmunity cohesion and wellbeing, or increase na	itural surveillance,					
	and so could	d help to d	combat the	local ris	k of crir							
		+	P LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1,	16a, 16b					
						CO2, CO3, DS1, DS5						
	Site is 900m north-west of the nearest GP surgery, Thornton Medical Centre, putting it outside the target											
16 Health	distance. The site is 4.4km south-west of a general hospital, Bradford Royal Infirmary.											
						ss to a diverse range of semi-natural habitats th						
						ise and community engagement, which could in	nprove both					
	physical and	mental r			nts of t	he development.	T					
17		+	P LT	IR_	<u> </u>	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education						School, is 480m south of the site. The nearest se	econdary school,					
	Beckfoot Th				1		T					
		+/-	P LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
						ent opportunities in the centre of Thornton, but						
18						nployment opportunities residents would likely n						
Employment						byment Zone, 4.3km east or the centre of Bradfo						
		which th	e loss of a	gricultura	al land o	could impact on employment opportunities in ag	riculture in the					
	local area.					T	Lia					
		+	P LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
40.5						could have a minor beneficial impact on the loc						
19 Economy						ices and enhancing the pool of potential employ						
				tain the	extent t	to which the loss of agricultural land could impact	ct on local					
	agricultural e	economy.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/012 – Dole		Site is a cleared mill site with			
and Prospect Mills	1.21	hardstanding. Recent vegetation growth now cleared.	PDL	50 dwellings	Preferred Option: TH6/H

Summary of assessment for TH/012:

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, as well as for the flood risk SA Objective due to some areas of surface water flooding risk within the site. This vacant PDL site, near the centre of Thornton, would be an opportunity to achieve biodiversity net gain and to deliver improvements on the local character. The site is within the Thornton Conservation Area and in proximity to several Grade II Listed Buildings, the setting of which would likely be improved by new development here. Residents at the site would have good access to key services, amenities and cultural spaces in the centre of Thornton, as well as jobs, and would have particularly good access to schools 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)				
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3d, 3e				
3 Land & Buildings	TH/012 is small brownfield site and would therefore constitute as an efficient use of land depending on											
	the pote	ntial impad	ts on t	he MSA	. The s	ite coin	cides with a Coal MSA. ALC Grade at the	site is 'Urban'.				
4 Climate change		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience	Site is in medium		roxima	tely 15%	6 of TH	/012 is	at low risk of surface water flooding and a	small area is at				
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources							esult in a minor increase in water consun rithin, adjacent to or within 100m of either					
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity & geodiversity	Approximately 30% of TH/012, in the south of the site, falls within Natural England's GI corridor (Great Northern Trail & Shibden). However, the site appears to be of low biodiversity value and is 100% PDL. New development here would be an opportunity to enhance the biodiversity value of the site and make a positive contribution towards local ecological connectivity. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.											
		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b				
7 Landscape & townscape	enhance		nce of	the site			plot previously used for a mill, would be a aracter, such as through high quality des					
		?	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	TH/012 is a vacant PDL plot and the Listed Buildings on-site are also vacant and have fallen into disrepair, therefore new development of a high-quality with due consideration for local heritage that incorporates GI elements could improve the contribution of the site to the character of the Conservation Area and the setting of nearby Listed Buildings. It is unknown whether the Listed Buildings would be retained however it is assumed that investment from the development would either improve their setting or provide new investment to better preserve them for future generations.											
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	the site		xpecte	ed to inc	rease a		AZ. The construction and occupation of nion at the site due to pollutants associate					
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e				

SA Objective	Baseline						Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	Site is a	djacent to	Thornt	on Road	d, along	which	are multiple bus stops within 400m of the edestrians. Cycling access via the road n	site offering etwork is good					
							hs locally. The nearest railway station in t						
	over 6km	n east at B	radford	d Forste	r Squar	e.		1					
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
TTTIOUSING		Site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.											
12 Accessible	THIX OF TR	+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
services	TH/012 centre.	has excelle	nt acc	ess to k	ey serv	ices an	d amenities being just 400m east of Thor	nton local					
13 Social cohesion		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social Corlesion	participa	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.											
	3.1.133	+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	14a					
14 Culture & leisure	greensp	Site offers residents with good access to leisure areas. The site is within 200m of several areas of open greenspace and has good access to the local countryside. The site is also within 800m of Bronte Bell Chapel and St James's Church.											
	,	+/-	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	of Bradfo		nfirma	ry. Resi	dents a	t the sit	n is on the other side of Thornton Road, a e would have excellent access to exercis						
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17 Education							ol. TH/012 is 1.7km west of Beckfoot Tho ed that these schools have capacity for n						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment		ts would ha					nent opportunities in the centre of Thornto the east.	n and there are					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	local eco		ncreas	ing the			at each site could have a minor beneficial goods and services and enhancing the						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/018 - Old		Brownfield site (site	90% brownfield/ 10%		Preferred Option:
Road	0.29	of demolished church)	greenfield	13 dwellings	TH7/H

Summary of assessment for TH/018:

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.

Predominantly minor adverse effects predicted for natural environment themed SA Objectives. Whilst the site is predominantly PDL, it has greened over, is open space and is adjacent to TPO protected woodland. The site is just outside the target distance of a range of key services and amenities in the centre of Thornton, such as shops. The site generally has good access to other key services and economic areas, including buses, jobs, cultural spaces and schools, with particularly good access to health facilities.

		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)				
		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3d, 3e				
3 Land & Buildings				d site and coal and			ficient use of land. ALC Grade	at the site is				
4 Climate change resilience		+	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 surf	1	flooding						
		-	P	LT_	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	Site is not within a GSPZ. Development would result in a minor increase in water consumption in relation to existing levels. No surface waterbodies are within, adjacent to or within 100m of either site.											
	relation	o existing	P P	LT	IR	M M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity & geodiversity	TH/018 is PDL that has partially greened over. New development could be an opportunity to enhance the biodiversity value of the site and to support local ecological connectivity. However, this is dependent on implementation of the development and it is unclear how biodiverse the site currently is following it being greened over. The western perimeter of the site is delineated by TPO woodland, which would potentially be adversely impacted by development here. 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	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b				
townscape	The development of TH/018 would provide an opportunity to improve the impact of each site on the local character and would be in-keeping with the existing built form. This is somewhat uncertain, and development would be expected to result in the loss of open space that has greened over.											
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	The site is within 70m of a Grade II listed building, i.e. Grandage Gate Farmhouse and adjoining barn. While, existing residential development is located adjacent to this listed building, development at this site may result in the loss of some GI elements and thus remove screening. This could potentially adversely alter the setting of the sensitive heritage asset.											
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	at the sit	te would b		ed to incre			construction and occupation of the site due to pollutants associ					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e				
10 Transport	Site is within 400m of bus stops along Thornton Road offering frequent services. Site is highly accessible for pedestrians. Cycling access via the road network is good but there is an absence of designated cycle paths locally. The nearest railway station in the District is just under 6km east at Bradford Interchange.											
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing				ositive con equired by			atisfying Bradford's housing nee s.	eds, including				

SA Objective	Baseline	Effect on	SA Object	ive			Mitigating or enhancing Local Plan	Mitigation				
12 Accessible services		-	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
12 Accessible services				h-east of somewha		of Thorn	iton, and so access to key servi	ces and				
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	participa	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	14a				
	Site offe open gre	rs resider eenspace	nts with go and has	ood acces good acce	s to leisure ss to the l	e areas. ocal cou	The site is within 200m of sever ntryside.	al areas of				
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	crime at ruled ou	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				
то пеаш	TH/018 is 700m north-east of Thornton Medical Centre and is within 4km of Bradford Royal Infirmary. Residents at the site would have excellent access to exercise opportunities via the local footpath network to the countryside.											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education	TH/018 is 1.3km north-east of Thornton Primary School, and just over 800m south-west of St James Church Primary School. TH/018 is 1.1km north-west of Beckfoot Thornton. Before development can commence it must be confirmed that these schools have capacity for new students.											
40 Employment		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment					employm m of the si		ortunities in the centre of Thornt east.	on and there				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	the local	economy	by incre	pation of nasing the call busines	demand fo	at each r local g	site could have a minor benefic oods and services and enhancir	ial impact on ng the pool of				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/022 – North Cliffe Lane	1.06	Open space	Greenfield and Green Belt	345 dwellings (based on 35dph)	Alternative

Summary of assessment for TH/022:

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

Major adverse significant effect predicted due to the loss of greenfield land. No major adverse effects have been predicted for the site, but and 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 Bbelt site whose perimeter coincides with trees protected by TPO trees. A Grade II Listed Building adjoins the south-eastern corner, and there is a second 40m north of the site; development at this open greenfield site could potentially adversely alter the setting of these sensitive heritage assets.

		Effect on S	SA Obje	ctive				Mitigation code(s)		
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local PlanCSPR and DM policies			
			Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3e		
3 Land & Buildings	would be		ed as a	n ineffic	ient use	of the	within the boundary and therefore developme land resourceSite is greenfield. ALC Grades a MSA.			
4 Climate		+	Р	LT	IR	М	SC2, SC6, SC10, EN5, EN7, HO9	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	M	SC2, EN7, EN8	5a – 5e		
resources							ithin 100m of a surface waterbody. Developme ater consumption.	ent at the site		
6		1	Р	LT	IR	Н	SC1, SC6, EN2a, EN2b, EN5	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. South east perimeter of the site coincides with TPO trees, which could be adversely affected by development at the site such as through impacts on root zones.									
		-	Р	LT	IR	M	SC1, SC6, EN4, EN5, DS2, DS3	7a, 7b		
7 Landscape & townscape	National and Gree landscap the local	Parks or A en Bbelt la be and tow character itial effects	AONBs. nd that nscape . The si s, but at	However, in its control contro	er, resigner, resigner, restrict to the contract to the contra	dential condition with develor existing incorporate the deviced in the develor existing existing existing existing existing existing existing existing	a discernible effect on any landscape designated development at this site could result in the loss on, likely makes a positive contribution towards opment here would be likely to adversely affect on gresidential built form, which would help to linverse effect on the local landscape and townsor	s of open greenfield the local et this and to alter mit the magnitude cape cannot be		
		-	Р	LT	R	M	SC1, SC6, EN3, EN4, EN5, DS3	8a, 8b		
8 Cultural heritage	corner. T	he Grade	II Liste	d Buildiı	ng 'Hoy	le Ing F	rmhouse and Adjoining Barn' adjoins the site's louse' is 40m north of the site. Development a adverse effect on the setting of these sensitive	t this open		
		-	Р	LŤ	IR	M	SC2, SC10, DS4, EN8, TR1, TR3, HO9	9a – 9d		
9 Air quality	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.									
		+	Р	LT	IR	H	SC2, HO9, DS4, TR1, TR3	10a – 10d		
10	Site is within 400m of several bus stops along Thornton Road, which have frequent services. The nearest railway station, Bradford Forster Square, is 5.5km east. The site is accessible for pedestrians, although given the topography of the local area there could be a low uptake of walking and cycling, particularly as there is a lack of designated cycle paths in the local area.									
Transport						be a lov	v uptake of walking and cycling, particularly as	there is a lack of		

SA Objective		on code(s)									
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending of	on the									
	types and tenures of the housing provided being in line with the CS policies. The development would m										
	minimum criteria of policies HO8 and HO11 (10 or more homes, or an area of more than 0.5ha), that sp	ecify									
	aspects such as housing mix and affordable houses to reflect local need.										
12	- P LT IR H SC4, SC6, SC10 12a										
Accessible	Access to services and amenities is limited, residents may need to travel up to 900m south-west into the centre of										
services	Thornton to access an area of key services and amenities that would satisfy their daily needs.										
	+ P LT IR H SC2, SC6, SC10, DS5 13a										
13 Social		Site would situate new residents within an existing community, encouraging participation and community									
cohesion	interaction, without the development being of a scale that may put pressure on local services and facilities or										
	could alter the local sense of community and place.										
14 Culture &	+ P LT IR H SC2, SC6, SC10, DS5 14a										
leisure		Residents at the site would have good access to a diverse range of culture and leisure opportunities including									
1010410	pubs, restaurants, churches and a library in the centre of Thornton and along Thornton Road.										
	+/- P LT IR M TR5, EN8, DS5										
15 Safe &	The construction and occupation of new homes would introduce new potential targets and victims of cri										
secure	location where there are currently none, and so an increase in crime at the site cannot be ruled out. Ho										
000010	new development could potentially enhance community cohesion and wellbeing, or increase natural su	rveillance,									
	and so could help to combat the local risk of crime.										
	++ P LT IR H SC10, HO4, DS1, DS5 16a, 16										
	Residents would be within 650m of the nearest GP surgery, Thornton Medical Centre. The site is 3.3km south-										
16 Health	west of a general hospital, Bradford Royal Infirmary.										
	Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local										
	countryside with opportunities for outdoor exercise and community engagement, which could improve be	ootn									
	physical and mental health for the residents of the development.	7-									
17	- P LT IR L EC1, EC2, EC3 17a – 1										
Education	The nearest primary school, St James' Church Primary School, is over 900m north-east of the site. The nearest										
	secondary school, Beckfoot Thornton School, is 1.3km south-east of the site.	II-									
40	+ P LT IR H EC1, EC2, EC3 18a, 18										
18	Residents would have good access to employment opportunities in the centre of Thornley, but in order to access										
Employment	a more diverse and more expansive range of employment opportunities residents would likely need to the further of led towards the Theoretical Employment Zone, 21m agest on the centre of Bradford	ravei									
	further afield, towards the Thornton Road Employment Zone, 3km east, or the centre of Bradford. + P LT IR H EC1. EC2. EC3	h									
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economics the demand for level goods and convices and explanating the people of petantial employees for										
,	increasing the demand for local goods and services and enhancing the pool of potential employees for	iocai									
	businesses.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/027 – Thornton Rd west	6.67	Vacant land of scrub	Greenfield	250 dwellings	Commitment: TH8/HC

Summary of assessment for TH/027:

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

Major adverse significant effect predicted due to the loss of greenfield land, and as a large greenfield site containing trees the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, health facilities and employment areas. However, access to both primary and secondary schools is somewhat limited due to distance, and residents may need to travel way beyond the target distance to access services and amenities.

		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 – 3e			
3 Land & Buildings	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. Site coincides with coal and sandstone MSAs. ALC Grade at the site is Grade 4.										
		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate change resilience	contains would be	, low, med	ium an hrough	d high ri a caref	sk land ul layou	. Given at of dev	to a band that runs across the northern portion the size of the site in relation to this area, it is evelopment. However, development could lead to less.	expected that it			
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							ithin 100m of a surface waterbody. Developmentater consumption.	nt at the site			
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	Biodiversity according to the site and reduce local ecological connectivity. Biodiversity according to the site and reduce local ecological connectivity. The site falls within an Impact Biok Zone for the South Reppine Macro SRA/SAC/SSSI. The HRA Sorgania										
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National that, in it characte is adjace	Parks or A s current of er. New devent to existing	ONBs condition relopm ing resi	. Howev n, likely ent here idential l	er, resi makes would built for	dential a posit be likel m, whic	a discernible effect on any landscape designation development at this site could result in the loss ive contribution towards the local landscape and by to adversely affect this and to alter the local can would help to limit the magnitude for potentiandscape and townscape cannot be ruled out.	of open greenfield d townscape haracter. The site			
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	this oper		d locati	on could	d alter t	he setti ning ve					
		-	P	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes w		<pre>cpected</pre>	d to resu	ılt in a n	ninor in					
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
Transport	station, E		orster S	Square,	is 8.2kr	n east.	hornton Road which have an hourly service. Th Site is accessible for pedestrians and cyclists, a				
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

SA Objective	Baseline Effect on	SA Object	tive		Mitigating or enhancing Local Plan policies	Mitigation code(s)					
					wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develo						
					10 or more homes, or an area of more than 0.5						
					uses to reflect local need.	ia), triat specify					
12	-	P	LT IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
Accessible	Access to service	•			dents would need to travel up to 1.7km east into						
services	Thornton.										
	+	Р	LT IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social	Site would situate	new resi	dents within	an existi	ng community, encouraging participation and co	ommunity					
cohesion					scale that may put pressure on local services ar	nd facilities or					
	could alter the loc	al sense	of community	and pla							
14 Culture &	+	Р	LT IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure					re and leisure opportunities in including a pub a						
leisure		ader rang	ge of opportu	nities, re	sidents would need to travel 1.7km east into the	e centre of					
	Thornton.				,						
	+/-	Р	LT IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe &					would introduce new potential targets and victir						
secure					an increase in crime at the site cannot be ruled						
					nmunity cohesion and wellbeing, or increase na	itural surveillance,					
	and so could help	to comba			SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1,						
	+	Р	LT IR	Н	CO2, CO3, DS1, DS5	16a, 16b					
	Site is 2.1km west of the nearest GP surgery, Thornton Medical Centre, putting it outside the target distance. The										
16 Health	site is 5.7km south-west of a general hospital, Bradford Royal Infirmary.										
		Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both									
	physical and men					iprove both					
	priysical and men	D	IT IR	1 1	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17	The nearest prima	ry schoo		rimary S	School, is up to 1km west of the site. The neares						
Education	school, Queensbu					st secondary					
	+	P	LT IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a. 18b					
18	Residents would	nave goo			ent opportunities in the centre of Thornley, but i						
Employment	a more diverse ar	d more e	expansive ran	ae of er	nployment opportunities residents would likely n	eed to travel					
1 - 3					oyment Zone, 5.3km south-east or the centre o						
	+	Р	LT IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
	The construction	and occu	pation of nev	homes	could have a minor beneficial impact on the loc	al economy,					
19 Economy	increasing the de	nand for	local goods a	and serv	ices and enhancing the pool of potential employ	ees for local					
					ment could lead to an improved attractiveness	to the area, which					
	could encourage	urther inv	ward investm	ent to he	elp tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/029 – Hill Top Road /			0 " 11 0 5 1		Preferred Option:
Close Head Drive	1.85	Agricultural	Greenfield, Green Belt	50dwellings	TH9/H

Summary of assessment for TH/029:

Major adverse significant effect 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 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 and health facilities, however access to both primary and secondary schools is somewhat limited due to the distances involved. Residents may also find they 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 site containing trees and with adjacent TPO woodland.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline 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 – 3e			
3 Land & Buildings	would be		ed as a	n ineffic			within the boundary and therefore developmer land resource. ALC grade at the site is Grade				
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience		FZ1 and i						an increase in			
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources	Site doe would be	s not coince likely to re	ide wit esult in	h a GSF a mino	PZ and i r increa	is not w se in w	rithin 100m of a surface waterbody. Developme ater consumption.	ent at the site			
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 sincluding trees and it is likely to be of some bi	6a – 6f			
6 Biodiversity & geodiversity	its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The eastern perimeter of the site adjoins TPO woodland, which could be adversely affected by development at the site such as through impacts on root zones. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.										
		-	P	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. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.										
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage							and Adjoining Barn' is 125m west of the site. In a minor adverse effect on the setting of this s				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes v	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.									
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			

SA Objective	Baseline E	ffect on SA	Object	tive			Mitigating or enhancing Local Planpolicies	Mitigation code(s)				
Transport					stops v	vith free	quent services, including those along Thornton					
'							, is 8km east. Pedestrian and bicycle access of					
	need to be	considere	ed whe	en road	access	is prov	vided, although given the topography of the loca	al area there could				
							rly as there is a lack of designated cycle paths					
		+	Р	LT	IR.	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,	11a				
							HO9, HO10					
11 Housing							wards satisfying Bradford's housing needs, depo					
							in line with the Local Plan policies. The develo					
							10 or more homes, or an area of more than 0.5h	na), that specify				
	aspects suc	ch as hou	sing m	nix and			ises to reflect local need.	T				
12		-	Р	LI_I	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible				avel up	to 1.3	m eas	t into the centre of Thornton to access services	and amenities to				
services	satisfy their	r daily nee	eds.					T				
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social							ng community, encouraging participation and co					
cohesion							scale that may put pressure on local services ar	nd facilities or				
	could alter	the local s	sense	of com	munity	and pla		1				
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3,	14a				
14 Culture &							DS4					
leisure	Site would have good access to a range of culture and leisure opportunities in including a pub and outdoor leisure											
		spaces. For a broader range of opportunities, residents would need to travel 1.7km east into the centre of										
	Thornton.							T .=				
		+/-	Р [LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe &							would introduce new potential targets and victir					
secure							an increase in crime at the site cannot be ruled					
							nmunity cohesion and wellbeing, or increase na	tural surveillance,				
	and so cou	id neip to	comb	at the id	ocai risi	Of Crin		ī				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1,	16a, 16b				
	0:1 : 4 71				0.0		CO2, CO3, DS1, DS5					
401100146	Site is 1.7km west of the nearest GP surgery, Thornton Medical Centre, putting it outside the target distance. The											
16 Health	site is 5.2km south-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local											
							se and community engagement, which could im ne development.	iprove both				
	priysicaran	iu ilielitai	D	IT	IR	113 01 11	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17	The pearse	t primary	cchco			mary S	chool, is 1.1km east of the site. The nearest se					
Education	Beckfoot Th							condary scriool,				
	DECKIOOL II	+/-	P P	LT	ını eası IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
	Posidonto:		-				ent opportunities in the centre of Thornley, but i					
18							ent opportunities in the centre of Thorniey, but in apployment opportunities residents would likely n					
Employment							pyment Zone, 5km east or the centre of Bradford					
Linployment							could impact on employment opportunities in ag					
	local area.	.o wilicii ti	10 1033	s or agr	icuitura	i iaiiu c	odia impact on employment opportunities in ag	ilculture iii tire				
	iodai area.	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
	The constru						could have a minor beneficial impact on the loc					
19 Economy							ces and enhancing the pool of potential employ					
10 Loononly							o which the loss of agricultural land could impac					
	agricultural			G1100116		JACOIII I	c miles and look of agricultural land bould impac	J. 511 10001				
	agricultural	Cochonly										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/033A – Hill Top Road,				o=	Preferred Option:
near Ring O' Bells	0.86	Agricultural	Greenfield	27 dwellings	TH10/H

Summary of assessment for TH/033A:

Major adverse significant effect 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 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 and health 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 containing trees. There are thirteen Grade II Listed Buildings within 375m of the site, the nearest adjoining the north-eastern corner, the settings of which could be adversely affected by the development.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence Duration Reversibility Certainty		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e			
3 Land & Buildings	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. ALC Grades at the site are 'Urban' and Grade 4. Site coincides with sandstone and coal MSAs.										
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change							flooding. However, development could lead to a	an increase in			
resilience	imperme	eable surfa	ces, co	mpared				Fa			
5 Water	Cito doo	o not coinc			IR 27 and	M	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 si would be likely to result in a minor increase in water consumption.										
	Would be		P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	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 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 ts current of er. New devent to exist	AONBs condition velopming res	. Howeven, likely ent here idential l	er, resi makes would built for	dential a posit be likel m, whic	a discernible effect on any landscape designati development at this site could result in the loss ive contribution towards the local landscape anly to adversely affect this and to alter the local ch would help to limit the magnitude for potentiandscape and townscape cannot be ruled out.	of open greenfield d townscape character. The site			
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	being the	e Grade II	Listed	'192 - 204	4, Hill T	op Roa	g Hill Top Road, all within 375m east of the site d' that adjoins the site's north-eastern corner. In a minor adverse effect on the setting of these	Development at			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes v		xpected	d to resu	ılt in a r	ninor in					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	nearest improve	railway sta d; bicycle a	tion, Baccess	radford I is suffic	Forster ient. Gi	Square ven the	quent services, including those along Thornton , is 7.5km east. Pedestrian access of the site w topography of the local area however there course is a lack of designated cycle paths in the loc	ould need to be uld be a low			

SA Objective	Baseline	Effect on S	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	Site coul	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the											
TTTIOUSING		types and tenures of the housing provided being in line with the Local Plan policies. The development would meet											
	the minir	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.											
40	aspects	such as ho	using	mix and				40					
12 Accessible	Desident	-	P	LI	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
services	Residents would likely need to travel up to 1km south-east into the centre of Thornton to access services and amenities to satisfy their daily needs.												
Services	amenine	+ +	P	I T	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social	Site wou			sidents v			ng community, encouraging participation and co						
cohesion							scale that may put pressure on local services ar						
		er the loca					ace.						
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Site wou	ld have go	od acc	ess to a	range	of cultu	ire and leisure opportunities in Thornton includir	ng pubs, cafes and					
		numerous outdoor leisure spaces including Thornton Cricket Club.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe &							would introduce new potential targets and victir						
secure		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,											
		elopment (ould help t						iturai surveillance,					
	and so c						SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1,						
		+	Р	LT	IR	Н	CO2, CO3, DS1, DS5	16a, 16b					
		Site is 1.4km north-west of the nearest GP surgery, Thornton Medical Centre, putting it outside the target											
16 Health		distance. The site is 4.7km south-west of a general hospital, Bradford Royal Infirmary.											
		Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both											
							ise and community engagement, which could in he development.	nprove both					
	priysical	4110 IIIE1110	P	LT	IR	1 1	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17	The near	rest primar				imarv ^s	School, is 800m south-east of the site. The near						
Education							est of the site.	oor occorriaary					
	, -	+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
							ent opportunities in the centre of Thornley, but i						
18							nployment opportunities residents would likely n						
Employment							syment Zone, 4.8km east or the centre of Bradfo						
	the exter		the los	ss of agi	ricultura	I land o	could impact on employment opportunities in ag	riculture in the					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
	The cons	struction a		upation			could have a minor beneficial impact on the loc						
19 Economy	increasir	ng the dem	and fo	r local g	oods ar	nd serv	ices and enhancing the pool of potential employ	ees for local					
				uncerta	ain the e	extent t	o which the loss of agricultural land could impac	ct on local					
	agricultu	ral econon	ny.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/033B – South of Hill Top					
Road and East of Close	0.96	Agricultural	Greenfield, Green Belt	30 dwellings (based on 35dph)	Preferred Option: TH11/H
Head Lane			Deit	(based on Souph)	1011/0

Summary of assessment for TH/033B:

Major adverse significant effect 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 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 and health facilities, however access to both primary and secondary schools is somewhat limited due to the distances involved. Residents may also find they need to travel beyond the target distance to access services and amenities.

The site is greenfield and Green Belt with an area of deciduous woodland priority habitat and TPO woodland just south of the site, and therefore development here has been predicted to result in minor adverse effects on most natural environment themed SA Objectives.

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend			Duration	Reversibility Certainty		Mitigating or enhancing Local Plan policies	Mitigation code(s)				
			Р	LT	IR	Н						
3 Land & Buildings	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. ALC Grades at the site is Grade 4. 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		FZ1 and i able surfa						n increase in				
5 Water		-	Р	LT	IR	M	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 buld potentially be of some biodiversity value. N	6a – 6f				
6 Biodiversity & geodiversity	woodlan increase The HRA	d priority h	abitat, onal dis g proce	and TPo sturbancess has	O wood es as a identifie	lland, is result o ed that l	and reduce local ecological connectivity. An are just south of the site which could potentially be of new residential development here. likely significant effects on the South Pennine Nostage.	e exposed to				
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National and Greand town characte	Parks or A en Belt lan enscape cha er. The site	AONBs d that, aracter is adja ut at thi	in its cu in its cu . New de acent to is stage	rer, resi rrent co evelopn existing a mino	dential endition nent he reside radvers	a discernible effect on any landscape designati development at this site could result in the loss, likely makes a positive contribution towards the re would be likely to adversely affect this and to ntial built form, which would help to limit the masse effect on the local landscape and townscape	of open greenfield e local landscape alter the local ignitude for cannot be ruled				
0.011			P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	the Grad	le II Listed	192-2	04, Hill	Top Ro	ad' 220	ill Top Road, all within 300m east of the site, th m east. Development at this open greenfield sit these sensitive heritage assets.					
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	homes v	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.										
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				

SA Objective	Baseline	Effect on S	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)				
Transport							quent services, including those along Thornton					
							e, is 7.6km east. Pedestrian access of the site w					
							topography of the local area however there co					
	uptake o	f walking a	and cyc	ling, par	rticularly	y as the	ere is a lack of designated cycle paths in the loc	al area.				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing							wards satisfying Bradford's housing needs, dep					
11 Housing							in line with the Local Plan policies. The develo					
	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.											
	aspects	such as ho						1				
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible						o 1.2kr	m south-east into the centre of Thornton to acce	ess services and				
services	amenitie	s to satisfy					L 000 000 000 004 000 4004	1.40				
40.0	014	+	Р	LT	IR 	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social							ng community, encouraging participation and co					
cohesion							scale that may put pressure on local services ar	nd facilities or				
	could alt	er the loca	i sense	or com	munity	and pia	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3,	1				
14 Culture &		+	Р	LT	IR	Н	DS4	14a				
leisure							re and leisure opportunities in Thornton including	ng pubs, cafes and				
	numerou		leisure			_	rnton Cricket Club.	T .				
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe &							would introduce new potential targets and victir					
secure							an increase in crime at the site cannot be ruled					
							nmunity cohesion and wellbeing, or increase na	itural surveillance,				
	and so d	ould help t	o com	pat the id	ocai risi	COT CIT		1				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
							ery, Thornton Medical Centre, putting it outside	the target				
16 Health	distance. The site is 5km south-west of a general hospital, Bradford Royal Infirmary.											
							ss to a diverse range of semi-natural habitats th					
							ise and community engagement, which could in	nprove both				
	physical	and menta	al healt			nts of the	ne development.	T				
17			<u>Р</u> .	LT · —	IR	<u> </u>	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education							School, is 980m south-east of the site. The near	est secondary				
	school, E						t of the site.	10 10				
	D	+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
40							ent opportunities in the centre of Thornton, but					
18	a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards the Thornton Road Employment Zone, 4.9km east or the centre of Bradford. It is uncertain											
Employment												
	the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the											
	local are	a. 	D	ΙΤ	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
	The con-	etruction of	ו וַ יַּ				could have a minor beneficial impact on the loc	,				
19 Economy							ices and enhancing the pool of potential employ					
13 Economy							o which the loss of agricultural land could impa					
		ral econon		, anothe		JAIOIII I	o which the 1000 of agricultural land could impar	or on lood				
L	ag. Tourtu		.,.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/007- Green Lane	2.35	Open field	Greenfield	70 dwellings	Alternative

Summary of assessment for TH/007:

Major adverse significant effect predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality and water resources. The site is directly adjacent to Thornton Conservation Area and in proximity to several Grade II Listed Buildings, the setting of which would likely be adversely affected by development. Residents at the site would have good access to key services, amenities and cultural spaces in the centre of Thornton, as well as jobs, and would have particularly good access to schools and health facilities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site and its proximity to TPO woodland.

	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	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3d, 3e			
3 Land & Buildings	_	reenfield a SA. ALC G					irely efficient use of land. The site coin	cides with a			
4 Climate change resilience		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
	Site is in	FZ1 and	not at ris	k from s	urface w	ater floo	ding.				
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	Site is not within a GSPZ. Development would result in a minor increase in water consumption in relation to existing levels. No surface waterbodies are within, adjacent to or within 100m of either site, but Pinch Beck is 200m south.										
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	adjoin to		dland. N	lew deve			odiversity value. Sites eastern and wes				
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site would result in the loss of a large open greenfield area of potential visual amenity value and also Green Belt land. It would therefore be likely to alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.										
8 Cultural heritage		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			

SA Objective	Baseline trend	Effect on	SA Objec	tive			Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	The site is within 100m of six Listed Buildings, the closest of which is adjacent to the sites eastern perimeter (Grade II Listed Building 'Garden Wall with 4 bees boles inset, to the north west of Thornton Hall'). Sites western perimeter adjoins with the Thornton Conservation Area. Development at this open greenfield site could potentially result in a minor adverse effect on the setting of these sensitive heritage assets.											
		-	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d								
9 Air quality	the site		expected	d to incre			The construction and occupation of ne at the site due to pollutants associated	-				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e				
10 Transport	frequent but there	Site is adjacent to Thornton Road, along which are multiple bus stops within 400m of the site offering frequent services. Site is highly accessible for pedestrians. Cycling access via the road network is good but there is an absence of designated cycle paths locally. The nearest railway station in the District is 6km east at Bradford Forster Square.										
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
· · · · · · · · · · · · · · · · · · ·		ld make a ng types a					ds satisfying Bradford's housing needs	s, including a mix				
12 Accessible services	The cite	+	P	LT	IR	Н	SC1, SC2, SC6, SC10, EC5, HO3, HO12	12a				
	i ne site	The site has excellent access to key services and amenities being 550m east of Thornton local centre.										
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.											
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	greensp		as good	access			as. The site is within 200m of several ryside, including the Great Northern T					
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a				
15 Safe & secure	at a loca Howeve	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				
			L	1	1	1	l .	1				

SA Objective	Baseline trend	Effect on	SA Objec	tive			Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	Site is 275m west of the nearest GP, Thornton Medical Centre. Site is and is 3.7km west of Bradford Royal Infirmary. Residents at the site would have excellent access to exercise opportunities via the local footpath network to the countryside.											
47.51		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education	The site is 1.3km west of Beckfoot The nat these schools have capacity for ne											
40 [+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	Residents would have good access to employment opportunities in the centre of Thornton and there are five Employment Zones within 5km of the site to the east.											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	The construction and occupation of new homes at each site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.											

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/008- Old		Open field, with trees. 50%			
Road, School	1.74	Green Belt	Greenfield	55 dwellings	Alternative
Green					

Summary of assessment for TH/008:

Major adverse significant effect predicted due to the loss of greenfield land.

The site is directly adjacent several Grade II Listed Buildings, the settings of which would likely be adversely affected by development. Residents at the site would have somewhat limited access to key services, amenities and cultural spaces directly surrounding the site but would have particularly good access to schools and health facilities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site and its proximity to TPO woodland.

OA Objective	Baseline	Effect on	SA Objec	tive			New control of Discounting				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
O Lord 9 Duildings		•	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3d, 3e			
3 Land & Buildings		te is greenfield and so would not constitute an entirely efficient use of land. The site coincides with a bal MSA. ALC Grade at the site is 'Urban'.									
4 Climate change resilience		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
	Site is in	FZ1 and	not at ris	k from s	urface w	ater floo	ding.	1			
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	Site is not within a GSPZ. Development would result in a minor increase in water consumption in relation to existing levels. No surface waterbodies are within, adjacent to or within 100m of either site, but Pitty Beck is 200m north.										
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	Site is greenfield, including some GI features and therefore could be of some biodiversity value. There is cluster of TPO trees and small area of TPO woodland 150m from the site. Pitty Beck LWS is 150m nort of the site. New development here could reduce biodiversity value at these sites and reduce local ecological connectivity.							is 150m north			
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site would result in the of a large open greenfield area of potential visual amenity value and also Green Belt land. It would therefore be likely to alter the local townscape and landscape character. The site is adjacent to existi residential built form, which would help to limit the magnitude for potential effects, but at this stage a adverse effect on the local landscape and townscape cannot be ruled out.										

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)		
	trona	-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	The site is within 150m of five Listed Buildings, the closest of which is adjacent to the sites eastern perimeter (Grade II Listed Building 'Allerton Hall'). Development at this open greenfield site could potentially result in a minor adverse effect on the setting of these Listed Buildings. Development at this location would not result in a discernible effect on any Scheduled Monuments or World Heritage Sites.									
9 Air quality		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
	Development would not affect an AQMA or a CAZ. The construction and occupation of new dwellings at the site would be expected to increase air pollution at the site due to pollutants associated with new homes and transport movements.									
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e		
	Site is located within 400m of multiple bus stops along Thornton Road. Site is highly accessible for pedestrians. Cycling access via the road network is good but there is an absence of designated cycle paths locally. The nearest railway station in the District is 5km east at Bradford Forster Square.									
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.									
12 Accessible services		-	Р	LT	IR	Н	SC1, SC2, SC6, SC10, EC5, HO3, HO12	12a		
	The site has limited access to key services and amenities with residents either having to travel 1km east to Thornton or 1.4km north east to Allerton. Clayton, 1.4km south, also offers a wide range of services.									
13 Social cohesion		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.									
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
	Site offers residents with good access to leisure areas. The site is within 200m of several areas of open greenspace and has good access to the local countryside, including the Great Northern Trail. Pitty Beck LWS is 150m north of the site.									
15 Safe & secure		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
	The construction and occupation of new homes would introduce new potential targets and 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		

SA Objective	Baseline Effect on SA Obtrend	jective		Mitigating or enhancing Local Plan policies	Mitigation code(s)						
	Site is 700m south of the nearest GP, Allerton Health Centre. Site is and is 2.7km south west of Bradford Royal Infirmary. Residents at the site would have excellent access to exercise opportunities via the local footpath network to the countryside.										
	++ P	LT IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c						
17 Education	The site is 400m south of the nearest Primary School (St James Church Primary School). The site is 600m north west of the nearest Secondary School (Beckfoot Thornton). Before development can commence it must be confirmed that these schools have capacity for new students.										
18 Employment	+ P	LT IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
	Residents would have good access to employment opportunities in the centre of Thornton and there are five Employment Zones within 5km of the site to the east.										
	+ P	LT IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
19 Economy	The construction and occupation of new homes at each site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/013 – Spring Holes Lane	2.31	Recreational field	Predominantly greenfield	58 dwellings	Alternative

Summary of assessment for TH/013:

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, local services and amenities, and health and education facilities.

Major adverse significant effect predicted due to the loss of greenfield land, 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 predominantly greenfield site. There are ten Grade II Listed Buildings within 300m of the site, the settings of which could be adversely affected by the development.

SA Objective	Baseline	Effect on S	SA Object	iive			Mitigating or aphanoing Local Dian policies	
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	would be	•	ed as an	inefficie			nin the boundary and therefore development d resource. ALC Grade at the site is 'Urban'	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an inc impermeable surfaces, compared to current levels.							
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources	Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in wa consumption at this location in relation to existing levels.							
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	developi	ment here	could re	duce bio	diversity	value at	of some biodiversity value in its current con the site and reduce local ecological connec n a locally, nationally or internationally desig	tivity.
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Landscape & townscape	National and it wo	Parks or A	scernible effect on any landscape designation is second at this site could result in the loss of local townscape and landscape character. In the loss of the local townscape and landscape character. In the loss of the local townscape and landscape character.	of open greenfield The site is				
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Conserv	ation Area	is 500m	north ea	ast from	the site.	ng Hill Top Road) that are all 300m of the sit Development at this open greenfield site cose sensitive heritage assets.	

SA Objective	Baseline trend	Effect on	SA Object	tive			Mitigating or enhancing Local Plan policies	Mitigation code(s)
	trenu	-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	construc	tion and o	ccupatio	n of new	/ homes	and the	air pollution at the site in relation to existing associated transport movements and house n an AQMA or CAZ.	
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	Street. T		t railway	station,	Bradford	d Forster	nt services, including those along Hill Top R Square, is 6.7km east. The site is accessib cal area.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an	nd tenures mum criter	of the ho	ousing pricies HO	rovided b 4 and H	peing in I O5 (10 o	Its satisfying Bradford's housing needs, dependent of the Local Plan policies. The developent of the homes, or an area of more than 0.5he to reflect local need.	oment would meet
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services			-				ocated 600m south of site in Thornton. Resid a wider of services.	lents would also
		+	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	community, encouraging participation and co e that may put pressure on local services an	· ·
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	restaura		nes and	a library			ange of culture and leisure opportunities incl Fhornton and along Hill Top Road. The site is	
		+/-	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	none, and enhance	d so an i	uld introduce new potential targets and victim ncrease in crime at the site cannot be ruled on the 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

SA Objective	Baseline trend	Effect on S	SA Object	tive			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	Site is 800m north-west of the nearest GP surgery, Thornton Medical Centre, putting it outside the target distance. The site is 4.4km south-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.												
17 Education		+ P LT IR L SP6, SP14, SP16, EC3, DS5, CO2 17a – 17c The nearest primary school, Thornton Primary School, is 500m south of the site. The nearest secondary school,											
Luucalion		t Thornton	School,	is 2.3km	east of	the site.							
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment	a more	diverse and	d more e	xpansive	e range o	of emplo	opportunities in the centre of Thornton, but yment opportunities residents would likely ent Zone, 4.3km east or the centre of Bra	y need to travel					
19 Economy		ng the dem	-				SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the I and enhancing the pool of potential employers.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/014 – Back Lane	1.26	Open (agricultural farm) field with a building	Greenfield	40 dwellings	Alternative

Summary of assessment for TH/014:

Major adverse significant effect predicted due to the loss of greenfield land.

A significant positive effect has been predicted for the health SA objective, due to its proximity in relation to health care 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 health and education facilities.

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

SA Objective	Baseline	Effect on S	SA Object	ive			Mitigating or enhancing Local Plan policies	
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	willigating of enhancing Local Plan policies	Mitigation code(s)
3 Land & Buildings	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. ALC Grade at the site is 'Urban'. Site coincides with coal and sandstone MSAs. There is one small building, and a small area of hardstanding in the east of the site, that could present opportunities for reusing structures or construction materials							. Site coincides
4 Climate change resilience	+ P LT IR M SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7 Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an incimpermeable surfaces, compared to current levels.						4a – 4e n increase in	
5 Water resources		- P LT IR M SP9, EN1, EN2, EN7, EN9 5a – 5e Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.						
6 Biodiversity & geodiversity	TPO wor	odland 50r	n east of gical con gnated s	f the site nectivity site.	. New de	evelopme pment w	SP10, SP11, EN1, EN2, EN3, EN7, EN9 of some biodiversity value in its current conent here could reduce biodiversity value at the rould not cause a discernible effect on a local	ne site and ally, nationally or
7 Landscape & townscape	National and it wo	Parks or A	ONBs. lore be lik	However	r, resider dversely form, wh	ntial deve alter the	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation elopment at this site could result in the loss of local townscape and landscape character. Id help to limit the magnitude for potential ef	of open greenfield The site is
8 Cultural		-	Ρ	LI	R	IVI	5P2, 5P1U, EN3, EN4, EN5, EN6, D53	ōa, ठD

SA Objective	Baseline trend	Effect on S	SA Object	tive			Mitigating or enhancing Local Plan policies	Mitigation code(s)
heritage	Thornton						e site. Development at this open greenfield s tting of the Conservation Area, though unlike	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	construc	tion and o	ccupatio	n of new	homes	and the	air pollution at the site in relation to existing associated transport movements and house n an AQMA or CAZ.	
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	Street. T		t railway	station,	Bradford	d Forste	ent services, including those along Hill Top R r Square, is 6km east. The site is accessible ocal area.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an	nd tenures of mum criteri	of the ho	ousing pricies HO	rovided b 4 and H	peing in l O5 (10 c	ds satisfying Bradford's housing needs, depetions with the Local Plan policies. The develor more homes, or an area of more than 0.5h to reflect local need.	pment would meet
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services			-				ocated 500m south of site in Thornton. Reside wider of services.	dents would also
13 Social		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
cohesion	interaction		the dev	elopmer	nt being o	of a scal	community, encouraging participation and co e that may put pressure on local services an	•
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisule				-			range of culture and leisure opportunities inc Thornton and along Hill Top 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	ırrently n tentially	one, and enhance	d so an i commu	uld introduce new potential targets and victin ncrease 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

SA Objective	Baseline trend	Effect on S	SA Object	ive			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	Site is 600m north-west of the nearest GP surgery, Thornton Medical Centre. The site is 3.8km south-west of a general hospital, Bradford Royal Infirmary.												
	Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.												
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education		The nearest primary school, Thornton Primary School, is 500m south of the site. The nearest secondary school, Beckfoot Thornton School, is 2.3km east of the site.											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	Residents would have good access to employment opportunities in the centre of Thornton, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards the Thornton Road Employment Zone, 4km east or the centre of Bradford. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.												
19 Economy							SP6, SP14, SP16, EC1, EC2, EC3, EC4 d have a minor beneficial impact on the loc and enhancing the pool of potential employ						
	busines	-	101 I	Jour you	as and t	551 11000	and ormanisms the poor of potential employ	333 101 10001					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/023– Land south of Dole and Prospect Mills	1.64	Greenfield with existing GI (trees)	Greenfield	49 dwellings	Alternative

Summary of assessment for TH/023:

Major adverse significant effect predicted due to the loss of greenfield land.

Minor adverse effects predicted for a range of SA Objectives including air quality and water resources. The site is within Thornton Conservation Area and in proximity to several Grade II Listed Buildings, the setting of which would likely be adversely affected by development. Residents at the site would have good access to key services, amenities and cultural spaces in the centre of Thornton, as well as jobs, and would have particularly good access to schools and health facilities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site and its proximity to TPO woodland.

	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 & Buildings			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3d, 3e					
3 Land & Buildings	_	Site is greenfield and so would not constitute an entirely efficient use of land. The site coincides with a Coal MSA. ALC 50% of the land at the site is Grade 'Urban'.											
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
resilience							e to the size of the site, it is expected						
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e					
5 Water resources	to existing		Pinch Be	ck is wit			t in a minor increase in water consum dary, along the southern edge. Develo						
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h					
6 Biodiversity & geodiversity	value in	its current	conditio	n. Sites	north we	estern tip	GI elements and it is likely to be of son adjoins with TPO woodland. New devoce local ecological connectivity.	•					
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b					
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site would result in the loss of a large open greenfield area of potential visual amenity value and also Green Belt land. It would therefore be likely to alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.												

SA Objective	Baseline trend	Effect on	SA Objec	tive			Mitigating or enhancing Local Plan policies	Mitigation code(s)			
	trona	-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	perimete Develop	The site is within 100m of six Listed Buildings, the closest of which is adjacent to the site's northern perimeter (Grade II Listed Building 'Prospect Mill'). The site is within the Thornton Conservation Area. Development at this open greenfield site could potentially have a minor adverse effect on the setting of this sensitive historic area.									
0.4:		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	Development would not affect an AQMA or a CAZ. The construction and occupation of new dwelling the site would be expected to increase air pollution at the site due to pollutants associated with new homes and transport movements.										
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e			
10 Transport	frequent but there	services.	Site is h sence of	ighly acc designa	essible	for pede:	multiple bus stops within 400m of the s strians. Cycling access via the road ne ocally. The nearest railway station in th	twork is good			
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
J		ld make a ng types a	-				ds satisfying Bradford's housing needs	, including a mix			
12 Accessible		+	Р	LT	IR	Н	SC1, SC2, SC6, SC10, EC5, HO3, HO12	12a			
services	The site centre.	has excel	lent acce	ess to ke	y service	es and a	menities being 400m south east of Tho	ornton local			
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	participa	ition and c	ommuni	ty interac	ction, wit	hout the	s within an existing community, encour development being of a scale that cou al sense of community and place.	• •			
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
Treation a leicure							as. The site is within 200m of several a ryside, including the Great Northern Tr				
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	at a loca Howeve	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			

SA Objective	Baseline trend	Effect on	SA Objec	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	Site is 1 Royal In	Site is 150m south of the nearest GP, Thornton Medical Centre. Site is and is 3.7km west of Bradford Royal Infirmary. Residents at the site would have excellent access to exercise opportunities via the local footpath network to the countryside.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education		The site is 580m east of Thornton Primary School. The site is 1.6km west of Beckfoot Thornton. Before development can commence it must be confirmed that these schools have capacity for new students.										
40 Francis um aut		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment		its would h					opportunities in the centre of Thornton east.	and there are				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	local ec	The construction and occupation of new homes at each site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/002B - Close Head Lane	1.57	Former water treatment works, green space and woodland	Mix, Mixlargely Greenfield	25 dwellings	Alternative

Summary of assessment for TH/002B:
As a largely greenfield site containing Priority Habitat woodland, minor adverse effects have been predicted for most natural environment themed SA Objectives. Site is in proximity to a Grade II Listed Building. Access to key services and amenities, including schools, GP surgeries and shops, within the District, is somewhat limited given the location of the site. Access to jobs, economic areas and cultural spaces within the District is good.

		Effect on	SA Objec	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DMLocal Plan policies	Mitigation code(s)
		-	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3d
3 Land & Buildings	site appe	ears to be use of the	open gr	eenspa	ce and it	t contai	se for water treatment works. However, on woodland, and so it would not be an objected with a coal MSA. ALC Grade at	entirely
		+	Р	LT	IR	Н	SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e
4 Climate change resilience	of these layout of	areas, rel	ative to nent. Ho	the size wever, o	of the s developi	ite, it is ment co	e water flood risk within TH/002B. Given expected that they would be avoided the buld lead to an increase in impermeable	rough a careful
		-	Р	LT	IR	Н	SC2, EN7, EN8	5a – 5e
5 Water resources							sult in a minor increase in water consum s are within, adjacent to or within 100m o	
		-	Р	LT	IR	Н	SC1, SC6, EN2a, EN2b, EN5	6a – 6h
6 Biodiversity & geodiversity	wider ne being TF Deciduo	twork, par PO protect us Woodla	rticularly ted wood and Prio be adve	as the s dland, w rity Habi	site is wi hich wo itat has	thin an uld likel been re	sity value may disrupt the ecological con NE GI corridor. Nearly all of the site is rely be adversely affected by development ecorded within the south-western corner lopment here.	ecorded as here.
		-	P	LT	IR	Н	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b
7 Landscape & townscape	a negati	ve effect c	on the lo	cal chara	acter. Th corded a	nis may	ntially a reduction in tree canopy at the so be limited as a result of the site being ported the protected woodland, which would	artially PDL,
		-	P	LT	IR	Н	SC1, SC6, EN3, EN4, EN5, DS3	8a, 8b
8 Cultural heritage	impleme		develop	ment, a	nd the p	otentia	War Memorial' is 70m east of the site. De I loss of trees and GI, development at th	
		-	Р	LT	IR	Н	SC2, SC10, DS4, EN8, TR1, TR3, HO9	9a – 9d
9 Air quality	the site		expected	d to incre			Z. The construction and occupation of neon at the site due to pollutants associated	
		+	Р	LT	IR	Н	SC2, HO9, TR1, TR3, DS4	10a – 10e
10 Transport	Cycling	access via	the roa	d netwo	rk is god	od but t	uent services. Site is highly accessible for the designated cycle of the designation of the designatio	or pedestrians. paths locally.
		+	Р	LT	IR	Н	HO1 - HO12	11a
11 Housing							ards satisfying Bradford's housing needs SPR policies.	s, including a
12 Accessible			Р	LT	IR	Н	SC1, SC2, SC4, SC6, SC10, EC5, HO3, HO12	12a
services	Residen	ts would h	ave to g	o from 6	600m to	1km ea	ast to access key services in Thornton.	
13 Social cohesion		+	Р	LT	IR	Н	SC1, SC2, EC1, DS1, DS5	13a

SA Objective	Baseline Effect on SA Objective	Mitigating or enhancing CSPR and DMLocal	Mitigation
		ituate new residents within an existing community, encour	
		eraction, without the development being of a scale that cou	
	pressure on local services and f	acilities or could alter the local sense of community and pl	ace.
	+ P LT	IR	14a
14 Culture & leisure		tiple cultural and recreational spaces and places in and ar	round the
	Thornton area.		
	+/- P LT	IR L TR5, EN8, DS5	15a
		n of new homes would introduce new potential targets and	
15 Safe & secure		are currently none, and so an increase in crime at the site	
		oment could potentially enhance community cohesion and	l wellbeing, or
		nd so could help to combat the local risk of crime.	
	+ P LT	IR H SC10, HO4, DS1, DS5	16a, 16b
		ite, Thornton Medical Centre, is 1.5km east in the centre	
16 Health		nce of a hospital, with Bradford Royal Infirmary Hospital,	
Toricalti	north east. The site would provide	de new residents with good access to the countryside and	a diverse
		and outdoor exercise opportunities including West Park, vi	a the local
	PRoW network.		
	- P LT	IR H EC1, EC2, EC3	17a - 17c
		ornton Primary School, is over 900m south east from TH/0	
17 Education		nearest secondary school, Beckfoot Thornton is over 3km	
		range. Before development can commence it must be cor	nfirmed that
	these schools have capacity for		
	+ P LT	IR H EC1, EC2, EC3	18a, 18b
18 Employment		ess to employment opportunities in the centre of Thornton	i, there are
		km of the site to the east around Bradford.	ľ
	+ P LT	IR H EC1, EC2, EC3	19a, 19b
19 Economy		n of new homes at each site could have a minor beneficial	
10 Loonony		demand for local goods and services and enhancing the	pool of
	potential employees for local but	sinesses.	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/016 - Sapgate Lane/	0.00	Existing house	25% brownfield/	05 1 11	D:
Northcliffe Lane	0.23	and garden	75% greenfield	35 dwellings	Discounted

Summary of assessment for TH/016:

No significant adverse effects predicted for the site. There could potentially be minor adverse effects on biodiversity and landscape SA Objectives, given the site is mostly greenfield and contains trees and other vegetation. The site would provide residents here with good access to shops, services, and facilities, including jobs, schools, buses and cultural spaces, with particularly good access to health facilities.

		Effect on	SA Objec	tive							
SA Objective	Baseline trend Score of effect		Permanence	Duration Reversibility		Certainty	Mitigating or enhancing Local PlanCSPR and DM policies	Mitigation code(s)			
		-	Р	LT	IR	Н	SC2, SC5, HO5, HO6, TR2	3a, 3b, 3d, 3e			
3 Land & Buildings							nd so would not constitute an entirely des with coal and sandstone MSAs.	efficient use of			
4 Climate change		+	Р	LT	IR	М	SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e			
resilience		FZ1 and i meable su			d to cur						
		-	Р	LT	IR	Н	SC2, EN7, EN8	5a – 5e			
5 Water resources							sult in a minor increase in water consu				
	to existin	ng levels. I					nin, adjacent to or within 100m of eithe				
1	Develor	ment at th	P o sito w	LT ould be i	IR unlikely t	H Affec	SC1, SC6, EN2a, EN2b, EN5 t a designation. However, approximation	6a – 6h			
6 Biodiversity &							ne site is greenfield containing GI elem				
geodiversity							or adverse effect on the site's biodiver				
		ecological									
		-	Р	LT	IR	M	SC1, SC6, EN4, EN5, DS2, DS3	7a. 7b			
7 Landscape &		Development at the site could result in the loss of visually attractive GI elements and an area of open space, thereby adversely altering the local townscape character, although the residential development									
townscape		nereby adv e within an					cape character, although the residentia	ai development			
	would be	O	n/a	n/a	n/a	H	SC1, SC6, EN3, EN4, EN5, DS3	None			
8 Cultural heritage	Develop						a discernible effect on any Listed Bui				
3		asset or h						9			
		-	Р	LT	IR	Н	SC2, SC10, DS4, EN8, TR1, TR3, HO9	9a – 9d			
9 Air quality	the site		expected	d to incre			 The construction and occupation of n at the site due to pollutants associat 				
		+	Р	LT	IR	Н	SC2, HO9, TR1, TR3, DS4	10a – 10e			
10 Transport							oad offering frequent services. Site is				
							ork is good but there is an absence of				
	patris io	cally. The	nearest	Tallway :	IR	H	strict is just under 6km east at Bradfor HO1 - HO12	11a			
11 Housing	Site cou	ld make a	minor p				ards satisfying Bradford's housing nee				
· · · · · · · · · · · · · · · · · · ·							SPR policies.	ao,o.aag a			
12 Accessible		+	Р	LT	IR	Н	SC1, SC2, SC6, SC10, EC5, HO3, HO12	12a			
services		has good a	access t	o key se	rvices a	nd ame	enities being just 600m north-east of T	hornton local			
00111000	centre.				ID		004 000 504 004 005	10			
	Dovolon	+	P cito w	LT ould citu	IR ato pow	H	SC1, SC2, EC1, DS1, DS5 nts within an existing community, enco	13a			
13 Social cohesion							ne development being of a scale that o				
							cal sense of community and place.	ould put pressure			
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	+	Р	LT	IR	Н	SC1, SC2, EC1, DS1, DS5	14a			
14 Culture & leisure							reas. The site is within 200m of sever	al areas of open			
	greensp	ace and h				cal cou		Γ.			
15 Safe & secure		+/-	Р	LT	IR	L	TR5, EN8, DS5	15a			

SA Objective	Baseline Effect on SA Objective	Mitigating or enhancing Local PlanCS	SPR Mitigation code(s)								
	The construction and occupation of new hor										
	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	increase natural surveillance, and so could help to combat the local risk of crime.									
	++ P LT IR	H SC10, HO4, DS1, DS5	16a, 16b								
16 Health	TH/016 is 500m north-east of Thornton Med	lical Centre and is within 4km of Bradf	ford Royal Infirmary.								
10 Health	Residents at the site would have excellent a	access to exercise opportunities via the	e local footpath network								
	to the countryside.										
	- P LT IR	H EC1, EC2, EC3	17a – 17c								
17 Education	H/016 is 1km north-east of Thornton Primary School. TH/016 is 1.4km north-west of Beckfoot Thornton										
17 Education	Secondary School. Before development car	commence it must be confirmed that	these schools have								
	capacity for new students.										
	+ P LT IR	H EC1, EC2, EC3	18a, 18b								
18 Employment	Residents would have good access to empl	oyment opportunities in the centre of	Thornton and there are								
	five Employment Zones within 5km of the si	te to the east.									
	+ P LT IR H EC1, EC2, EC3 19a, 19b										
10 Foonomy	The construction and occupation of new hor	The construction and occupation of new homes at each site could have a minor beneficial impact on the									
19 Economy	local economy by increasing the demand fo	r local goods and services and enhance	cing the pool of potential								
	employees for local businesses.	•									

Wilsden

Key:

- 1.1.10 Three potential preferred housing sites have been identified within Wilsden (WI/002, WI/005B and WI/013).
- 1.1.11 Significant negative effects in relation to climate change resilience (SA objective 4) have been identified for site WI/005B. It is unknown at this stage whether future development on this site would be able to entirely avoid an area of the site which is at a high risk of surface water flooding, given the number of dwellings being considered at this site. The implementation of Sustainable Drainage Systems could help to mitigate any adverse effects.
- 1.1.12 Significant negative effects in relation to lands & buildings (SA objective 3), biodiversity & geodiversity (SA objective 6) and landscape & townscape (SA objective 7) have been predicted for sites WI/005B, and WI/013.
- 1.1.13 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 largely related to potential recreation impacts on the site. As a result of this, significant negative effects in relation to biodiversity and geodiversity have been identified for all sites.
- 1.1.14 Significant beneficial effects in relation to health (SA objective 16) have been identified for all sites.
- 1.1.15 In relation to transport (SA objective 10), sites WI/002 and WI/013 score positively (minor), whilst site WI/005B scores negatively (minor). This is largely due to the distance of the nearest bus stop from the site. In addition, pedestrian access to the site would need to be improved.
- 1.1.16 Most of the sites score negatively (minor to major) in relation to energy & greenhouse gases, waste, water resources (SA objective 5), biodiversity & geodiversity (SA objective 6), landscape & townscape (SA objective 7), cultural heritage (SA objective 8) and air quality (objective 9). Future development proposals should seek to avoid or mitigate any adverse effects as far as practicable and incorporate enhancements.
- 1.1.17 There are three potential alternative housing sites identified within Wilsden (WI/001, WI/006 and WI/010).

Summary table of effect scores predicted for housing site options in Wilsden:

PO Ref	Site Ref									S	A Ob	jecti	ve							
	Site Kei	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
WI1/H	WI/002	-	-	+/-	-	-		-	-	-	+	+	+	+	+	+/-	++	+	+	+
WI2/H	WI/005B	-	-			-		-	-	-	-	+	+	+	+	+/-	++	+	+	+
WI3/H	WI/013	-	-		-	-		-	-	-	+	+	+	+	+	+/-	++	+	+/-	+

Major positive (significant) ++ Minor positive + Neutral/negligible O 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
WI/002 – Crooke Lane	0.54	The site was partially developed before being abandoned.	50% mix	10 dwellings	Preferred Option: WI1/H

Summary of assessment for WI/002:

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, given the potential loss of greened over PDL land and greenfield, which includes GI elements. Site is partially within the Wilsden Conservation Area, although the effects of development at the site on the setting of this historic area, as with the potential effects on local townscape character, are dependent on implementation and made somewhat uncertain by the partially developed nature of the site – there could be opportunities to deliver improvements to setting and character.

The site would provide residents with good access to key services and amenities, including jobs, shops, buses and schools, with particularly good access to health facilities (Wilsden Medical Practice is adjacent to the site).

		Effect on	SA Obje	ective							
SA Objective	Baseline trend			Duration	Reversibility Certainty		Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d			
3 Land & Buildings	The site land. Ho	The site has been partially developed and so allocating the site would be a somewhat efficient us land. However, the site coincides with a Sandstone MSA. ALC Grade at the site is Grade 4.									
4 Climate change		-	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience		ithin FZ1. avoided t					low risk of surface water flooding. It is	unclear if this			
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources							rithin 100m of site. Development would	I result in a minor			
_	net incre	ase in wa					n in relation to existing levels.	C - CI-			
	Division disput		P	LT	IR	L L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
	Due to the	ne partially	/ devel	oped na	ture of the	ne site,	it is difficult to say what the current stareserve or reduce the habitat connecti	ate of blodiversity			
6 Biodiversity &							tation present across the site, it can be				
geodiversity		this would					tation present across the site, it can be	assumed mat			
							ikely significant effects on the South P	ennine Moors			
							d out at this stage.				
		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	developr be mostl townsca	ment woul y greened	d be ur I over a nor deg	nlikely to and the r gree. Ho	signific	antly alnent of	within an area of existing residential bu ter the local townscape. However, the open space with built form could alter o acknowledged that development of the	site appears to the local			
	IIIIpiovo	-	P	LT	IR	L	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	Wilsden historic	Conserva area, althong on the	tion Arough thi	ea. The is is som	t affect replace newhat u	ment of incertai	age asset. The eastern portion of the sign	te falls within the the setting of this of the site and,			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	Development at this site would not affect a CAZ or an AQMA. However, it would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution.										
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	3.7km no	Site is within 400m of several bus stops with frequent services. The nearest railway station, Bingley, is 3.7km north east. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.									
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

SA Objective	Baseline	Effect on	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)				
,		ld make a	minor	positive			wards satisfying Bradford's housing nee	ds, including a				
	mix of h	ousing typ	es as r	equired	by Loca	l Plan p						
12 Accessible services		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
	Residen	ts at the s	ite wou	ld be wit	thin 600	m of se	ervices and amenities along Wilsden Ma	ain Street.				
		+	Р	LT	IR	Н	SC2, DS5	13a				
13 Social cohesion	participa	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure		ithin 600m of the site are various cultural and leisure spaces including multiple places of worship,										
	public ho			ırants al		sden M	ain Street.					
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a				
15 Safe & secure	crime at ruled ou	a location t. Howeve	where r, new	there ar developi	re currei ment co	ntly non uld pote	would introduce new potential targets a ne, and so an increase in crime at the si entially enhance community cohesion a to combat the local risk of crime.	te cannot be				
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Hospital	. Resident	s would	d have e	xcellent	access	e is 4.5km north west from Bradford Rostogreen spaces and a diverse range of the received and socialising.					
		+	Р	ĹT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
17 Education	Seconda	ary School	is in th	e neighl	bouring	settlem	nd 2.3km south east of Parkside School nent of Cullingworth. Before development ols have capacity for new students.	I. Parkside nt can				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	employn	nent oppoi	rtunities	s in the r	nearby o	entres,	ss to a broad range of high quality and a as well as slightly further afield towards ne. Crossflatts Employment Zone is with	s the regional				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	economy employe	y, increasi es for loca eness to th	ng dem al busin	nand for lesses. <i>I</i>	local go An impro	ods an	could have a minor beneficial impact or d services and enhancing the pool of po at in the built environment could lead to ge further inward investment to help tack	otential an improved				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
WI/005B - Crack Lane	1.47	Agricultural	Greenfield, Green Belt	40 dwellings	Preferred Option: WI2/H

Summary of assessment for WI/005B:

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 significant effect predicted due to the loss of greenfield land.

A major adverse effect arises for the climate change resilience SA Objective due to an area at high risk of surface water flooding in the north-eastern portion of the site. Given the number of dwellings proposed for the site, it is unclear whether this could be entirely avoided through a careful layout of the development.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North 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 education facilities, local services and amenities, and employment areas. However, access to transport links is somewhat limited.

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. There are two Grade II Listed Buildings 220m north, and development at this open greenfield site could potentially adversely affect the setting of these sensitive heritage assets.

		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 – 3e	
3 Land & Buildings	would be		ed as a				within the boundary and therefore developmer land resource. ALC Grade at the site is Grade		
			Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
4 Climate change resilience	this land	could be	entirely site. De	avoided	d throug	jh a car	of the site is at high risk of surface water flooding the site of development given the number of the an increase in impermeable surfaces, company.	f dwellings being ared to current	
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	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
Biodiversity & geodiversity	here cou The HR	ıld reduce	biodive g proce	rsity val ess has	lue at th identifie	e site a	ould potentially be of some biodiversity value. Nand reduce local ecological connectivity. likely significant effects on the South Pennine Nations stage.	·	
	JU	-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a	
7 Landscape & townscape	National and Gre- therefore residenti	Parks or A en Belt lan be likely t ial built for	ONBs d that d to adve n, whic	. Howeventains rsely alto the would	ver, resi GI eler ter the l I help to	dential ments cocal tover limit the	a discernible effect on any landscape designation development at this site could result in the loss of potentially high visual amenity, including tree wascape and landscape character. The site is a magnitude for potential effects, but at this states cape cannot be ruled out.	of open greenfield s, and it would adjacent to existing	
_		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage							orth of the site associated with Norr Fold Farm. In a minor adverse effect on the setting of these		
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
9 Air quality	homes v		<pre><pre><pre><pre><pre><pre><pre><pre></pre></pre></pre></pre></pre></pre></pre></pre>	to resu	ult in a n	ninor in	ct on an AQMA or CAZ. The construction and control crease in air pollution in relation to existing levels.		
10		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
Transport	Bingley,	is 3.2km n	orth-ea	st. Ped	estrian	access	rices are 470m away on Main Street. The neare of the site would need to be improved; bicycle neral lack of designated cycle paths in the loca	access via the	

SA Objective	Baseline	Effect on S	SA Obje	ctive			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 the minir	d tenures num criteri	of the h	nousing olicies H	provide O4 and afforda	ed being I HO5 (able ho	wards satisfying Bradford's housing needs, depoin line with the Local Plan policies. The develo 10 or more homes, or an area of more than 0.5huses to reflect local need.	pment would meet			
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible services	The near	rest area c		ervices			appears to be located 450m west of site on Ma	in Street.			
		+	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.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, churches and sports clubs along Main Street in the centre of Wilsden.										
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where the	re are o could p	currently otentiall	none, y enhai	and so		out. However,			
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	north-we Resident countrys	est of a ger ts at the si ide with op	neral ho te woul oportun	ospital, I ld have lities for	Bradford excelled outdoo	d Roya nt acce r exerc	medical centre, Wilsden Medical Practice. The sall Infirmary. ss to a diverse range of semi-natural habitats the ise and community engagement, which could in the development.	roughout the local aprove both			
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education		rest primar Parkside S						,			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	Residents would have good access to employment opportunities in the centre of Wilsden, but in order to access a										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	increasir business	ng the dem ses. An imp	and fo	r local g ent in th	oods ar ne built	nd serv enviror	could have a minor beneficial impact on the loc ices and enhancing the pool of potential employ ment could lead to an improved attractiveness elp tackle local deprivation.	ees for local			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
WI/013 – Moorside Farm	3.07	Agricultural	Predominantly greenfield, Green Belt	80 dwellings	Preferred Option: WI3/H

Summary of assessment for WI/013:

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

Minor positive effects were predicted for a range of 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.

Major adverse significant effect predicted due to the loss of greenfield land, and 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 and Green Belt site. Wilsden Conservation Area is 150m east of the site; there is existing built form between the site and the Conservation Area and so the scope for adverse effects as a result of development is limited, but they should still be considered.

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

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility			Mitigation code(s)	
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f	
There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this a would be considered as an inefficient use of the land resource. Southern portion of the site has some has standing and an existing building, which might present opportunities for reusing structures or construction materials. ALC Grade at the site is Grade 4. Site coincides with a sandstone MSA.									
		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e	
4 Climate change resilience	Site is in FZ1 and has a limited extent of land at a low and medium risk of surface water flooding in area of hardstanding on the site. Given the size of the site in relation to this area, it is expected that it would be avoided								
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							rithin 100m of a surface waterbody. Developme ater consumption.	nt at the site	
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 Biodiversity & geodiversity	its currer ecologica The site the Sout should b Screenin	nt condition al connecti falls within h Pennine e undertak	n. New ivity. a a SSS Moors ken at t has id	develop SI Impac SSSI is he site I entified	oment h t Risk Z approx evel and that like	ere cou Zone. B kimately d consu ely signi	<u>-</u> -	from the site and ne likely risks	
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	National and Gree therefore residenti	Parks or A en Belt lan be likely t al built forr	AONBs d that o to adve m, whice	. Howevecontains ersely alt ch would	er, resi GI eler er the l I help to	dential ments cocal tover limit the	a discernible effect on any landscape designati development at this site could result in the loss of potentially high visual amenity, including trees wascape and landscape character. The site is a me magnitude for potential effects, but at this states cape cannot be ruled out.	of open greenfield s, and it would djacent to existing	
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	Conserv However	the site. There is existing built form between the effects as a result of development on the site enfield and a minor adverse effect on the setting at this stage.	is limited.						
		-	Р	LT	ĪR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
9 Air quality	homes w		xpected	d to resu	ılt in a n	ninor in	ct on an AQMA or CAZ. The construction and concease in air pollution in relation to existing levels		

SA Objective	Baseline Effect on	SA Objective		Mitigating or enhancingLocal Plan policies	Mitigation code(s)
40	+	P LT	IR H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	railway station, Bir	ngley, is 3.7km	north east. Sit	equent services, including those along Main Stree e is accessible for pedestrians and somewhat a cycle paths in the local area.	
	+	P LT	IR H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types and tenures the minimum crite	of the housing ria of policies housing mix and	provided being 104 and HO5 (d affordable ho	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develon 10 or more homes, or an area of more than 0.5 uses to reflect local need.	ppment would meet ha), that specify
12 Accessible services	The nearest area	P LT of key services	R H and amenities	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02 appears to be located 500m east of site on Ma	12a in Street.
	+	P LT	IR H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion		t the developm	ent being of a		
14 Culture &	+	P LT	IR H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure				o a diverse range of culture and leisure opportu ong Main Street in the centre of Wilsden.	nities including
	+/-	P LT	IR M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location where the	re are currentl could potentia	y none, and so Ily enhance coi	would introduce new potential targets and victing an increase in crime at the site cannot be ruled mmunity cohesion and wellbeing, or increase name.	out. However,
	++	P LT	IR H	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b
16 Health	north-west of a ge Residents at the s	neral hospital, ite would have pportunities fo	Bradford Roya excellent accer r outdoor exerc	ess to a diverse range of semi-natural habitats the sise and community engagement, which could in the development.	nroughout the local
17	+	P LT	IR L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education				chool, is 705m north-east of the site. The neare	st secondary
	school, Parkside S	D IT	IR H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	Residents would happroximately 3.7	expansive rang km north-east nployment Zon	ess to employm ge of employme towards Bingle e. It is uncerta	nent opportunities in the centre of Wilsden, but in ent opportunities residents would likely need to y or 5km south-east towards the centre of Bradf in the extent to which the loss of agricultural lan	n order to access a travel ord and the
	+	P LT	IR H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	increasing the den	nand for local over, it is uncer	goods and serv	could have a minor beneficial impact on the loc ices and enhancing the pool of potential employ to which the loss of agricultural land could impa	val economy, yees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
WI/001 – Bents Lane	10.24	Greenfield land/Green Belt	Greenfield 100%	269 dwellings	Alternative

Summary of assessment for WI/001: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, water resources and access to educational facilities. The site is well located to provide residents with good access to jobs, services, 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	L	HO5, TR2	3a, 3b, 3c, 3d, 3e		
Buildings					st of the	loss of :	>0.4ha of greenfield land. ALC Grade at the	site is grade 3.		
	Site is w	ithin the gr	P P	LT	IR	1	SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e		
4 Climate change resilience	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	SC2, EN7, EN8	5a – 5e		
resources		s not coinc to result ir					erbody within 100m of the site. Developmer	it at the site would		
6	De likely		P	T IT	I IR	1	SC1, SC6, EN2a, EN2b, EN5	6a – 6f		
Biodiversity & geodiversity		n. New dev			s GI eler		nd is likely to be of some biodiversity value adiversity value at the site and reduce local	in its current		
			Р	LT	IR	L	SC1, SC6, EN4, EN5, DS2, DS3	7a, 7b		
7 Landscape & townscape	National that cont adversel form, wh	Parks or A tains GI ele by alter the	AONBs ements local to help to	. Howeve of poten ownscape limit the	er, reside tially higl e and lan magnitud	ntial de n visual idscape de for p	discernible effect on any landscape designate velopment at this site could result in the lost amenity, including trees, and it would there the character. The site is adjacent to existing rotential effects, but at this stage a minor addit.	s of open greenfield fore be likely to esidential built		
8 Cultural		0	n/a	n/a	n/a	Н	SC1, SC6, EN3, EN4, EN5, DS3	None		
heritage	Develop	ment at the					a discernible impact on any heritage asset of			
9 Air quality	homes w		xpected	d to resul	t in a mir	or incre	SC2, SC10, DS4, EN8, TR1, TR3, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev			
		+	Р	LT	IR	Н	SC2, HO9, DS4, TR1, TR3	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 ed range. The site has good access for pect of cycle paths.			
		+	Р	LT	IR	Н	HO1 – HO12	11a		
11 Housing	types an minimum	d tenures n criteria of	of the h	nousing is es HO8 a	s provide nd HO11	d in line (10 or	owards satisfying Bradford's housing needs with the CS policies. The development wo more homes, or an area of more than 0.5ha s to reflect local need.	uld meet the		
12		+	Р	LT	IR	Н	SC4, SC6, SC10	12a		
Accessible services	Residen	1					ey services and amenities including those o	•		
	D-: 1	+	P	LT	IR	H	SC2, SC6, SC10, DS5	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.									
14 Culture &		+	Р	LŤ	IR	Н	SC2, SC6, SC10, DS5	14a		
							range of culture and leisure opportunities in	cluding pubs.		
leisure 15 Safe &	restaura	nts, church	nes and	d outdoor LT	leisure s	spaces, M	including Crag Wood and the Millennium W TR5, EN8, DS5			

SA Objective	Baseline E	Effect on S	A Objec	tive			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
secure	The constr	uction ar	nd occu	pation o	f new hor	nes wo	ould introduce new potential targets and victir	ns of crime at a					
	location wh	here there	e are c	urrently r	none, and	d so an	increase in crime at the site cannot be ruled	out. However,					
	new devel	opment c	ould po	tentially	enhance	comm	unity cohesion and wellbeing, or increase na	tural surveillance,					
	and so cou	and so could help to combat the local risk of crime.											
		+	Р	LT	IR	Н	SC10, HO4, DS1, DS5	16a, 16b					
	Site is 1.5k	Site is 1.5km north of the nearest GP surgery, Wilsden Medical Practice, this is outside of the desired range. The											
16 Health	site is with	ite is within 6km of a hospital, Shipley Hospital.											
	Residents	at the sit	e would	l have g	ood acce	ss to a	diverse range of semi-natural habitats with o	pportunities for					
	outdoor ex	ercise ar	nd comi	nunity e	ngageme	ent.	-						
47		-	Р	LT	IR	L	EC1, EC2, EC3	17a, 17b					
17 Education	The neares	st primar	y schoo	l, Wilsde	en primar	y Scho	ol, is 1km south east of the site. The nearest	secondary					
Education	school, Pa	rkside Ad	ademy	, is 1.7k	m west o	f the sit	e, these are both outside of the desired rang	e.					
		+	Р	LT	IR	Н	EC1, EC2, EC3	18a, 18b					
18	Site would	provide	residen	ts with g	ood acce	ess to a	broad range of high quality and diverse emp	loyment					
Employment	opportuniti	es being	4km fro	om multi	ple emplo	oyment	zones to the north and north east, there will	also be					
	employme	nt opport	unities	within W	lilsden to	the so	uth and Harden to the north.						
		+	Р	LT	IR	Н	EC1, EC2, EC3	19a, 19b					
	The constr	uction ar	nd occu	pation o	f new hor	nes co	uld have a minor beneficial impact on the loc	al economy, such					
19 Economy	as by incre	easing the	e dema	nd for lo	cal goods	s and s	ervices and enhancing the pool of potential e	mployees for					
	local busin	esses. A	n impro	vement	in the bu	ilt envir	onment could lead to an improved attractiver	ness to the area,					
	which coul	d encour	age fur	ther inwa	ard inves	tment t	o help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential developmen t	Status
WI/010 – Haworth Road	3.80	Greenfield land/Green Belt	Greenfield 100%	100 dwellings	Alterna tive

Summary of assessment for WI/010: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality and access to educational facilities. The site is well located to provide residents with good access to jobs, services and transport and 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	L	HO5, TR2	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 sandstone MSA. ALC Grade at the site is grade 3. Site is within the green belt.										
4 Climate		+	Р	LT	IR	L	SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e				
change resilience	with the i		of GI in	developn	nent, alth		water flooding. The site's climate resilience on its is somewhat dependent on implementation					
5 Water		+	Р	LT	IR	М	SC2, EN7, EN8	5a – 5e				
resources							vaterbodies within 100m of the site. Developer consumption.	ment at the site				
6			Р	LT	IR	L	SC1, SC6, EN2a, EN2b, EN5	6a – 6f				
Biodiversity &							nd is likely to be of some biodiversity value in adiversity value at the site and reduce local e					
geodiversity	connecti	vity.		T	1	1		1				
7 Landscape & townscape	National that cont adversel	P LT IR L SC1, SC6, EN4, EN5, DS2, DS3 7a, 7b Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site 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										
8 Cultural	100arian	0	n/a	n/a	n/a	H	SC1, SC6, EN3, EN4, EN5, DS3	None				
heritage	Develop	•					a discernible impact on any heritage asset o					
	Bovolopi	-	P	LT	IR		SC2, SC10, DS4, EN8, TR1, TR3, HO9	9a – 9c				
9 Air quality	homes w	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										
		ed with ho					ease in air pollution in relation to existing leve					
		ed with ho +	mes ar	d transpo	ort move IR	ments.	SC2, H09, DS4, TR1, TR3	els due to pollution				
10 Transport	Site is wi	+ ithin 300m Railway St	mes ar P of mul ation, t	d transport LT tiple bus his is out	ort move IR stops wi side of th	ments. H th frequ ne desir		els due to pollution 10a – 10d 3.6km north east at				
10 Transport	Site is wi Bingley F somewha	+ ithin 300m Railway St at limited f +	mes ar P of mul ation, t or cycli	d transport LT tiple bus his is out sts with a	ort move IR stops wiside of the limited IR	ments. H th frequ ne desir amount H	SC2, HO9, DS4, TR1, TR3 ent services. The nearest railway station is 3 ed range. The site has good access for peda of cycle paths. HO1 – HO12	10a – 10d 3.6km north east at estrians, but				
10 Transport 11 Housing	Site is wi Bingley is somewhat The site types and minimum	+ ithin 300m Railway St at limited f + could mak d tenures n criteria of	mes ar P of multiple for cyclic P te a mir of the h f policie	transport LT tiple bus his is out sts with a LT nor position busing is HO8 a	ort move IR stops wiside of the limited IR ve contries provide nd HO11	ments. H th frequence desires amount H bution to do in line (10 or	SC2, HO9, DS4, TR1, TR3 ent services. The nearest railway station is 3 ed range. The site has good access for pede of cycle paths. HO1 – HO12 owards satisfying Bradford's housing needs with the CS policies. The development wou more homes, or an area of more than 0.5ha	10a – 10d 3.6km north east at estrians, but 11a 4 depending on the ald meet the				
	Site is wi Bingley is somewhat The site types and minimum	+ ithin 300m Railway St at limited f + could mak d tenures n criteria of	mes ar P of multiple for cyclic P te a mir of the h f policie	transport LT tiple bus his is out sts with a LT nor position busing is HO8 a	ort move IR stops wiside of the limited IR ve contries provide nd HO11	ments. H th frequence desires amount H bution to do in line (10 or	SC2, HO9, DS4, TR1, TR3 ent services. The nearest railway station is 3 ed range. The site has good access for pede of cycle paths. HO1 – HO12 owards satisfying Bradford's housing needs with the CS policies. The development wou	10a – 10d 3.6km north east at estrians, but 11a 4 depending on the ald meet the				
11 Housing	Site is will Bingley I somewh: The site types and minimum aspects site is will be a site of the site	+ ithin 300m Railway St at limited f + could mak d tenures n criteria of such as ho	mes ar P of mul action, t for cycli P se a min of the h f policie busing P	transport LT tiple bus his is out sts with a LT nor position ousing is standard and a	ort move IR stops wiside of the limited IR we contrible provide IR IR IR IR IR IR IR I	ments. H th frequence desires amount H bution to d in line (10 or e house	SC2, HO9, DS4, TR1, TR3 ent services. The nearest railway station is 3 ed range. The site has good access for pede of cycle paths. HO1 – HO12 owards satisfying Bradford's housing needs with the CS policies. The development wou more homes, or an area of more than 0.5hases to reflect local need. SC4, SC6, SC10 ey services and amenities including those or	10a – 10d 3.6km north east at estrians, but 11a 4 depending on the ald meet the 5, that specify				
11 Housing 12 Accessible	Site is will Bingley F somewhat Somewhat I s	+ ithin 300m Railway St at limited f + could mak d tenures n criteria of such as ho + ts at the si + ment woul disrupting of	mes ar P of mul action, t or cycli P se a min of the t f policie ousing P te woul P d provi cohesiv	transport LT tiple bus his is out sts with a LT nor position ousing is se HO8 a mix and a LT d have g LT de high-correspond of a peing of a	ort move IR stops wire side of the limited IR ve contributes provide and HO11 affordable IR ood access IR quality how existing a scale the	ments. H th frequence desires amount H bution to do in line (10 or e house H ess to ke H mess with communications with the communication in the communicati	SC2, HO9, DS4, TR1, TR3 ent services. The nearest railway station is 3 ed range. The site has good access for pede of cycle paths. HO1 – HO12 owards satisfying Bradford's housing needs with the CS policies. The development wou more homes, or an area of more than 0.5ha as to reflect local need. SC4, SC6, SC10	10a – 10d 3.6km north east at estrians, but 11a 4 depending on the ald meet the 6, that specify 12a 6 Main Street. 13a 6 deprivation (IMD) 6 ity interaction,				
11 Housing 12 Accessible services 13 Social cohesion	Site is will Bingley F somewhat Somewhat I s	+ ithin 300m Railway St at limited f + could mak d tenures n criteria of such as ho + ts at the si + ment woul disrupting of	mes ar P of mul action, t or cycli P se a min of the t f policie ousing P te woul P d provi cohesiv	transport LT tiple bus his is out sts with a LT nor position ousing is se HO8 a mix and a LT d have g LT de high-correspond of a peing of a	ort move IR stops wire side of the limited IR ve contributes provide and HO11 affordable IR ood access IR quality how existing a scale the	ments. H th frequence desires amount H bution to do in line (10 or e house H ess to ke H mess with communications with the communication in the communicati	SC2, HO9, DS4, TR1, TR3 ent services. The nearest railway station is 3 ed range. The site has good access for peder of cycle paths. HO1 – HO12 owards satisfying Bradford's housing needs, a with the CS policies. The development wou more homes, or an area of more than 0.5ha as to reflect local need. SC4, SC6, SC10 ey services and amenities including those or SC2, SC6, SC10, DS5 thin an existing community in an area of high unity, encouraging participation and community, encouraging participation and community.	10a – 10d 3.6km north east at estrians, but 11a 4 depending on the ald meet the 6, that specify 12a 6 Main Street. 13a 6 deprivation (IMD) 6 ity interaction,				
11 Housing 12 Accessible services 13 Social	Site is will Bingley F somewhith the site types and minimum aspects: Resident Developing without to without the local sension of the site types and minimum aspects: Resident Resident the site types and minimum aspects:	+ ithin 300m Railway St at limited f + could mak d tenures n criteria of such as ho + ts at the si + ment woul disrupting of he develop use of com + ts at the si	mes ar P of mul ation, t or cycli P as a mir of the r f policie ousing P te woul P d provi cohesiv oment r munity P te woul	transport LT tiple bus his is out sts with a LT transport	ort move IR stops wiside of the limited IR ve contributes provide and HO11 affordable IR ood acces IR quality ho existing a scale the IR ood acces IR ood acces IR ood acces IR	ments. H th frequence desir amount H bution to do in line (10 or e house H ess to ke H mes wir communat may	SC2, HO9, DS4, TR1, TR3 ent services. The nearest railway station is 3 ed range. The site has good access for peder of cycle paths. HO1 – HO12 owards satisfying Bradford's housing needs a with the CS policies. The development wou more homes, or an area of more than 0.5ha as to reflect local need. SC4, SC6, SC10 ey services and amenities including those or SC2, SC6, SC10, DS5 thin an existing community in an area of high inity, encouraging participation and community put pressure on local services and facilities	als due to pollution 10a – 10d 3.6km north east at estrians, but 11a depending on the ald meet the that specify 12a Main Street. 13a deprivation (IMD) ity interaction, or could alter the				

SA Objective	Baseline	Effect on S	SA Objec	tive			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
secure	The cons	struction a	nd occu	pation o	f new ho	mes wo	ould introduce new potential targets and victing	ms of crime at a					
	location	where ther	e are c	urrently	none, and	d so an	increase in crime at the site cannot be ruled	out. However,					
	new dev	elopment o	could po	otentially	enhance	comm	unity cohesion and wellbeing, or increase na	tural surveillance,					
	and so c	and so could help to combat the local risk of crime.											
		+	Р	LT	IR	Н	SC10, HO4, DS1, DS5	16a, 16b					
	Site is 1	Site is 1km east of the nearest GP surgery, Wilsden Medical Practice, this is outside of the desired range. The											
16 Health	site is wi	thin 6km o	f a hos	oital, Shi	pley Hos	pital.		· ·					
							diverse range of semi-natural habitats with o	pportunities for					
		exercise a											
47		-	Р	LT	IR	L	EC1, EC2, EC3	17a, 17b					
17 Education	The nea	rest primar	y scho	ol, Wilsd	en primai	ry Scho	ol, is 950m north west of the site. The neare	st secondary					
Education	school, E	Beckfoot U	pper H	eaton, is	2.8km ea	ast of th	ne site, these are both outside of the desired	range.					
		+	Р	LT	IR	Н	EC1, EC2, EC3	18a, 18b					
18	Site wou	ld provide	resider	its with c	good acce	ess to a	broad range of high quality and diverse emp	oloyment					
Employment							zones to the north and north east, there will						
. ,	employm	nent oppor	tunities	within W	/ilsden ar	nd Hard	den to the north.						
		+	Р	LT	IR	Н	EC1, EC2, EC3	19a, 19b					
	The cons	struction a	nd occu	pation o	f new ho	mes co	uld have a minor beneficial impact on the loc	al economy, such					
19 Economy							ervices and enhancing the pool of potential e						
	local bus	sinesses. A	n impr	ovement	in the bu	ıilt envii	ronment could lead to an improved attractive	ness to the area,					
							o help tackle local deprivation.	,					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential developmen t	Status
WI/006 – Crack Lane	11.30	Greenfield land/Green Belt	Greenfield 100%	297 dwellings	Alterna tive

Summary of assessment for WI/006: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality and access to educational facilities. The site is well located to provide residents with good access to jobs, services, 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	L	HO5, TR2	3a, 3b, 3c, 3d, 3e	
Buildings							>0.4ha of greenfield land. Site coincides with	a coal and	
- Bananingo	sandstor	ne MSA. A	LC Gra			<u>rade 3.</u>	Site is within the green belt.	<u> </u>	
4 Climate	The site	+	71 and	LT	IR right of o	L	SC2, SC6, SC10, EN5, EN7, HO9 water flooding. The site's climate resilience co	4a – 4e	
change resilience	with the		of GI in	developr	nent, alth		nis is somewhat dependent on implementation		
5 Water		+	Р	LT	IR	М	SC2, EN7, EN8	5a – 5e	
resources							vaterbodies within 100m of the site. Developrer consumption.	nent at the site	
6			Р	LT	IR	L	SC1, SC6, EN2a, EN2b, EN5	6a – 6f	
Biodiversity & geodiversity		n. New dev					nd is likely to be of some biodiversity value in diversity value at the site and reduce local ed		
geodiversity	COTTTECT		Р	LT	IR	ı	SC1, SC6, EN4, EN5, 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		0	n/a	n/a	n/a	Н	SC1, SC6, EN3, EN4, EN5, DS3	None	
heritage	Develop	ment at the	e site w		unlikely t	o have	a discernible impact on any heritage asset or	historic area.	
		-	Р	LT	IR	Н	SC2, SC10, DS4, EN8, TR1, TR3, HO9	9a – 9c	
9 Air quality	homes w		xpected	d to resul	t in a mir ort move	or incre	on an AQMA or CAZ. The construction and on a case in air pollution in relation to existing leve	ls due to pollution	
		+	Р	LT	IR .	Н	SC2, HO9, DS4, TR1, TR3	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.		
		+	P	LT	IR	Н	HO1 – HO12	11a	
11 Housing	types an minimum	d tenures n criteria of	of the h	nousing is es HO8 a	s provide nd HO11	d in line (10 or	owards satisfying Bradford's housing needs, with the CS policies. The development woul more homes, or an area of more than 0.5ha) as to reflect local need.	d meet the	
12		+	Р	LT	IR	Н	SC4, SC6, SC10	12a	
Accessible services	Residen	ts at the si	te woul	d have g	ood acce	ess to k	ey services and amenities including those on		
		+	Р	LT	IR	Н	SC2, SC6, SC10, DS5	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 communit put pressure on local services and facilities of	y interaction,	
14 Culture &		+	Р	LT	IR	Н	SC2, SC6, SC10, DS5	14a	
leisure							range of culture and leisure opportunities including the Norr Hill hiking trail.	luding pubs,	

SA Objective	Baseline	Effect on S	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		+/-	Р	LT	IR	М	TR5, EN8, DS5	15a			
15 Safe & secure	new development could potentially enhance community cohesion and wellbeing, or increase natural surveil and so could help to combat the local risk of crime.										
		+	Р	LT	IR	Н	SC10, HO4, DS1, DS5	16a, 16b			
16 Health	site is wi Residen	Site is 1km east of the nearest GP surgery, Wilsden Medical Practice, this is outside of the desired range. The site is within 6km 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 a	nd com	munity e		ent.	I == : === ===	T			
17		-	Р	LT	IR	<u>L</u>	EC1, EC2, EC3	17a, 17b			
Education	The nearest primary school, Wilsden primary School, is 900m north west of the site. The nearest secondary school, Beckfoot Upper Heaton, is 2.8km east of the site, these are both outside of the desired range.										
		+	Р	LT	IR	Н	EC1, EC2, EC3	18a, 18b			
18	Site wou	ld provide	resider	nts with o	good acce	ess to a	broad range of high quality and diverse emp	loyment			
Employment	opportur	nities being	4km fr	om mult	iple empl	oyment	zones to the north and north east, there will	also be			
	employm	nent oppor	tunities	within V	Vilsden aı	nd Hard	den to the north.				
		+	Р	LT	IR	Н	EC1, EC2, EC3	19a, 19b			
	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										
	local bus	sinesses. A	n impr	ovement	in the bu	ıilt envii	ronment could lead to an improved attractiver	ness to the area,			
	which co	uld encou	rage fu	ther inw	ard inves	tment t	o help tackle local deprivation.				

Oakworth

Two potential housing sites have been identified within Oakworth as preferred options. Significant beneficial effects in relation to health have been identified for all sites.

The two sites score negatively (major) in relation to biodiversity and geodiversity (SA Objective 6). The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is related to potential recreation impacts.

All sites score negatively (minor) in relation to energy & greenhouse gases (SA objective 4), waste, land & buildings (SA objective 3), water resources (SA objective 5), landscape & townscape (SA objective 7), cultural heritage (SA objective 8) and air quality (SA objective 9). Future development proposals should seek to avoid or mitigate any adverse effects as far as practicable and incorporate enhancements.

Both sites score positive/ negative in relation to employment (SA Objective 18) This is because although residents would have good access to employment opportunities in the centre of Oakworth, in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards Keighley, 3km north-east, where the Worth Village and Beechcliffe Employment Zones are located.

A further site has been discounted (OA/018).

Summary table of effect scores predicted for housing site options in Oakworth:

РО	Site Pof		SA Objective																	
Ref	Site itei	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
OA1/H	OA/002	-	-		+	-		-	-	-	+	+	+	+	+	+/-	++	+	+/-	+
OA2/H	OA/007A	-	-		+	-		-	-	-	+	+	+	+	+	+/-	++	+	+/-	+

Key:

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
OA/002 – Pasture Avenue	1.06	Open space with area of woodland/trees	Greenfield, Green Belt	33 dwellings	Preferred Option: OA1/H

Summary of assessment for OA/002:

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

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.

Major adverse significant effect predicted due to the loss of greenfield land, and 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. The site adjoins Oakworth Conservation Area, the setting of which could be adversely altered as a result of development on this open greenfield 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.

		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 – 3e	
3 Land & Buildings	would be		ed as a	n ineffic	ient use		within the boundary and therefore development land resource. ALC Grades at the site are 'Urb		
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e	
change resilience	site in re	lation to th	e area	s, it is ex ould lead	xpected d to an i	that it	nd at a low risk of surface water flooding. Given would be avoided through a careful layout of de in impermeable surfaces, compared to curren	velopment. t levels.	
5 Water	0:4:		P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							rithin 100m of a surface waterbody. Developme ater consumption.	nt at the site	
			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 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. There are several areas of TPO woodland and deciduous woodland priority habitat within 300m of the site, which could be exposed to increased recreational disturbances as a result of residential development at 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.								
	<u> </u>		P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	National and Gree therefore residenti	Parks or A en Belt lan e be likely t al built for	AONBs d that d to adve m, which he loca	. Howevecontains ersely all ch would all landsc	er, resident GI eler ter the land I help to ape and	dential ments of ocal town limit the d towns	a discernible effect on any landscape designation development at this site could result in the loss of potentially high visual amenity, including trees wascape and landscape character. The site is a ne magnitude for potential effects, but at this statcape cannot be ruled out.	of open greenfield s, and it would djacent to existing ge a minor	
8 Cultural		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
heritage							evelopment at this open greenfield site could prive historic area.	otentially have a	
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
9 Air quality	homes w	ment woul vould be ex ed with ho	xpected	d to resu	ılt in a n	ninor in		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	railway s topograp	station, Kei	ghley, ocal ar	is 4.2km ea there	north e could l	east. Th	quent services, including those along the B614 ne site is accessible for pedestrians, although g w uptake of walking and cycling, particularly as	iven the	

SA Objective	Baseline	Effect on S	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	Site coul	ld make a i	minor p	ositive	contribu	ition to	wards satisfying Bradford's housing needs, depe	ending on the
TTTTOGSITIS							g in line with the Local Plan policies. The develo	
							10 or more homes, or an area of more than 0.5h	na), that specify
12	aspects	such as no	P	mix and	IR	H	uses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible	The nea	rest area o					appears to be located 450m north in the centre	
services		e B6143.	n KCy C	CIVICCS	and an	ici iitics	appears to be located 400m north in the centre	or oakworth
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social							ng community, encouraging participation and co	
cohesion							scale that may put pressure on local services ar	nd facilities or
	could alt	er the loca	l sense	e of com	munity	and pla		Г
4.4.0		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	Posidon	te at the cit	to wou	ld have	nood a	COSS to	ביים ביים ביים ביים ביים ביים ביים ביים	luding pube
leisure							f Oakworth.	duding pubs,
	10010101	+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe &	The cons	struction a	nd occ	upation	of new	homes	would introduce new potential targets and victin	ns of crime at a
secure							an increase in crime at the site cannot be ruled	
000010							nmunity cohesion and wellbeing, or increase na	tural surveillance,
	and so c	ould help t	o comi	oat the l	ocai risi	K OT CTI	ne. SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1,	
		++	Р	LT	IR	Н	CO2, CO3, DS1, DS5	16a, 16b
	Residen	ts would be	e withir	1 500m (of the n	earest	GP surgery, Oakworth Medical Practice. The sit	e is 6.4km south
16 Health		eral hospita						0 10 01 11 111 00 0111
	Residen	ts at the sit	te wou	ld have	exceller	nt acce	ss to a diverse range of semi-natural habitats th	
							ise and community engagement, which could in	prove both
	physical		al healt			1	he development.	1 4 7 4 7
17	Thenes	+	P	LT ol Colu	IR	L L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education							School, is 300m north of the site. The nearest sorth-east of the site.	econdary school,
	Deckloo	+/-	P	IT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a. 18b
4.0	Residen		ave do				ent opportunities in the centre of Oakworth, but	
18							nployment opportunities residents would likely n	
Employment							st, where the Worth Village and Beechcliffe Emp	
	are locat				1			
		+	<u>Р</u>	LT	IR	<u> </u>	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy							could have a minor beneficial impact on the loc	
	business		iana fo	r iocai g	ooas ar	ıa serv	ices and enhancing the pool of potential employ	ees for local
	Dusiness	DES.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
OA/007A – Keighley Road /					Preferred Option:
Sykes Lane (1)	2.31	Agricultural	Greenfield, Green Belt	61 dwellings	OA2/H

Summary of assessment for OA/007A:

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.

Major adverse significant effect predicted due to the loss of greenfield land, and 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. The site adjoins Oakworth Conservation Area, the setting of which could be adversely affected as a result of development on this open greenfield 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.

		Effect on SA Objective									
SA Objective	Baseline trend	Score of effect	puratio Duratio paramar parama	Mitigation code(s)							
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e			
3 Land & Buildings	would be	a large are e considere acides with	ed as a	n ineffic	ient use	eld land e of the	within the boundary and therefore development land resource. ALC Grades at the site are 'Urb	nt on this area pan' and Grade 4.			
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	site in re	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	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							ithin 100m of a surface waterbody. Developme ater consumption.	ent at the site			
6 Biodiversity & geodiversity 7 Landscape & townscape	here cou The site Impact F undertal process cannot b Develop National and Gre and towi character	ald reduce is approximate approximate at the service ruled out the service ruled out the parks or A en Belt landscape chapter. The site	biodive mately or the state level ied that t at this P s locati AONBs d that, aracter. is adja	ersity val 3km eas South P el and c t likely s s stage. LT ion wou . However in its cu . New doncent to	lue at the st of the ennine ennine onsultar significa IR Id not rever, resirrent coevelopme existing	ne site as South Moors stion with ont effect Mesult in dential ondition nent he preside.	SP10, SP11, EN1, EN2, EN3, EN7, EN9 build potentially be of some biodiversity value. Note that the second s	within a SSSI kely risks should be the HRA Screening triggered and thus 7a, 7b tion, including to f open greenfield the local landscape to alter the local agnitude for			
8 Cultural		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
heritage	Site adjoins the Oakworth Conservation Area. Development at this open greenfield site could potentially have a minor adverse effect on the setting of this sensitive historic area.										
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.										
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			

SA Objective	Baseline Effect on SA Objec		Mitigating or enhancing Local Plan policies	Mitigation code(s)
Transport	3.6km north east. The site	is accessible for ped	with frequent services. The nearest railway stati estrians and cyclists, although given the topogra I cycling, particularly as there is a lack of design	aphy of the local
	in the local area.	iptake of walking and	a cycling, particularly as there is a lack of design	iated cycle patris
	+ P	LT IR H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types and tenures of the ho	ousing provided being icies HO4 and HO5 (wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develo 10 or more homes, or an area of more than 0.5 suses to reflect local need.	pment would meet
12	+ P	LT IR H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services	The nearest area of key se B6143.	rvices and amenities	is located 400m south-west in the centre of Oa	kworth along the
	+ P	LT IR H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion		elopment being of a		
14 Culture &	+ P	LT IR H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	Residents at the site would restaurants, churches and			cluding pubs,
	+/- P	LT IR M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location where there are cu	urrently none, and so tentially enhance cor	would introduce new potential targets and victing an increase in crime at the site cannot be ruled mmunity cohesion and wellbeing, or increase name.	out. However,
	++ P	LT IR H	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b
16 Health	a general hospital, Airedale Residents at the site would	e General Hospital. I have excellent acce ies for outdoor exerc		nroughout the local
17	+ P	LT IR L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education			School, is 400m south-west of the site. The nea 1.4km north-east of the site.	arest secondary
	+/- P	LT IR H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	a more diverse and more e further afield, towards Keig	expansive range of er hley, 3km north-east extent to which the lo	ent opportunities in the centre of Oakworth, but inployment opportunities, residents would likely where the Worth Village and Beechcliffe Emplace iss of agricultural land could impact on employm	need to travel oyment Zones are
	+ P	LT IR H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	increasing the demand for	local goods and serv	could have a minor beneficial impact on the loc ices and enhancing the pool of potential employ to which the loss of agricultural land could impa	ees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
OA/018 – Dockroyd Lane (2)	0.21	Predominantly open space with some small areas of hard standing	Predominantly greenfield, Green Belt (partial)	7 dwellings	Discounted

Summary of assessment for OA/018:

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.

There are no major adverse effects predicted for the site. The site is predominantly greenfield with two TPO trees, and given the impacts of new development on such a site, minor adverse effects were predicted for a range of natural environment themed SA Objectives. The site is within Oakworth Conservation Area, and so new development here could potentially have a minor adverse effect on the setting of this sensitive historic area

		Effect on S	SA Ohie	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e			
Buildings	Site is g	reenfield. <i>F</i>	ALC Gra			Grade	4. 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		FZ1 and i able surfa					poding. However, development could lead to a s.	n increase in			
5 Water		-	Р	LT	IR	M	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	developi trees are	Site is predominantly greenfield 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. Two TPO trees are on the site's north-eastern perimeter, which could be adversely affected by development at the site such as through impacts on root zones.									
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National and Gre therefore residenti	Parks or A en Belt lan e be likely t ial built forr	ONBs. d that o to adve n, whic	. Howeve contains rsely alte th would	er, resid GI elem er the lo help to	ential d ents of cal towi limit the	discernible effect on any landscape designation evelopment at this site could result in the loss potentially high visual amenity, including trees and landscape character. The site is a magnitude for potential effects, but at this state cape cannot be ruled out.	of open greenfield , and it would djacent to existing			
8 Cultural		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
heritage							evelopment at this open greenfield site could per historic area.	otentially have a			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes v		cpected	to resul	lt in a m	inor inc					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	railway s although	station, Kei	ghley, i topogra	s 4km n aphy of t	orth eas he local	t. Pede area th	uent services, including those along the B614s strian and bicycle access of the site would need nere could be a low uptake of walking and cyclocal area.	ed to be improved,			
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

SA Objective	Baseline Effect on SA Objective Mitigating or enhancing Local Plan policies	Mitigation code(s)									
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would not 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	+ P LT IR H SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02	12a									
Accessible services	The nearest area of key services and amenities is located 300m north in the centre of Oakwort	h along the B6143.									
	+ P LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a									
13 Social cohesion	interaction, without the development being of a scale that may put pressure on local services a could alter the local sense of community and place.	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.									
14 Culture &	+ P LT IR H 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 in restaurants, churches and parks in the centre of Oakworth.	cluding pubs,									
	+/- P LT IR M SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a									
15 Safe & secure	I location where there are currently none, and so an increase in crime at the site cannot be ruled out. How										
	++ P LT IR H SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b									
16 Health	Residents would be within 350m of the nearest GP surgery, Oakworth Medical Practice. The si of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats the countryside with opportunities for outdoor exercise and community engagement, which could in physical and mental health for the residents of the development.	hroughout the local									
17	+ P LT IR L SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c									
Education	The nearest primary school, Oakworth Primary School, is 275m north of the site. The nearest seckfoot Oakbank School (Keighley), is 1.8km north-east of the site.	secondary school,									
	+/- P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b									
18 Employment	Residents would have good access to employment opportunities in the centre of Oakworth, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards Keighley, 3.3km north-east, where the Worth Village and Beechcliffe Employment Zones are located.										
	+ P LT IR H 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 increasing the demand for local goods and services and enhancing the pool of potential employusinesses.										

Oxenhope

Uncertain

Two potential housing sites have been identified within Oxenhope which are preferred options. Significant negative effects in relation to land and buildings (SA objective 3) and climate change resilience (SA objective 4) have been identified for both sites. It is unknown at this stage whether onsite areas of high flood risk could be entirely avoided given the size of the sites and the number of dwellings being considered. The implementation of Sustainable Drainage Systems could help to mitigate any adverse effects.

Significant negative effects have been identified in relation to biodiversity and geodiversity (SA Objective 6) for both sites. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage. This is related to potential recreation impacts and impacts to supporting habitat.

No significant beneficial effects have been identified.

Minor negative effects have been identified in relation to energy & greenhouse gases, waste, land & buildings, water resources, biodiversity & geodiversity, landscape & townscape, cultural heritage and air quality for both sites. Future development proposals should seek to avoid or mitigate any adverse effects as far as practicable and incorporate enhancements.

Minor positive effects have been identified in relation to transport, housing, accessible services, social cohesion, culture & leisure, education, employment and economy for both sites.

A further site has been identified as an alternative option (OX/008).

Summary table of effect scores predicted for housing site options in Oxenhope:

РО	Site		SA Objective																	
Ref	Ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
OX1/H	OX/003	-	-			-		-	-	-	+	+	+	+	+	+/-	-	+	+	+
OX2/H	OX/014	-	-			-		-	-	-	+	+	+	+	+	+/-	-	+	+	+

Key:	
Major positive (significant)	++
Minor positive	+
Neutral/negligible	0
Minor adverse	-
Major adverse (significant)	
Equally positive and adverse effects	+/-

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status	
OX/003 – Crossfield	0.00		Greenfield, Green	00 1 11	Preferred Option:	
Road	0.69	Open land, agricultural	Belt	20 dwellings	OX1/H	

Summary of assessment for OX/003:

Approximately 40% of the site is at risk of surface water flooding, including areas of high and medium risk. Given the relatively small size of the site it may be difficult to entirely avoid this area, and therefore a major adverse effect has been predicted for the climate change resilience SA Objective.

Major adverse significant effect predicted due to the loss of greenfield land.

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, education facilities and employment areas. However, the village of Oxenhope does not have a medical centre, meaning access to health facilities for residents at the site would be somewhat limited.

As a greenfield and Green Belt site adjacent to TPO woodland, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. There is a small stream to the western perimeter, which could be impacted by construction and occupation of the site. 60m north-east of the site are two Grade II Listed Buildings, the settings of which could be adversely affected by development here.

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

	Baseline trend	Effect on S	SA Obje	ctive						
SA Objective		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	3 Land & Buildings There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on the would be considered as an inefficient use of the land resource. ALC Grade at the site is Grade 4. Site coincide with an MSA.									
			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
4 Climate change resilience	with a small stream. An area of flood risk covers approximately 40% of the site's area, given this in relation to the									
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	A small unnamed stream is to the site's western perimeter. Development here could pose a risk to water quality. Site is also 70m north of Moorhouse Beck. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.									
			Р.	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	Site is greenfield 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 northern perimeter of the site adjoins TPO woodland, which could be adversely affected by development at the site such as through impacts on root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.									
		-	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. However, residential development at this site could result in the loss of open greenfield and Green Belt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.									
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	d Buildings, including 'Moor Lane' and 'Barn Ap at this open greenfield site could potentially hav assets.									
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		

SA Objective	Baseline	Effect on S	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)				
							act on an AQMA or CAZ. The construction and c					
	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.											
	associat	ed with hor	mes ar	d transp	ort mo	vemen		1				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10		Site is within 400m of bus stops on Moorhouse Lane, which have an hourly service. The nearest railway station,										
Transport	Keighley, is 6.7km north east. Site is accessible for pedestrians and somewhat accessible for cyclists via the road											
	network, although there is a lack of designated cycle paths in the local area and there could be a low uptake given the topography of the local area.											
	given the	e topograpi	hy of th	ne local	area.			T				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the										
							g in line with the Local Plan policies. The develo					
							10 or more homes, or an area of more than 0.5h	na), that specify				
10	aspects		busing				uses to reflect local need.	10-				
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
services	The nea	rest area o	f key s	ervices	and am	enities	appears to be located 600m south-east of site					
		+	Р	LT	IR	l H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social							ing community, encouraging participation and co					
cohesion		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.										
	could alt	er the loca	i sense	or com	munity	and pi	sce. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3,	<u> </u>				
14 Culture &		+	Р	LT	IR	Н	DS4	14a				
leisure	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and sports clubs along Hebden Bridge Road and Station Road in the centre of Oxenhope.											
	restaura		ies and									
	The see	+/-	P 2	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe &	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,											
secure							mmunity cohesion and wellbeing, or increase na					
	and so could help to combat the local risk of crime.											
	<u> </u>	-	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
	The village of Oxenhope does not have a medical centre; the nearest, Haworth Medical Practice, is 1.9km north.											
16 Health	The site is over 10km from the nearest general hospital, which is Bradford Royal Infirmary.											
	Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local											
	countryside with opportunities for outdoor exercise and community engagement, which could improve both											
	physical	and menta	al healt	h for the	reside	nts of t	he development.	T				
17		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education							nary, is 545m south of the site. The nearest seco	ondary school,				
	Parkside						-east of the site.	40 40				
	D	+	Р	LT	IR	<u> </u>	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18							ent opportunities in the centre of Oxenhope and					
Employment							nsive range of employment opportunities resider 5.2km north-east, where the Worth Village and E					
-		nent Zones			us Keig	griley, c	5.2km norm-east, where the worth village and E	beechcille				
	Linployi	+	P	I T	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
	The con-		nd occi	ıpation		homes						
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										
	business	ses.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
OX/014 – Cross Lane					Preferred Option:
Oxenhope	0.79	Open space	Greenfield	24 dwellings	OX2/H

Summary of assessment for OX/014:

A major adverse effect arises for the climate change resilience SA Objective due to the site overlapping with land in the active flood zones FZ2 and FZ3 associated with Moorhouse Beck, and a thin band in the same area at high risk of surface water flooding. More detailed flood risk assessments would likely be required for the 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, local services and amenities, education facilities and employment areas. However, the village of Oxenhope does not have a medical centre, meaning access to health facilities for residents at the site would be somewhat limited.

Major adverse significant effect predicted due to the loss of greenfield land, and 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 overlapping TPO woodland. The western perimeter adjoins Moorhouse Beck, and construction and occupation of this site could pose a risk to the water quality. The north-eastern corner of the site adjoins the Oxenhope Station Conservation Area, the setting of which could potentially be adversely affected by development at this open greenfield site.

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e	
3 Land & Buildings	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. ALC Grade at the site is Grade 4. Site does not coincide with an MSA.								
			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
4 Climate change resilience	The northern perimeter of the site slightly overlaps with land in FZ2 and FZ3 which is associated with Moorhouse Beck. A thin band, in the same area, is also at high risk of surface water flooding. It is unclear if this land could be entirely avoided through a careful layout of development given the number of dwellings being considered at the site. Development could also 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	Moorhouse Beck is adjacent to the site's western perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.								
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 Biodiversity & geodiversity	condition connecti could be The HRA	n. New dev vity. The n adversely A Screenin	elopme orthern affecte g proce	ent here and so ed by de ess has	could ruthern pevelopm	educe loerimet ent at ted that I	and it is likely to be of some biodiversity value biodiversity value at the site and reduce local e ers of the site adjoin and overlap with TPO woo he site such as through impacts on root zones. ikely significant effects on the South Pennine Nat this stage.	cological odland, which	
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield 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		-	Р	ĹT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
heritage	North-east corner of the site adjoins the Oxenhope Station Conservation Area. Development at this open greenfield site could potentially have a minor adverse effect on the setting of this sensitive historic area.								
	_	-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
Development would not have a discernible impact on an AQMA or CAZ. The construction and continuous homes would be expected to result in a minor increase in air pollution in relation to existing level associated with homes and transport movements.									

SA Objective	Baseline Effe	ct on SA	Objective			Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		+	P LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10	Site is within	400m of	bus stops	n Moorl	house I	ane, which have an hourly service. The neares	st railway station,				
Transport						sible for pedestrians and cyclists, although given walking and cycling, particularly as there is a la					
	cycle paths in			low upo	and or	walking and cycling, particularly as there is a la	ok of designated				
		+	P LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,	11a				
	Site could ma	ke a mir	or positive	contribu	ition to	H09, H010 wards satisfying Bradford's housing needs, dep	ending on the				
11 Housing	types and ten	ures of t	he housing	provide	d being	in line with the Local Plan policies. The develo	pment would meet				
	the minimum	criteria c	of policies F	IO4 and	HO5 (10 or more homes, or an area of more than 0.5	ha), that specify				
12			ing mix and	l afforda IR	ble hou H	ses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02	12a				
Accessible			· ·	1	l		1				
services	The nearest a	area of ke	ey services	and am	enities	appears to be located 450m south-east of site	on Station Road.				
		•	P LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion						ng community, encouraging participation and co scale that may put pressure on local services a					
Corresion	could alter the						id facilities of				
14 Culture &			P 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,										
						ebden Bridge Road and Station Road in the cer					
			P LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe &	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,										
secure	new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance,										
	and so could	help to c	combat the	local rist	of crir						
			P LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health						al centre; the nearest, Haworth Medical Practic nospital, which is Bradford Royal Infirmary.	e, is 2km north.				
то пеаш						ss to a diverse range of semi-natural habitats th	roughout the local				
	countryside w	ith oppo	rtunities for	outdoo	r exerci	se and community engagement, which could in					
						ne development.	T				
17		-	P LT	IR nhono C	L E Drim	SP6, SP14, SP16, EC3, DS5, CO2 eary, is 275m south of the site. The nearest sec	17a – 17c				
Education						east of the site.	ondary School,				
		+	P LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18						ent opportunities in the centre of Oxenhope and					
Employment						sive range of employment opportunities resider					
	Employment			ras Keig	iniey, 6	.3km north-east, where the Worth Village and E	seechciiiie				
			P LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy						could have a minor beneficial impact on the loc					
20000000	increasing the businesses.	e deman	d for local g	joods ar	nd servi	ces and enhancing the pool of potential employ	ees for local				
	มนิงเกียรรษิง.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential developmen t	Status
OX/008 – Marsh Top Farm, Moorhouse Lane	2.11	Greenfield land/Greenbelt	Greenfield 100%	55 dwellings	Alterna tive

Summary of assessment for OX/008: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, access to health and educational facilities and cultural heritage. The site is well located to provide residents with good access to jobs, services and transport.

		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	HO5, TR2	3a, 3b, 3c, 3d, 3e
Buildings		reenfield a			st of the I	oss of a	-0.4ha of greenfield land. ALC Grade at the	site is grade 4.
4 Climate		+	Р	LT	IR	L	SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e
change resilience	with the		of GI in	developr	nent, alth		vater flooding. The site's climate resilience c nis is somewhat dependent on implementation	
5 Water	•	+	Р	LT	IR	M	SC2, EN7, EN8	5a – 5e
resources							vaterbodies within 100m of the site. Develop	ment at the site
6		i	Р	LT	IR	L	SC1, SC6, EN2a, EN2b, EN5	6a – 6f
Biodiversity & geodiversity		n. New dev					nd is likely to be of some biodiversity value ir diversity value at the site and reduce local e	
			P	LT	IR	L	SC1, SC6, EN4, EN5, 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.							
		-	Р	LT	IR	M	SC1, SC6, EN3, EN4, EN5, DS3	8a, 8b
8 Cultural heritage	generate						he site. Short term negative effects would co ted that the development would also detract	
		-	Р	LT	IR	Н	SC2, SC10, DS4, EN8, TR1, TR3, HO9	9a – 9c
9 Air quality	homes w	ment woul vould be ex ed with ho	xpected	to resul	t in a mir	or incre	on an AQMA or CAZ. The construction and cease in air pollution in relation to existing leve	occupation of new els due to pollution
		+	Р	LT	IR	Н	SC2, HO9, DS4, TR1, TR3	10a – 10d
10 Transport	Keighley	Railway S	Station,	this is ou	utside of	the des	ent services. The nearest railway station is 6 ired range. The site has good access for pec of cycle paths.	3.7km north east at destrians, but
		+	P	LT	IR	Н	HO1 – HO12	11a
11 Housing	types an minimum	d tenures n criteria of	of the h f policie	ousing is s HO8 a	s provide nd HO11	d in line (10 or	owards satisfying Bradford's housing needs, with the CS policies. The development wou more homes, or an area of more than 0.5ha) as to reflect local need.	ld meet the
12		+	Р	LT	IR	Н	SC4, SC6, SC10	12a
Accessible services	Residen	ts at the si	te woul	d have g	ood acce	ess to k	ey services and amenities including those on	Station Road.
		+	P	LT	IR	Н	SC2, SC6, SC10, DS5	13a
13 Social cohesion	without o	disrupting of	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	ity interaction,

SA Objective	Baseline	Effect on S	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)			
14 Culture &		+	Р	LT	IR	Н	SC2, SC6, SC10, DS5	14a			
leisure	Resident	ts at the sit	te woul	d have g	ood acce	ss to a	range of culture and leisure opportunities inc	luding pubs,			
leisure	restaura	nts, church	nes and	outdoor	leisure s	paces,	including Oxenhope Millennium Green to the	south.			
		+/-	Р	LT	IR	M	TR5, EN8, DS5	15a			
15 Safe &	The cons	struction a	nd occi	ipation o	f new ho	mes wo	ould introduce new potential targets and victing	ns of crime at a			
secure							increase in crime at the site cannot be ruled				
Secure	new dev	new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance,									
	and so c	and so could help to combat the local risk of crime.									
		-	Р	LT	IR	Н	SC10, HO4, DS1, DS5	16a, 16b			
		Site is 1.3km south of the nearest GP surgery, Haworth Medical Practice. The site is within 9km of a hospital,									
16 Health							of the desired range.				
		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	nd com			ent.	T	T			
		-	Р	LT	IR	L	EC1, EC2, EC3	17a, 17b			
17							School, is 700m south of the site. The neare				
Education		Beckfoot U	pper H	eaton, is	4.3km ea	ast of th	ne site, this is outside of the desired range by	a considerable			
	amount.				ı	1	T	T			
18		+	P	LT	IR	Н	EC1, EC2, EC3	18a, 18b			
Employment							broad range of high quality and diverse emp	loyment			
Linploymont	opportur	ities being					me and Cullingworth.	T			
		+	P	LT	IR	Н	EC1, EC2, EC3	19a, 19b			
The construction and occupation of new homes could have a minor beneficial impact on the local econo											
19 Economy							ervices and enhancing the pool of potential e				
							ronment could lead to an improved attractiver	ness to the area,			
	which co	uld encou	rage fu	ther inw	ard inves	tment t	o help tackle local deprivation.				

Queensbury

Ten potential housing sites and one potential employment site have been identified within Queensbury as preferred options or PO reserve options.

Significant beneficial effects have been identified in relation to health (SA objective 16) for sites QB/001, QB/002, QB/004, QB/011A, QB/035 and QB/036 and in relation to education (SA objective 17) for these same sites as well as QB/014A. This is largely related to the level of access to healthcare and education facilities and opportunities for outdoor exercise.

In relation to transport and accessible services (SA objective's 10 &12), the following sites score positively (minor), QB/001, QB/002, QB/004, QB/007 and QB/011A, whilst the rest of the sites score negatively (minor). Site QB/014A is the exception to this as it scores positively (minor) for transport but not for accessible services. To address any potential minor negative effects on transport, active travel and accessibility enhancements are to be incorporated into any future development, and community transport infrastructure is to be supported, where feasible.

The majority of sites score negatively (major) in relation to biodiversity & geodiversity (SA objective 6). The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage. This is related to potential recreation impacts.

All sites score positively (minor) in relation to climate change resilience (SA objective 4) apart from sites QB/004, QB/007 and QB/014A, which score negatively (minor). This is due to flood risk, which could potentially be addressed through measures such as Sustainable Drainage Systems and by exploring alternative site layouts to avoid the highest risk areas.

Significant beneficial effects in relation to employment and economy (SA objectives 18 and 19) have been identified as any future employment development would deliver new employment opportunities and could provide a significant boost to the vitality of the local economy.

There are a further two sites which have been identified as an alternative option (QB/033) and a discounted option (QB/008).

Summary table of effect scores for predicted housing site options in Queensbury:

PO Ref	Site Ref		SA Objective																	
	Site Kei	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
QB1/H	QB/001	-	-		+	-		-	-	-	+	+	+	+/-	+	+/-	++	++	+	+
QB2/H	QB/002	-	-	-	+	-		-	0	-	+	+	+	+/-	+	+/-	++	++	+	+
QB3/H	QB/004	-	-		-	-		-	-	-	+	+	+	+/-	+	+/-	++	++	+	+
QB4/H	QB/007	-	-		-	-		-	0	-	+	+	+	+	+	+/-	++	+	+	+
QB5/H	QB/010	-	-		+	-		-	0	-	-	+	-	+/-	+	+/-	+	+	+	+
QB6/H	QB/011A	-	-		+	-		-	-	-	+	+	+	+	+	+/-	++	++	+	+
QB7/H	QB/014A	-	-		-	-		-	0	-	+	+	-	+	+	+/-	+	++	+/-	+
QB9/H	QB/035	-	-		+	-		-	0	-	-	+	-	+	+	+/-	++	++	+/-	+
QB10/H	QB/036	-	-		+	-	-	-	0	-	-	+	-	+	+	+/-	++	++	+	+

Key:

Toy.	
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
QB/001 – Albert Road /			Greenfield, Green		
Denholme Road	0.70	Open land	Belt	22 dwellings	Preferred Option: QB1/H

Summary of assessment for QB/001:

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.

Major adverse significant effect predicted due to the loss of greenfield land. The site is 100% greenfield and Green Belt, meaning development could reduce biodiversity value at the site and would be likely to have a negative impact on the local landscape and townscape; therefore minor adverse effects were predicted for a range of natural environment themed SA Objectives. The southern perimeter of the site adjoins a Grade II Listed structure, the setting of which could be adversely affected by development here.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e
Buildings		large Gree 4. Site coi					ould not constitute an efficient use of land. ALC	Grade at the site
4 Climate	13 Grade	+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change	Site is in	FZ1 and is	s not a	t risk of	surface		looding. However, development could lead to a	in increase in
resilience		able surfa						
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							ithin 100m of a surface waterbody. Developme	nt at the site
	would be	e likely to re					ater consumption.	0 01
6	Cita ia au		P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity							ould potentially be of some biodiversity value. Nand reduce local ecological connectivity.	ew development
&								loors SPA/SAC
geodiversity The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.								
	33	-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National and Gree and towr characte	Parks or A en Belt land nscape cha er. The site	ONBs d that, aracter. is adja	. Howevin its cu . New de . cent to	er, residerent controller rrent controller evelopmexisting	dential Indition nent he reside	a discernible effect on any landscape designati development at this site could result in the loss, likely makes a positive contribution towards the would be likely to adversely affect this and to ntial built form, which would help to limit the mase effect on the local landscape and townscape	of open greenfield e local landscape alter the local gnitude for
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural							II Listed structure 'Milepost Opposite Junction	
heritage			pen gi	eenfield	l. New o	develop	ment here could adversely alter the setting of the	nis sensitive
	heritage	asset.	-		l in		007 000 0045 T00 T00 FN0 FN0 D04 H00	
	Dovisla	-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality							ct on an AQMA or CAZ. The construction and c crease in air pollution in relation to existing leve	
		ed with hor						is due to politition
	doooolat	+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10	The site	is adjacen	t to a b	us stop	on the	A644 w	ith an infrequent service (less than one an hou	and none later
Transport	than 6.30	0pm), but r	nore fr	equent s	services	run fro	om bus stops on the High Street, 650m from site	e. The nearest
	railway s	station, Lov	v Moor	, is 6.9k	m south	east. S	Site is very accessible for pedestrians and cycli	
	is a lack	of designa	ted cy	cle path:	s in the	local a		
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,	11a
							HO9, HO10	

SA Objective	Baseline Effect on SA Objective	Mitigating or enhancing Local Plan policies	Mitigation code(s)								
		ution towards satisfying Bradford's housing needs, dep									
		ed being in line with the Local Plan policies. The develo									
		d HO5 (10 or more homes, or an area of more than 0.5)	na), that specify								
	aspects such as housing mix and afford		T								
12	+ P LT IR	H SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a								
Accessible	•	nenities appears to be located 600m south-east of site	on Queensbury								
services	High Street.		1.40								
	+/- P LT IR	H SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a								
40 Coolel		an existing community, encouraging participation and co									
13 Social cohesion		ng of a scale that may put pressure on local services and place. However, the site is adjacent to A644, which									
Corresion		sidents here as a result of exposure to air pollution and									
	disturbances.	sidents here as a result of exposure to all pollution and	noise and visual								
		SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3,									
14 Culture &	+ P LT IR	H DS4	14a								
leisure	Residents at the site would have good a	ccess to a range of culture and leisure opportunities inc	cludina pubs.								
	restaurants, churches and sports clubs, focused largely around Queensbury High Street.										
	+/- P LT IR	M SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a								
45 Coto 0	The construction and occupation of new	homes would introduce new potential targets and victir	ns of crime at a								
15 Safe &	location where there are currently none,	and so an increase in crime at the site cannot be ruled	out. However,								
secure		ince community cohesion and wellbeing, or increase na	tural surveillance,								
	and so could help to combat the local ris										
	++ P LT IR	H SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1,	16a, 16b								
		CO2, CO3, DS1, DS5	,								
4011 10		nearest medical centre, The Willows Medical Centre. The	ne site is 6km west								
16 Health	of a general hospital, St Luke's Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local										
		ent access to a diverse range of semi-natural nabitats tr or exercise and community engagement, which could in									
	physical and mental health for the residence		ipiove botti								
	++ P LT IR	L SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c								
17		nary School, is 100m north-west of the site. The neares									
Education	school, Queensbury Academy, is 1km s		Cocondary								
	+ P LT IR	H SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b								
40		west of the Paradise Green Employment Zone and is w									
18		Bradford City Centre, providing residents with good access to a broad range of employment opportunities. Sidhil									
Employment		Estate in Illingworth (Calderdale) are also close by, i.e.									
	2km south west of the site.										
	+ P LT IR	H 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,										
.o Loonony		and services and enhancing the pool of potential employ	ees for local								
	businesses.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/002 – Albert Road	0.97	A cleared site, that used to be fully developed, but has greened over and been 'taken over' by nature.	Brownfield	31 dwellings	Preferred Option: QB2/H

Summary of assessment for QB/002:

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

Minor adverse effects have been predicted for most natural environment themed SA Objectives. Whilst the site has been previously developed, it has now been partly re-vegetated. The site would provide residents with good access to key services and amenities, including jobs, shops, buses, and cultural spaces, with particularly good access to health and education facilities.

		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)				
3 Land & Buildings		-	Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
3 Land & Buildings		Site is situated on Grade 4 ALC. The site coincides with Coal and Sandstone MSAs. The site was previously developed but has since mostly greened over.										
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience							flooding. However, development co surrent levels.	uld lead to an				
E Water recourses		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9 dies are within, adjacent to or within	5a – 5e				
5 Water resources			nent wo	uld be lil	cely to re	sult in	a minor increase in water consump	tion.				
6 Biodiversity & geodiversity	The site is partly greened over and 'taken over' by nature and may be of some biodiversity value. It is on the edge of the settlement and so development here could potentially reduce the site's biodiversity value 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 therefore cannot be ruled out at this stage.											
7 Landscape &		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
townscape		townscap				ige or tr	ne settlement could have a minor ac	iverse effect on				
8 Cultural heritage							SP2, SP10, EN3, EN4, EN5, EN6, DS3 Listed Milepost, however the develong of this asset.	8a, 8b opment would				
		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c				
9 Air quality	occupati	on of new	homes	would b	e expec	ted to re	t on an AQMA or CAZ. The construction an AQMA or CAZ. The construction are also and transport movements.	ction and tion in relation				
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	The site is within 250m of a bus stop, with an infrequent service (less than one an hour and none											
	Ŭ	+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	including the minir	g a mix of mum crite	housing ria of po	types a	s require 04 and H	ed by Lo	towards satisfying Bradford's housi ocal Plan policies. The developmen or more homes, or an area of more dable houses to reflect local need.	t would meet e than 0.5ha),				

SA Objective	Baseline	Effect on	SA Objec	ctive			Mitigating or enhancing Local Plan	Mitigation			
12 Accessible services		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
12 Accessible services	The site has good access to key services and amenities. The site is approximately 600m north of Queensbury High Street, which offers a broad range of key services and amenities.										
	Queensbu						SP2, SP6, SP9, DS1, DS5, CO1, CO2,				
		+/-	Р	LT	IR	M	HO4	13a			
13 Social cohesion	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to A644, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.										
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure							s to culture and leisure spaces and that lead to the local countryside.				
		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	New residential development at QB/002 would introduce new potential victims or targets of crime at vacant locations where currently there are none. Development at the site could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	The site is within 500m (north-west) of The Willows Medical Centre and The site is 6km west of a general hospital, St Luke's Hospital The site would provide residents with good access to outdoor exercise opportunities via Fox Hill Park and the local PRoW network.										
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
17 Education		Seconda	ary Scho	ool. Befo	re devel		School and is within 900m (north) of toan commence it must be confirmed				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment QB/002 is 3.75km southwest of Paradise Green Employment Zone a City Centre, providing residents with good access to a broad range of Sidhil Business Park and Holmefield Industrial Estate in Illingworth (portunities.			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		conomy	by incre	easing th	ne dema		t the site could have a minor benefic ocal goods and services and enhan				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/004 – Blackdyke					Preferred Option:
Mills	0.57	Open land	Greenfield	12 dwellings	QB3/H

Summary of assessment for QB/004:

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.

Major adverse significant effect predicted due to the loss of greenfield land, and minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a greenfield site containing TPO woodland. Queensbury Conservation Area is 70m north west of the site and the closest listed structures (Grade II) are associated with Black Dyke Mills which are within 130-140m of the site, and development at the site could have an adverse effect on the setting of this sensitive historic area and these heritage assets. The site contains a very limited extent of land at a low, medium and high risk of surface water flooding in the north, which is expected to be avoided through a careful layout of the development.

	l	Effect on S	A Obje	ativo							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancingLocal Plan policies Mitigation				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e			
Buildings		large Greerban'. Site					ould not constitute an efficient use of land A	LC Grade at the			
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	the north	of the site	, which	n throug	h a care	eful layo	nd at a low, medium and high risk of surface out is expected to be avoided. However, development to current levels.				
5 M/ 4		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources							ithin 100m of a surface waterbody. Developrater consumption.	nent at the site			
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	developr woodlan perimete The HRA	Site is greenfield 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. TPO woodland is present in the northern and southern portions of the site, which also delineates the site's eastern perimeter. This could be adversely affected by development at the site such as through impacts on root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore 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, residential development at this site could result in the loss of open greenfield that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.										
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	Buildings are appr	Site is 70m south east of the Queensbury Conservation Area, within which is a range of Grade II Listed Buildings. The two closest listed structures are Grade II listed and are associated with Black Dyke Mills, they are approximately 130-140m north west of the site. New development at this open greenfield site could potentially have an adverse effect on the setting of this sensitive historic area and these heritage assets.									
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			

SA Objective	Baseline Effect on S	SA Objec	ctive			Mitigating or enhancingLocal Plan policies	Mitigation code(s)					
,				scernib	le impa	ct on an AQMA or CAZ. The construction an						
						or increase in air pollution in relation to exist						
	pollution associated	d with h	nomes a	and tran	sport m							
	+	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, including those along the High Street. The											
·	nearest railway station, Low Moor, is 6.1km south east. Site is very accessible for pedestrians and cyclists,											
	although there is a	lack of	designa	ated cyc	cle path		-					
	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	Site could make a	minor p	ositive	contribu	ition tov	vards satisfying Bradford's housing needs, d	epending on the					
11 Housing	types and tenures	of the h	ousing	provide	d being	in line with the Local Plan policies. The dev	elopment 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 suc	ch as h	ousing r	mix and	afforda	able houses to reflect local need.	•					
12 Accessible	+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
services	The nearest area of	f key se	ervices	and am	enities	appears to be located 350m north of site on	Queensbury High					
						oximately 190m north east of the site.	, 0					
	+/-	P	LT		Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	120					
13 Social	+/-	Р	LI	IR	П	CO2	12a					
cohesion	Site would situate r	new res	idents v	within a	n existir	ng community, encouraging participation and	l community					
COHESION						scale that may put pressure on local services	and facilities or					
	could alter the loca	l sense	of com	munity	and pla							
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, church	nes and	sports	clubs, f	ocused	largely around Queensbury High Street.						
	+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a					
15 Safe &						would introduce new potential targets and vi-						
secure	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					
	Residents would be	e within	600m	of either	r Queer	nsbury Health Centre or the Willows Medical	Centre,					
16 Health						5.7km south-west of a general hospital, St L						
						ss to a diverse range of semi-natural habitats						
						exercise and community engagement, which	could improve					
			neaith id		Sidents	of the development.	170 170					
17 Education	The period primar	P	al Buca	IR	Drimor	SP6, SP14, SP16, EC3, DS5, CO2 School, is 605m west of the site. The neare	17a – 17c					
17 Education							ist secondary					
	school, Queensbur	y Acau	erriy, is	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
	Residents would be	1 200	nd accou			ent opportunities in the centre of Queensbury						
18						(Calderdale) approximately 2.4km south-wes						
Employment						employment opportunities residents would lik						
	further afield towar					imployment opportunities residents would int	cly ficed to traver					
	+	P	LT	IR	<u></u> Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
	The construction at	•				could have a minor beneficial impact on the						
19 Economy						ces and enhancing the pool of potential emp						
10 Loononly						ment could lead to an improved attractivenes						
						at to help tackle local deprivation.	 ,					
		<u> </u>				- T						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/007 – Brighouse Road	1.52	Site appears to be partly partially developed, and partly open space greenfield	Greenfield	40 dwellings	Preferred Option: QB4/H

Summary of assessment for QB/007:

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

Major adverse significant effect predicted due to the loss of greenfield land. The site is partial greenfield and on Green Belt land. The southern portion of the site is TPO woodland, and so avoiding adverse effects on the local character, as well as the local ecological network, would be difficult. As such, minor adverse effects were predicted for a range of natural environment themed SA Objectives.

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 and education facilities and employment areas.

		Effect on S	SA Object	ive									
SA Objective Baseline trend Score of effect		Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f					
Buildings		The site has a large Greenfield area (>0.4ha) and so would not constitute an efficient use of land ALC Grades at the site are 'Urban' and Grade 4. Site coincides with a coal MSA.											
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	eastern	Site is in FZ1 and has a very limited extent of land at a low and medium risk of surface water flooding on the eastern perimeter which through a careful layout is expected to be avoided. 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	connecti woodlan root zon The HRA	condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The southern portion of the site is TPO woodland. The eastern perimeter of the site adjoins TPO woodland. This woodland could be adversely affected by development at the site, such as through impacts on root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.											
	are argg	-	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. Depending on the condition of the site there could potentially be opportunities for enhancing the local character through new development of a high quality design. However, the site currently contains green open land and several trees that are likely to be of high visual amenity value and, based on the												
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	discernible effect on any heritage asset or h	istoric area.					
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d					
9 Air quality	homes v		xpected t	o result i	n a mino	r increa	n an AQMA or CAZ. The construction and or ase 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					

SA Objective	Baseline	Effect on	SA Object	ive			Mitigating or enhancing Local Plan policies	Mitigation code(s)				
Transport	The only	bus stops	within 4	00m hav			vices (less than one an hour and none later	than 6.30pm), but				
							igh Street, 650m north of site. The nearest role for pedestrians and cyclists, although the					
		ed cycle p				ICCESSII	ole for pedestrians and cyclists, although the	ere is a lack of				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the											
TTTIOUSING	types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify											
							or more homes, or an area of more than 0.5h or to reflect local need.	ia), that specify				
	aspecis						SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,					
12 Accessible		+	Р	LT	IR	Н	CO2	12a				
services		rest area o oury High		rvices an	d amenit	ies app	pears to be located 600m north-west of the s	ite on				
10.0		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
13 Social cohesion							community, encouraging participation and co					
Corresion							e that may put pressure on local services an	d facilities or				
	could alt	er the loca	l sense (of commi	unity and	place.	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,					
14 Culture &		+	Р	LT	IR	Н	DS3, DS4	14a				
leisure							ange of culture and leisure opportunities inc	luding pubs,				
	restaura	nts, church +/-	nes and s	sports cli LT	ubs, focu: IR	sed larg	gely around Queensbury High Street. SP1, SP3, SP4, SP16, H09, DS5, CO2	15a				
45.0 (0	The con:		nd occur				uld introduce new potential targets and victin					
15 Safe & secure	location	location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled										
Secure	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.											
	naturai s	urvelliance					SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,					
		++	Р	LT	IR	Н	CO1, CO2, CO3, DS1, DS5	16a, 16b				
							surgery, Queensbury Health Centre, putting	it outside the				
16 Health							eneral hospital, St Luke's Hospital.	roughout the lead				
							o a diverse range of semi-natural habitats th and community engagement, which could im					
							levelopment.					
17		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education		rest prima oury Acade					chool, is 1km west of the site. The nearest se	econdary school,				
	Queensi	+	P P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
10	Residen	ts would h	ave good				opportunities in the centre of Queensbury a					
18 Employment							derdale) approximately 2.6km south-west of					
		a more dive field towar				of emp	loyment opportunities residents would likely	need to travel				
	וטונווטו מ	+	P P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
	The con:		-				Id have a minor beneficial impact on the local					
19 Economy	increasir	ng the dem	nand for İ	ocal goo	ds and s	ervices	and enhancing the pool of potential employ	ees for local				
							nt could lead to an improved attractiveness t	o the area, which				
	coula en	courage fl	artner inv	vard inve	sment to	neip t	ackle local deprivation.					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/010 – Jackson Hill Lane / Brighouse Road	1.30	Open greenspace with a few small buildings	Greenfield, Green Belt	41 dwellings	Preferred Option: QB5/H

Summary of assessment for QB/010:

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

Major adverse significant effect predicted due to the loss of greenfield land, as a greenfield and Green Belt site, the loss of which could reduce biodiversity value and adversely affect the local townscape character, minor adverse effects have been predicted for the site for most natural environment themed SA Objectives.

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, health and education facilities and employment areas.

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e				
3 Land & Buildings	number opportur	of small bu	uildings, a using str	anḋ a sm	all area d	of hards	I not constitute an efficient use of land Thei standing in the south of the site, that could p materials. ALC Grade at the site is Grade 4.	resent				
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience		FZ1 and i able surfa					ding. However, development could lead to a	n increase in				
5 Water		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							n 100m of a surface waterbody. Developmer	nt at the site				
100001000	would be	e likely to r					consumption.					
0	0:1		P	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiyaraity							d it is likely to be of some biodiversity value					
Biodiversity &		condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.										
geodiversity	The HRA	The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.										
	are trigg	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
	Develop	ment at thi	s locatio	n would r	not result	in a di	scernible effect on any landscape designation	n, including				
7							elopment at this site could result in the loss of					
Landscape							ely makes a positive contribution towards the					
&							yould be likely to adversely affect this and to					
townscape							built form, which would help to limit the mag					
	out.	effects, bu	ut at this	stage a i	minor ad	verse e	ffect on the local landscape and townscape	cannot be ruled				
8 Cultural	out.	0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
heritage	Develop	•	, .				discernible effect on any heritage asset or h					
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	Develop	ment would	d not hav	e a disc	ernible in	npact o	n an AQMA or CAZ. The construction and o	ccupation of new				
. ,							ase in air pollution in relation to existing level					
		ed with ho										
		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10							vices (3 buses a day); more frequent service					
Transport							e nearest railway station, Low Moor, is 5.6km					
						ved; bio	cycle access is sufficient, although there is a	general lack of				
	designat	ed cycle p	aths in th	ne local a	rea.							

SA Objective	Baseline	Effect on S	SA Object	ive			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the											
	types an	types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify											
		aspects such as housing mix and affordable houses to reflect local need.											
	•	_	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4,	12a					
12 Accessible	The nea	roet eupor	narket is				CO2 the site and a local parade of shops, which	1					
services	bakery, i	is approxin	nately 60	00m from	the site.	The ce	entre of Queensbury is approximately 1km fr	om the site,					
		pakery, is approximately 600m from the site. The centre of Queensbury is approximately 1km from the site, whereby residents could access further services and amenities.											
I	0:4	+/-	P	LT	IR	Н.	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social							community, encouraging participation and co e that may put pressure on local services an						
cohesion		er the loca					e that may put pressure on local services ar	ia radiities or					
							pact on the quality of life of new residents he	ere as a result of					
	exposure	e to air pol	lution an	d noise a	and visua	l distur	bances. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,						
14 Culture &		+	Р	LT	IR	Н	DS3. DS4	14a					
leisure		Residents at the site would have good access to a range of culture and leisure opportunities including pubs,											
	restaura		and spoi				Queensbury.	Las					
	The con-	+/-	nd occur	LT pation of	IR new hom	M Nes wor	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe &		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,											
secure	new dev	elopment o	could pot	tentially e	enhance	commu	inity cohesion and wellbeing, or increase na						
	and so d	ould help t		at the loca	al risk of I	crime.	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,						
		+	Р	LT	IR	Н	CO1, CO2, CO3, DS1, DS5	16a, 16b					
	Site is 1.	1km south	-east of	the near	est GP s	urgery,	Queensbury Health Centre, putting it outsid	e the target					
16 Health		distance. The site is 5.7km south-west of a general hospital, St Luke's Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local											
							and community engagement, which could im						
							levelopment.						
17		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education		rest primai Queensbui					thool, is 1.15km north-west of the site. The r	nearest secondary					
	SCHOOL, C	+	P Acade	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a. 18b					
18							opportunities in the centre of Queensbury a						
Employment							derdale) approximately 2.5km south-west of						
. ,		a more dive field towar				or emp	loyment opportunities residents would likely	need to travel					
	Turtifici a	+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
							ld have a minor beneficial impact on the location						
19 Economy							and enhancing the pool of potential employ						
							nt could lead to an improved attractiveness t ackle local deprivation.	o me area, which					
	Journa ell	issurage it	artifici iiiv	tara irive	Janioni II	, noip t	aonio iodai aopiivationi						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/011A -		Site appears to be			
Station Road		in partial industrial use or construction,			Preferred Option:
West / Sharket	1.31	with some areas of	Greenfield	30 dwellings	QB6/H
Head Close		open space and greenfield			

Summary of assessment for QB/011A:

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.

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

The site is a vacant plot but contains an area of TPO woodland, and avoiding adverse effects from the development on this and the local ecological network would be difficult. However, new development at the site could be an opportunity to enhance the local townscape character, depending on how the development is implemented. There is a small waterbody 80m north of the site, the water quality of which could be impacted by the development.

		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 – 3f				
Buildings	Site is g	reenfield. <i>F</i>	ALC Gr	ade at th	e site is	Grade	4. Site coincides with coal and sandstone MS.	As.				
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e				
change							d at a low risk of surface water flooding. Given					
resilience	site in relation to the areas, it is expected that it would be avoided through a careful layout of development.											
Tesilierice	Howeve	r, developr	nent co	ould lead	to an ir	crease	in impermeable surfaces, compared to curren	t levels.				
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							h of the site. Development at the site would be	expected to				
resources	result in a minor increase in water consumption at this location in relation to existing levels.											
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6	In its cur	rent condi	tion the	site app	ears to	be of li	mited biodiversity value. However, there is an	area of TPO				
Biodiversity	woodlan	woodland in the eastern portion of the site. TPO woodland also adjoins the site's north-eastern and south-eastern										
&	perimete	perimeters. The TPO woodland could be adversely affected by development at the site, such as through impacts										
	on root z	on root zones.										
geodiversity	The HR	A Screenin	g proce	ess has i	dentified	d that lil	kely significant effects on the South Pennine M	loors SPA/SAC				
	are trigg	ered and the	herefor	e cannot	t be rule	d out at	this stage.					
7		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a				
, Landscape							discernible effect on any landscape designation					
&							evelopment at this site could result in the loss					
townscape							ve contribution towards the local landscape and					
townscape	characte	er. New dev	velopm	ent here	would b	e likely	to adversely affect this and to alter the local c	haracter.				
8 Cultural		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
heritage							oury Conservation Area. New development at					
Heritage	greenfie	ld site coul	d poter	ntially ha	ve an a	dverse	effect on the setting of this sensitive historic ar	ea.				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
							e air pollution at the site in relation to existing I					
9 Air quality							of new homes, it is not clear how the associate	ed transport				
							are to that from the current use of the site.					
	Develop	ment woul	d not h	ave a dis	scernible	e impac	t on an AQMA or CAZ.					
			Г.	1	וח		SP7, SP9, DS4, HO9, TR1, TR2, TR3,	10a – 10d				
40		+	Р	LT	IR	Н	TR4, TR5, TR6	10a – 10d				
10	Site is w	ithin 400m	of sev	eral hus	stons a	long the	e High Street, which have frequent services. The	ne nearest railway				
Transport							ry accessible for pedestrians and cyclists, alth					
		lesignated					iy accessible for pedestrialis and cyclists, altr	ough thore is a				
	idok of d						SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,					
11 Housing		+	Р	LT	IR	Н	HO9, HO10	11a				
			l	1	1		1 1100, 11010	l .				

SA Objective	Baseline						Mitigating or enhancing Local Plan policies	Mitigation code(s)			
							ards satisfying Bradford's housing needs, depe				
							in line with the Local Plan policies. The develo				
							O or more homes, or an area of more than 0.5h	ia), that specify			
12	aspecis	such as no	using r	IIIX and a	IR	H H	ses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible	The cite	io located	P controll								
services	The site is located centrally in Queensbury, with the nearest area of key services and amenities being 250m south-east on Queensbury High Street.										
Services	South-ea	121 OH QUE	D	IT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
13 Social	Site wou	ld situate r	New res	idents w			g community, encouraging participation and co				
cohesion							cale that may put pressure on local services an				
0011001011		er the loca									
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	Resident	ts at the sit	e woul	d have e	xcellent	acces	s to a range of culture and leisure opportunities	including pubs,			
	restaura	nts, church	es and	sports o		cused I	argely around Queensbury High Street.				
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe &		The construction and occupation of new homes would introduce new potential targets and victims of crime at a									
secure		ocation where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled									
00000		but. 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			
4011 111							edical centre, Queensbury Health Centre. The	site is 5.7km			
16 Health		a general h					to a diverse recent of some paternal backitate th				
							s to a diverse range of semi-natural habitats th e and community engagement, which could im				
							e and community engagement, which could in	iprove botti			
	priysical	++	P	IT	IR	13 01 111	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17	The near					rimary	School, is 600m south-west of the site. The ne				
Education		Queensbur						aroot oooonaary			
	20001,	+	<i>, т</i> .саа Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
40	Resident	ts would ha	ave god	d acces			nt opportunities in the centre of Queensbury a	,			
18							Calderdale) approximately 2.4km south-west of				
Employment							nployment opportunities residents would likely				
	further a	field toward	ds Brac	ford city	centre.						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
							ould have a minor beneficial impact on the loca				
19 Economy							es and enhancing the pool of potential employ				
							nent could lead to an improved attractiveness t	o the area, which			
	could en	courage fu	rther in	ward inv	estmen/	t to hel	p tackle local deprivation.				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/014A – Old Guy Road /	44.00	Agricultural	Greenfield, Green	000 1 11	Preferred Option:
Fleet Lane (1)	11.08	fields	Belt	260 dwellings	QB7/H

Summary of assessment for QB/014A:

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 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, health facilities and employment areas, although residents may need to travel up to 1.3km to access basic services and amenities.

Major adverse significant effect predicted due to the loss of greenfield land, and 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 large 100% greenfield and Green Belt site.

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect			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 a is Grade	large Gree 4. Site co	enfield sit incides w	te (>0.4h vith coal	na) and so and sand	o would Istone I		Grade at the site				
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	a carefu	FZ1 and had layout is early compare	expected	to be av	oided. H	f land a owever	at a low, medium and high risk of surface wa r, development could lead to an increase in i	ter which through mpermeable				
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 d it is likely to be of some biodiversity value	6a – 6f				
Biodiversity & geodiversity	connecti The HR	vity.	g proces herefore	s has ide	entified th	nat likel out at th		oors SPA/SAC				
		-	P	LT	IR .	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National open greatherefore residential	Parks or A eenfield an e be likely t ial built for	AONBs. I d Green to advers m, which	However Belt land sely alter would h	, resident d that ma the local elp to lim	tial dev y conta towns it the m	scernible effect on any landscape designation elopment at this relatively large site could result in GI elements of potentially high visual amous and landscape character. The site is actually the solution of the site is actually and this state is actually and the cannot be ruled out.	sult in the loss of enity and it would djacent to existing				
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	discernible effect on any heritage asset or h	istoric area.				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.											
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	The only bus stop within 400m has an infrequent service (less than one an hour and none later than 6.30p											

SA Objective	Baseline	Effect on S	SA Objecti	ive			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the											
TTTTOGGTTG	types and tenures of the housing provided being in line with the Local Plan policies. The development would meet												
	the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.												
40	аэрсою	30011 03 110					SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4,	40					
12 Accessible		-	Р	LT	IR	Н	CO2	12a					
services							en 900m and 1.3km east into the centre of Q	ueensbury to					
	access services and amenities to satisfy their daily needs. + P LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a												
13 Social	Site wou	ıld situate r	new resid				community, encouraging participation and co						
cohesion							e that may put pressure on local services an						
		er the loca											
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	luding pubs,					
	restaura	nts, parks +/-	and spor P	ts clubs, LT			Queensbury. SP1, SP3, SP4, SP16, H09, DS5, CO2	15a					
	The con-				IR new hom	M AS WOL	3P1, 3P3, 3P4, 3P16, HO9, D55, CO2 uld introduce new potential targets and victim						
15 Safe &							ncrease in crime at the site cannot be ruled						
secure							inity cohesion and wellbeing, or increase nat						
	and so c	ould help t	o comba	t the loca	al risk of	crime.		1					
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
40 1110-							entre and the Willows Medical Centre, are u						
16 Health	Site, putt	ing it outsi	de the ta	rget dista	ance. The	e site is	s 6.8km west of a general hospital, St Luke's o a diverse range of semi-natural habitats thi	Hospital.					
	countrys	ide with or	portuniti	es for ou	tdoor ex	ercise a	and community engagement, which could im	prove both					
							levelopment.						
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education							is up to 750m north-east of the site. The ne	arest secondary					
	SCHOOL, C	Queensbur +/-	y Acadei P	ITIY, IS 1.2	IR	n-east H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
	Residen		ave good				opportunities in the centre of Queensbury ar						
18	Business	s Park and	Holmefi	eld Indus	trial Esta	te (Cal	Iderdale) approximately 1.7km south-west of	the site. To					
Employment							loyment opportunities residents would likely						
							rtain the extent to which the loss of agricultu	ral land could					
	impact o	n employn	nent oppo	ortunities LT	IR IR	uture ir H	n the local area. SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
	The con						ld have a minor beneficial impact on the loca						
19 Economy							and enhancing the pool of potential employe						
	business	ses. Howe	er, it is ι				hich the loss of agricultural land could impac						
	agricultu	iral econon	ny.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/035 – Long Lane (1)	0.84	Agriculture	Greenfield, Green Belt	20 dwellings	Preferred Option: QB9/H

Summary of assessment for QB/035:

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 a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, although the location of the site does not allow for good access to transport links or local amenities.

Major adverse significant effect predicted due to the loss of greenfield land, and 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 which is 90m west of Shibden Head LWS.

		Effect on S	SA Object	ive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f	
Buildings		large Gree 4. Site co						Grade at the site	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e	
resilience	Site is in imperme	FZ1 and i able surfa	s not at r ces, com	risk of su opared to	rface wa	ter floo levels.	ding. However, development could lead to a	in increase in	
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							n 100m of a surface waterbody. Developmen consumption.	nt at the site	
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 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. Shibden Head LWS is 90m east of the site, which could be exposed to increased recreational disturbances as a result of residential development at the site. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.								
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	National and Gre and town characte	Parks or A en Belt lan nscape cha er. The site I effects, b	AONBs. I d that, in aracter. I is adjac	However its curre New deve ent to exi stage a i	, residen ent condit elopment isting res	tial dev tion, like here w tidentia	scernible effect on any landscape designation elopment at this site could result in the loss also makes a positive contribution towards the rould be likely to adversely affect this and to built form, which would help to limit the matter on the local landscape and townscape	of open greenfield e local landscape alter the local gnitude for	
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	discernible effect on any heritage asset or I	nistoric area.	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
9 Air quality									
10		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	railway s	station, Lov	v Moor, i	s 6.4km	south-ea	st. Ped	g Halifax Road, and have frequent services. estrian and bicycle access of the site would cycle paths in the local area.		
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	

SA Objective	Baseline	Effect on S	SA Objecti	ive			Mitigating or enhancing Local Plan policies	Mitigation code(s)			
							ds satisfying Bradford's housing needs, depe ine with the Local Plan policies. The develo				
							r more homes, or an area of more than 0.5h				
							to reflect local need.	ia), iliai opoolij			
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible services	Residents would need to travel up to 1km north, into the centre of Queensbury, to access a full range of services and amenities to satisfy their daily needs.										
		+	P	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social							community, encouraging participation and co				
cohesion		on, without er the loca					e that may put pressure on local services ar	d facilities or			
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 Queensbury.	luding pubs,			
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.									
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b			
16 Health	south-we Residen countrys	est of a ge ts at the si ide with op	neral hos te would portuniti	spital, St have exc es for ou	Luke's H cellent ac itdoor ex	ospital. cess to ercise a	o a diverse range of semi-natural habitats th and community engagement, which could im evelopment.	roughout the local			
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education					demy, is		Academy, is 550m north-west of the site. Thorth-east of the site.	ne nearest			
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	Business more div towards	s Park and erse and e	Holmeficexpansive ity centre tunities in	eld Indus e range o e. It is un n agricult	strial Esta of employ certain thure in the	ite (Cal ment c ne exte e local		te. To access a ravel further afield d impact on			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	increasir business	ng the dem	and for l	ocal goo	ds and s	ervices	ld have a minor beneficial impact on the loc and enhancing the pool of potential employ nich the loss of agricultural land could impac	ees for local			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/036 – Long Lane (2)	0.69	Open space with a few small buildings	Greenfield, Green Belt	22 dwellings	Preferred Option: QB10/H

Summary of assessment for QB/036:

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 a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, although the location of the site does not allow for good access to transport links. Major adverse significant effect predicted due to the loss of greenfield land, and minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a greenfield and Green Belt site which is 30m north-west of Shibden Head LWS. There are several small waterbodies within 100m of the site, the water quality of which could be impacted by the development.

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land ALC Grade at the site is Grade 4. Site coincides with coal and sandstone MSAs.										
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e			
change resilience							w risk of surface water flooding. However, dared to current levels.	evelopment could			
		- P LT IR M SP9, EN1, EN2, EN7, EN9 5a – 5e A number of small, unnamed waterbodies are within 100m of the site. Site is not within a GSPZ. Development at									
5 Water resources							n 100m of the site. Site is not within a GSPZ. ase in water consumption at this location in I				
6		-	Р	LT	IR	М	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. Shibden Head LWS is 30m south-east of the site, which could be exposed to increased recreational disturbances as a result of residential development at the site.										
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National and Gree and town characte	Parks or A en Belt lan nscape cha er. The site	AONBs. In the state of the stat	However its curre New deve ent to ex	, resident ent condit elopment isting res	tial dev ion, like here w identia	scernible effect on any landscape designation elopment at this site could result in the loss of the lo	of open greenfield local landscape alter the local gnitude for			
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 P	uld be ur LT	nlikely to IR	have a	discernible effect on any heritage asset or h	istoric area. 9a – 9d			
9 Air quality	construc	tion and o	ccupation	n of new	homes a	nd the	H09 air pollution at the site in relation to existing associated transport movements and house n an AQMA or CAZ.				
10		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
Transport	railway s	The nearest bus stops are around 750m away along Halifax Road, and have frequent services. The nearest railway station, Low Moor, is 6.3km south-east. Site is accessible for pedestrians and generally accessible for cyclists via the road network, although there is a lack of designated cycle paths in the local area.									
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an the minir	d tenures mum criter	of the ho	using pro	ovided be and HO	eing in l 5 (10 c	ds satisfying Bradford's housing needs, deper line with the Local Plan policies. The develor for more homes, or an area of more than 0.5h to reflect local need.	ment would meet			

SA Objective	Baseline	Effect on S	SA Object	ive			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							to the centre of Queensbury, to access a full	range of				
301 11003	services	and amer				eeds.						
		+	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.										
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	uding pubs,				
	restaura			ts clubs,			Queensbury.	Γ.				
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, H09, 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	south-we Resident countrys	est of a ge ts at the si ide with op	neral hos te would oportuniti	pital, St have exc es for ou	Luke's H cellent ac itdoor exe	ospital. cess to ercise a	ical centre, Queensbury Health Centre. The a diverse range of semi-natural habitats thrand community engagement, which could im evelopment.	oughout the local				
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education							Academy, is 550m north-west of the site. The north of the site.	ne nearest				
		+	Р	ĹT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	Residents would have good access to employment opportunities in the centre of Queensbury and at the Sidhil Business Park and Holmefield Industrial Estate (Calderdale) approximately 1.8km west of the site. To access a more diverse and expansive range of employment opportunities residents would likely need to travel further afield towards Bradford city centre.											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		ng the dem					ld 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
QB/031 – Former Reservoir,					
Mountain	0.47	Industrial	Brownfield	5 dwellings	Discounted

Summary of assessment for QB/031:

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

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

As a PDL site containing 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 two additional minor adverse effects are related to increases in air pollution and water consumption, which have been predicted at nearly all sites.

		Effect on S	SA Object	ive										
SA Objective	Baseline trend	Score of effect Between Ce		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							coincides with coal and sandstone MSAs. S	lite would						
	constitut	e and effic	ent use	of the lar	nd resou	rce sub	ject to potential effects on the MSAs. SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3,							
4 Climate change		+	Р	LT	IR	М	EN7	4a – 4e						
resilience	Site is in	Site is in FZ1 and is not at risk of surface water flooding.												
5 Water		-	<u>P</u>	LT	IR	M	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 vould be likely to result in a minor increase in water consumption.												
	would be	e likely to f	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f						
6 Biodiversity & geodiversity	Site is PDL containing buildings. It is considered to be likely that it is of limited biodiversity value in its current condition. New development here would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.													
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b						
7 Landscape & townscape	National commer characte this loca element	Parks or Acial/industrer. It is constion has a s of high viby various	ONBs. ial use. sidered to more posual amo	The site i There ma o be likel sitive infl enity valu	s PDL and the second se	nd contore be I w devented the local enternation the local ensuring	scernible effect on any landscape designat ains an existing building that appears to be imited scope for new development to adversopment at the site would be an opportunity cal townscape character, such as by incorping that the new development is of a high quality and the dependent on the design and implested.	in resely alter the local to ensure that orating GI ality design (as						
8 Cultural	•	0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None						
heritage	Develop	ment at the	site wo	uld be ur	nlikely 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 – 9d						
9 Air quality	at the si	te in relatio ed transpo	n to exis	ting leve nents an	ls due to d housel	both th	n an AQMA or CAZ.							
	•	-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d						
10 Transport	more fre	quent serv	ices run is 7.5km	from bus	s stops o ast. Site	n the H	igh Street, 900m south-east of site. The ne	arest railway						

SA Objective	Baseline	Effect on S	SA Object	ive			Mitigating or enhancing Local Plan policies	Mitigation code(s)						
	types an meet the	d tenures minimum	of the ho criteria c	using pro of policies	ovided be s HO4 ar	eing in I nd HO5	Is satisfying Bradford's housing needs, de ine with the Local Plan policies. The devel (10 or more homes, or an area of more th houses to reflect local need.	opment would not						
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a						
services		ts would no and amen					st, into the centre of Queensbury, to access	s a full range of						
		+	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.													
14 Culture &		+ P LT IR H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4												
leisure		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, parks and sports clubs, in and around Queensbury.												
	+/- P 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 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						
							the Willows Medical Centre, putting it outs	de the target						
16 Health							al, St Luke's Hospital.							
	countrys	ide with op	portuniti	es for ou	tdoor exe	ercise a	o a diverse range of semi-natural habitats to and community engagement, which could in levelopment.							
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c						
Education		rest primar oury Acade					is 350m east of the site. The nearest sectite.	ondary school,						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
18 Employment	Business access a	s Park and	Holmefi erse and	eld Indus expansiv	trial Esta /e range entre.	ate (Cal of emp	opportunities in the centre of Queensbury derdale) approximately 1.9km south-west loyment opportunities residents would like	of the site. To ly need to travel						
		+	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 developmen t	Status
QB/033 – Land south of Thornton Road, east of Harp Lane	3.44	Greenfield land/Green belt	Greenfield 100%	90 dwellings	Alterna tive

Summary of assessment for QB/033: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality and cultural heritage. The site is well located to provide residents with good access to jobs, services, transport and significantly good access to educational 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	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e					
Buildings							>0.4ha of greenfield land. Site coincides with Site is within the green belt.	a coal and					
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 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	+ P LT IR M SP9, EN1, EN2, EN7, EN9 5a – 5e												
resources							vaterbodies within 100m of the site. Developr er consumption. SP10, SP11, EN1, EN2, EN3, EN7, EN9	ment at the site					
6		6a – 6f											
Biodiversity & geodiversity	condition. New development here could reduce biodiversity value at the site and reduce local educed 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 ains GI ele y alter the	AONBs. ements local to help to	Howeve of potent 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 repotential effects, but at this stage a minor advent	of open greenfield ore be likely to sidential built					
	100ai iai i	-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
8 Cultural heritage	the noise		d due to		ction, ho	0m sur wever	rounding the site. Short term negative effects it is expected that the development would als	would come from					
		-	P .	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	homes w		kpected	l to result	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	Bradford	Interchan	ge Rail	way Stat	ion, this i	s outsi	ent services. The nearest railway station is 7 de of the desired range. The site has good at 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 policie	ousing is s HO4 a	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		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
Accessible services		ts at the situse Road.		d have g	ood acce	ess to k	ey services and amenities including those on	West End and					
13 Social	g10	+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					

SA Objective E	Baseline Effect on SA Objective Mitigating or enhancing Local Plan policies Mitigation code(s) Development would provide high-quality homes within an existing community in an area of high deprivation (IMD)												
cohesion	Developme	ent would	provid	de high-q	uality ho	mes wi	thin an existing community in an area of high	deprivation (IMD)					
	without dis	rupting c	ohesiv	eness of	existing	commu	nity, encouraging participation and communit	y interaction,					
	without the	develop	ment b	eing of a	scale th	at may	put pressure on local services and facilities o	r could alter the					
ļ	local sense	of comr	nunity	and place	e.								
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure F	Residents	at the site	e would	d have go	ood acce	ss to a	range of culture and leisure opportunities inc	luding pubs,					
r	restaurants, churches and outdoor leisure spaces, including Foxhill Park.												
	+/- P LT IR M SP1, SP3, SP4, SP16, HO9, DS5, CO2 15a												
45 Coto 9	The construction and occupation of new homes would introduce new potential targets and victims of crime at a												
15 Sale &	location where there are currently none, and so an increase in crime at the site cannot be ruled out. However,												
secure	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 Hoolth	Site is 500	m south	of the r	nearest C	P surge	ry, The	Willows Medical Centre. The site is within 6k	m of a hospital,					
	Bradford T				Ū	•							
F	Residents	at the site	e would	d have go	ood acce	ss to a	diverse range of semi-natural habitats with o	oportunities for					
	outdoor exercise and community engagement.												
47		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
17	The neares	st primar	y scho	ol, Foxhil	l primary	Schoo	l, is 400m north west of the site. The nearest	secondary					
	school, Qu							·					
		+	Р	ĹT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18	Site would	provide i	resider	nts with a	ood acce	ess to a	broad range of high quality and diverse empl	oyment					
							naw and Illingworth.	,					
		+	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, 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,												
	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
QB/008 – Deanstone	0.70	Open	One and field	28 dwellings (based	Diagonate d
Lane	0.79	space	Greenfield	on 35dph) `	Discounted

Summary of assessment for QB/008:

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.

Major adverse significant effect predicted due to the loss of greenfield land, and 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.

		Effect on S	SA Object	ive										
SA Objective	Baseline trend	Score of effect	Permar Duratio		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 a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land ALC Grades at the site are 'Urban' and Grade 4. Site coincides with a sandstone MSA.												
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e						
change resilience	site in re	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							n 100m of a surface waterbody. Developmer consumption.	nt at the site						
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f						
Biodiversity & geodiversity	its curre	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.												
·	- P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS							7a, 7b						
7 Landscape & townscape	National that cont adversel form, wh	Parks or A tains GI ele by alter the	AONBs. I ements o local tow help to li	However, of potentia on scape in the management in the management.	, resident ally high and land: nagnitude	tial deve visual a scape o e for po		of open greenfield re 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 wo	uld be ur	likely to	have a	discernible effect on any heritage asset or h	istoric area.						
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d						
9 Air quality	homes w		xpected t	to result i	n a mino	r increa	n an AQMA or CAZ. The construction and o ase in air pollution in relation to existing leve							
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d						
10 Transport	station, I	_ow Moor,	is 6.6km	south ea	ast. Site i	s very	igh Street, which have frequent services. Th accessible for pedestrians and somewhat ac k of designated cycle paths in the local area	ccessible for						
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a						
11 Housing	types an													

SA Objective	Baseline	Effect on S	SA Object	ive			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		f key se	rvices an	d amenit	ies app	ears to be located 550m north-east of site o	n Queensbury						
13 Social		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a						
cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.													
14 Culture &	+ P LT IR H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4													
leisure		desidents at the site would have good access to a range of culture and leisure opportunities including pubs, estaurants, churches and sports clubs, focused largely around Queensbury High Street.												
		+/- P LT IR M 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 ocation 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		ts would be					lical centre, Queensbury Health Centre. The	site is 6.3km						
	countrys	ide with op	portuniti	es for ou	ıtdoor ex	ercise a	o a diverse range of semi-natural habitats the and community engagement, which could im levelopment.							
17	7	++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c						
Education		rest prima Queensbui						st secondary						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
18 Employment	Business access a	s Park and	Holmefi erse and	eld Indus expansiv	strial Esta ve range	ite (Cal	opportunities in the centre of Queensbury ar derdale) approximately 1.7km south-west of loyment opportunities residents would likely	the site. To need to travel						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
19 Economy	increasir business	+ 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, 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
EM/94 – School Cote		Agricultural	Greenfield, Green	Employment	
Brow/Brow Lane	7.4	fields	Belt	land	Alternative

Summary of assessment for EM/94:

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

Major adverse significant effect predicted due to the loss of greenfield land.

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

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

		Effect on	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence Duration Reversibility		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 a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land ALC Grades site are Grade 3 and 'Urban'. Site coincides with sandstone and coal MSAs. By the coincides with sandstone and coal MSAs.							_C Grades at the				
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e				
change 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.											
	-	-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	Site is n	A small, unnamed waterbody is within the site boundary. 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.										
	0000	-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	ecologic The site and type	al connect falls withir of employ	ivity. n an Impa ment de	act Risk i velopme	Zone for ent here,	South I	d reduce biodiversity value at the site and Pennine Moors SAC/SPA/SSSI. Dependin ation with Natural England may be require effects on the SAC/SPA/SSSI.	g on the scale				
7 Landscape & townscape	National greenfie hedgero The site effects, I This is p	Parks or A ld and Gre ws, and it is adjacen but at this articularly	AONBs. In the AO	However and that erefore be ing residual. In the individual of the	r, new em contains pe likely to lential bu verse effe e site is viewable	nployme GI eler o adver ilt form ect on t on grou	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designated development at this site could result in ments of potentially high visual amenity, in rely alter the local townscape and landscap, which would help to limit the magnitude for the local landscape and townscape cannot and sloping upwards away from the built for distance (from the west).	the loss of open cluding ape character. or potential be ruled out.				
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 P	uld be u	nlikely to IR	have a	discernible effect on any heritage asset o SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	r historic area. 9a – 9c				
9 Air quality	the cons	struction ar ed with the	nd occupa ese busir	ation of r esses.	new busi	ness pr	air pollution at the site in relation to existir emises and the transport movements and in an AQMA or CAZ.					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	nearest		ition, Lov	v Moor, i	s 7.7km	east. Si	ent services, including those along Halifax te is very accessible for pedestrians and c					
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None				

SA Objective	Baseline	Effect on					Mitigating or enhancing Local Plan policies	Mitigation code(s)						
	Site is a needs.	llocated for	r employ	ment and	d therefo	re will r	ot provide a contribution towards Bradford	l's housing						
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a						
services	The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.													
13 Social		None												
cohesion		This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.												
14 Culture &		O n/a n/a n/a H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, None												
leisure		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.												
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a						
15 Safe & secure	of crime out. Hov	at a location	on where develop	there a	re curren	tly none	ent site would introduce new potential targe, and so an increase in crime at the site c crease natural surveillance, and so could	annot be ruled						
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None						
то пеаш	Site is p		r employ	ment pu	rposes a	nd so it	would be unlikely to have a discernible ef	fect on this SA						
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b						
17 Education	Site wou employe	•	new em	ploymen	t land tha	at offers	skills learning opportunities for local peop	le and						
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
18 Employment		nt to which					oloyment opportunities in Bradford. Howev d impact on employment opportunities in a							
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
19 Economy	towards		erm succ	ess of Br			ployment space in Queensbury, that woul ny. The proposed development could also							

Cullingworth

Three potential housing sites have been identified within Cullingworth as preferred options. Significant negative effects in relation to climate change resilience (SA objective 4) have been identified for site CU/004. It is unknown at this stage whether future development on this site would be able to entirely avoid an area of the site which is at a high risk of surface water flooding, given the number of dwellings being considered at this site.

Significant negative effects have been identified for all sites in relation to biodiversity and geodiversity (SA Objective 6). The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage. This is related to potential recreation impacts.

Site CU/013 is the only site which scores positively (minor) in relation to climate change resilience. Although site CU/001 scores negatively (minor) in this regard, this could potentially be addressed through measures such as Sustainable Drainage Systems and by exploring alternative site layouts to avoid the highest risk areas.

Significant positive effects have been identified in relation to health (SA objective 16) for sites CU/001 and CU/004 and in relation to education (SA objective 17) for all three sites.

In relation to landscape & townscape (SA objective 7) and accessible services (SA objective 12), site CU/004 scores positively (minor) whilst site CU/013 scores negatively (minor) in relation to these SA objectives.

There are a further two potential alternative housing site options (CU/003 and CU/015).

Summary table of effect scores predicted for housing site options in Cullingworth:

PO Ref	Site Ref	SA Objective																		
	Site Kei	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
CU1/H	CU/001	-	-	+/-	-	-		+	0	-	+	+	+	+	+	+/-	++	++	+	+
CU2/H	CU/004	-	-	+/-		-		+	+	-	+	+	+	+	+	+/-	++	++	+	+
CU3/H	CU/013	-	-		+	-		-	0	-	+	+	-	+	+	+/-	+	++	+	+

Key:	
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
CU/001 – Halifax Road	1.86	Vacant PDL plot	Brownfield	53 dwellings	Preferred Option: CU1/H

Summary of assessment for CU/001:

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.

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

There is a very limited extent of land at a low, medium and high risk of surface water flooding along the south-western perimeter, though this is expected to be avoided through a careful layout. The only other minor adverse effects are related to increases in air pollution and water consumption, which have been predicted at nearly all sites.

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings		Site is PDL. ALC Grade at the site is Grade 4. Site coincides with a sandstone MSA. Site would be an efficient use of the land resource subject to the potential effects on the MSA.									
4 Climate	400 01 11	-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience							at a low, medium and high risk of surface wat avoided through a careful layout.	ter flooding along			
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							n 100m of a surface waterbody. Developmen consumption.	t at the site			
6 Biodiversity & geodiversity			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9 ely that it is of limited biodiversity value in its	6a – 6f			
	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. 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 therefore cannot be ruled out at this stage.										
		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a			
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 a vacant PDL plot which, in its current condition, appears to detract from the local townscape 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.										
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	discernible effect on any heritage asset or h	istoric area.			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupate homes would be expected to result in a minor increase in air pollution in relation to existing levels due associated with homes and transport movements.										
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	railway s		gley, is 5	km north	n-west. S		nt services, including those along the B6429 ccessible for pedestrians and cyclists, althou				

SA Objective	Baseline	Effect on S	SA Object	ive			Mitigating or enhancing Local Plan policies	Mitigation code(s)		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the								
TTTTOUSING							ine with the Local Plan policies. The develop			
							r more homes, or an area of more than 0.5h	a), that specify		
	aspects s	uch as ho	busing m	ix and aff	fordable	houses	to reflect local need.			
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
services	The neare and the B		f key sei	vices an			ears to be located 450m north-east of site o			
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social							ommunity, encouraging participation and co			
cohesion							e that may put pressure on local services an	d facilities or		
	could alte	r the loca	ı sense d	or commu	inity and	place.	CD0 CD40 CD45 CO4 FC4 TD4 FNC DC2			
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 in and around Cullingworth.									
	restauran		es and o	outdoor le				45		
	Th	+/-	P1	LI	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe &	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									
secure	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.									
	Tididiai od	++	P	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
	Residents would be within 450m of the nearest medical centre, Cullingworth Medical Practice. The site is 7.5km									
16 Health	north-west of a general hospital, Bradford Royal Infirmary.									
	Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local									
	countryside with opportunities for outdoor exercise and community engagement, which could improve both									
	physical a	and menta	al health	for the re	sidents o	of the d	evelopment.			
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
Education	The nearest primary school, Cullingworth Village Primary School, is adjacent to the site to the east. The nearest secondary school, Parkside School, is 785m north-east of the site.									
Ladodion	secondar							L		
	.	+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18	Residents would have good access to employment opportunities in the centre of Cullingworth and the									
Employment	surrounding towns and villages of Haworth, Harden and Denholme, but in order to access a more diverse and expansive range of employment opportunities residents would likely need to travel approximately 4.5km north									
	towards K	range or	horo the	ment opp	/illago an	s reside	ents would likely need to travel approximately chcliffe Employment Zones are located.	y 4.5km north		
	lowarus N	reignley w	niere ine	IT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
	The const	truction a	nd occur				ld have a minor beneficial impact on the loca	,		
19 Economy										
10 LCOHOITIY	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.									
The second of th										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CU/004 – Cullingworth Mill	1.15	PDL, industrial	Brownfield	48 dwellings	Preferred Option: CU2/H

Summary of assessment for CU/004:

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 arises for the climate change resilience SA Objective due to a large area of land in the centre of the site at a high risk of surface water flooding. Given the number of dwellings proposed, it is unlikely that it would be possible to avoid this

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore 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 transport links, local services and amenities, and employment areas.

Cullingworth Conservation Area is 30m north-west of the site and there are two Grade II Listed Buildings within 40m, and given the current condition of the PDL site, new development here could enhance the setting of these heritage assets, as well as provide opportunities to achieve biodiversity net gains and improve the local townscape character.

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

		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 – 3f		
Buildings		Site is PDL. ALC Grade at the site is Grade 4. Site coincides with a sandstone MSA. Site would be an efficient use of the land resource, subject to the potential effects on the MSA.								
9 .	use of th	e land res						1- 1-		
4 Climate	Cito io io	F71 A los	P	LT o in the	IR	of the o	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7 ite is at high risk of surface water flooding and i	t is unlikely that		
change							reful layout of development given the number of			
resilience		ed at the s		avoide	ı iiilouç	jii a cai	eral layout of development given the number of	dwellings being		
5 M	001101001	-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water					Z and	is not w	rithin 100m of a surface waterbody. Developme	nt at the site		
resources	would be	would be likely to result in a minor increase in water consumption.								
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6	Site is P	Site is PDL containing buildings. It is considered to be likely that it is of limited biodiversity value in its current								
Biodiversity	condition. New development here would be a good opportunity to deliver biodiversity net gain at the site such as									
&	through the introduction of GI elements.									
geodiversity	The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.									
	are trigg	+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
	Develop						a discernible effect on any landscape designati			
7		National Parks or AONBs. The site is PDL and contains hard standing and existing buildings that appear to be in								
7	commercial use. There may therefore be limited scope for new development to adversely alter the local									
Landscape &	character. It is considered to be likely that new development at the site would be an opportunity to ensure that									
townscape							e local townscape character, such as by incorporate			
							uring that the new development is of a high qua			
			Local	Plan po	licies).	I his is	somewhat dependent on the design and impler	nentation of		
	develop	TICITE.	Р	ΙΤ	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a. 8b		
	The Gra	de II Listed								
8 Cultural	'Cullingy	The Grade II Listed Buildings 'Boundary Wall Railings and Gates at Cullingworth Baptist Church' and 'Cullingworth Baptist Church' are within 40m west of the site. Cullingworth Conservation Area is 30m north-west								
heritage	of the site. The site is PDL and based on its current condition it is considered likely that new development would									
							r and setting of these sensitive heritage assets			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
		A small proportion of the site appears to be in commercial use, so development would be likely to increase air								
9 Air quality							due to the construction and occupation of new h			
					ovemer	nts and	household pollution. Development would not have	ave a discernible		
	impact o	n an AQM	A or C	AZ. T			CD7 CD0 DC4 HO0 TD4 TD2 TD2 TD4 TD5	1		
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
<u> </u>				1	1	l	INU	L		

SA Objective	Baseline Effect on SA Objective Mitigatin	g or enhancing Local Plan policies	Mitigation code(s)						
Transport	Site is within 400m of multiple bus stops with frequent se								
	railway station, Bingley, is 4.7km north-west. Site is acce		cessible for						
	cyclists via the road network, but there is a lack of designated cycle paths in the local area.								
	+ P LI IR H HO9, HO		11a						
11 Housing	Site could make a minor positive contribution towards sa								
11 Housing	types and tenures of the housing provided being in line with the Local Plan policies. The development would meet								
	the minimum criteria of policies HO4 and HO5 (10 or mo		a), that specify						
	aspects such as housing mix and affordable houses to re								
12	+ P LT IR H SP2, SF	3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a						
Accessible services	The site is adjacent to an area of key services and amer	ities on Greenside Lane and the B6429.							
		6, SP9, DS1, DS5, CO1, CO2, HO4	13a						
13 Social	Site would situate new residents within an existing comm								
cohesion	interaction, without the development being of a scale that	t may put pressure on local services and	d facilities or						
	could alter the local sense of community and place.								
	+ P	10, SP15, CO1, EC4, TR4, EN6, DS2, DS3,	14a						
14 Culture &	DS4								
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 in and								
		3, SP4, SP16, HO9, DS5, CO2	15a						
15 Safe &	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								
secure									
	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.								
		9, SP10, SP15, HO9, EN1, EN8, EN9, CO1,	16a, 16b						
		03, DS1, DS5	ha aita ia 7 Okm						
16 Health	Residents would be within 250m of the nearest medical centre, Cullingworth Medical Practice. The site is 7.2km north-west of a general hospital, Bradford Royal Infirmary.								
10 Health	Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local								
	countryside with opportunities for outdoor exercise and community engagement, which could improve both								
	physical and mental health for the residents of the devel		01010 2011						
		14, SP16, EC3, DS5, CO2	17a – 17c						
17	The nearest primary school, Cullingworth Village Primary								
Education	secondary school, Parkside School, is 450m north-east of the site.								
		14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
18 Employment	Residents would have good access to employment opportunity		,						
	surrounding towns and villages of Haworth, Harden and Denholme, but in order to access a more diverse and								
	expansive range of employment opportunities residents		/ 4.5km north						
	towards Keighley where the Worth Village and Beechclif								
		14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
	The construction and occupation of new homes could ha								
19 Economy	increasing the demand for local goods and services and								
	businesses. An improvement in the built environment co		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
CU/013 -		A square plot of land			
Cullingworth	0.70	that appears to be		34 dwellings (based	Preferred Option:
Road / Doll	0.72	partial hard standing, and partial	Greenfield	on 35dph)	CU3/H
Lane		greenfield			

Summary of assessment for CU/013:

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, health facilities and employment areas.

Major adverse significant effect predicted due to the loss of greenfield land, and minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a greenfield and Green Belt site.

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

		Effect on S	SA Objecti	ve				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings		is Greenfi . Site does					ot constitute an efficient use of land ALC G	Grade at the site is
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience		FZ1 and i					ding. However, development could lead to a	n increase in
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							100m of a surface waterbody. Development consumption.	
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9 d it is likely to be of some biodiversity value	6a – 6f
Biodiversity & geodiversity	connecti The HR	vity.	g proces	s has ide	entified th	at likel	liversity value at the site and reduce local en y significant effects on the South Pennine M is stage.	
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape	National	Parks or A					scernible effect on any landscape designation	and the althoughts as
& townscape	and towi	nscape cha er. The site effects, bu	d that, in aracter. N is adjace ut at this	lew deve ent to exi stage a r	nt condit elopment sting res minor ad	ion, like here w idential verse e	elopment at this site could result in the loss ely makes a positive contribution towards the rould be likely to adversely affect this and to built form, which would help to limit the ma ffect on the local landscape and townscape	of open greenfield e local landscape alter the local gnitude for
townscape 8 Cultural	and town characte potential out.	nscape cha er. The site effects, bu	d that, in aracter. N is adjace ut at this N/A	lew deve ent to exi stage a r	nt conditelopment sting res minor adv	ion, like here w idential verse e	ely makes a positive contribution towards the rould be likely to adversely affect this and to built form, which would help to limit the material frect on the local landscape and townscape SP2, SP10, EN3, EN4, EN5, EN6, DS3	of open greenfield e local landscape alter the local gnitude for cannot be ruled
& townscape	and town characte potential out.	nscape cha er. The site effects, bu	d that, in aracter. N is adjace ut at this N/A	lew deve ent to exi stage a r	nt conditelopment sting res minor adv	ion, like here w idential verse e	ely makes a positive contribution towards the rould be likely to adversely affect this and to built form, which would help to limit the material frect on the local landscape and townscape SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on any heritage asset or leading to the round of the second of the	of open greenfield e local landscape alter the local gnitude for cannot be ruled
& townscape 8 Cultural heritage	and towicharacter potential out.	nscape cha er. The site effects, bu O ment at the	d that, in aracter. N is adjace at this N/A e site wo	lew deve ent to exi stage a r N/A uld be un LT	nt condit elopment sting res minor ad N/A nlikely to	ion, like here w idential verse e H have a	ely makes a positive contribution towards the rould be likely to adversely affect this and to built form, which would help to limit the material frect on the local landscape and townscape SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on any heritage asset or leading to the specific specifi	of open greenfield e local landscape alter the local gnitude for cannot be ruled None istoric area. 9a – 9d
townscape 8 Cultural	and towicharacter potential out. Develop Develop homes v	oscape char. The site effects, but on the original of the orig	d that, in aracter. N is adjace ut at this N/A e site wo P d not have expected t	lew deverent to existage a r N/A uld be ur LT re a discoor result i	nt condition of the con	ion, like here widential verse e	ely makes a positive contribution towards the rould be likely to adversely affect this and to built form, which would help to limit the material frect on the local landscape and townscape SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on any heritage asset or lesser, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	of open greenfield e local landscape alter the local gnitude for cannot be ruled None instoric area. 9a – 9d occupation of new

SA Objective	Baseline	Effect on S					Mitigating or enhancing Local Plan policies	Mitigation code(s)
Transport	The only	bus stops	within 4	00m on 9	Sunningd	lale Cre	escent have infrequent services (less than o	ne an hour), but
							6429, 550m west of site. The nearest railwa	
				accessib	ole for pe	destria	ns and cyclists, although there is a lack of d	esignated cycle
	paths in	the local a	rea.	ı	1	ı	000 1104 1100 1100 1104 1105 1100 1107	<u> </u>
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing							ds satisfying Bradford's housing needs, dep	
TTTTCCCITIG							ine with the Local Plan policies. The develo	
							r more homes, or an area of more than 0.5h	na), that specify
	aspects	such as no	busing m	ix and ar	Tordable	nouses	to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4,	1
12 Accessible		-	Р	LT	IR	Н	CO2	12a
services							ears to be located 800m north-west of site	on Greenside
001 11000	Lane an	d the B642						Τ
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social							community, encouraging participation and co	
cohesion							e that may put pressure on local services ar	nd facilities or
	could all	er the loca	i sense d	or commu	unity and I	piace.	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	T
14 Culture &		+	Р	LT	IR	Н	DS3, DS4	14a
leisure	Residen	ts at the si	te would	have go	od acces	s to a r	ange of culture and leisure opportunities inc	luding pubs,
	restaura	nts, church	nes and o	outdoor le	eisure sp	aces ir	and around Cullingworth.	
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe &							ald introduce new potential targets and victir	
secure							ncrease in crime at the site cannot be ruled	
		•		•			nity cohesion and wellbeing, or increase na	turai surveillance,
	and so d	ould help t			ai fisk oi I	Crime.	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,	1
		+	Р	LT	IR	Н	CO1, CO2, CO3, DS1, DS5	16a, 16b
4011 111	Site is 8	50m south	-east of t	he neare	est medic	al cent	re, Cullingworth Medical Practice, putting it j	ust outside the
16 Health							eneral hospital, Bradford Royal Infirmary.	
							o a diverse range of semi-natural habitats th and community engagement, which could in	
							levelopment.	iprove botti
	priyologi	++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17	The nea						imary School, is 720m north-west of the site	
Education		ry school,						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18							opportunities in the centre of Cullingworth a	
Employment							and Denholme, but in order to access a mo	
Linployment							ents would likely need to travel approximate	ly 5km north
	towards	Keighley v	vhere the				chcliffe Employment Zones are located.	T
	T 1	+	P .	LT	IR.	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
40 ==							ld have a minor beneficial impact on the loc	
19 Economy							and enhancing the pool of potential employ	
							nt could lead to an improved attractiveness tackle local deprivation.	o the area, which
	could en	courage it	nulei inv	varu irive	Sumeric IC	rieip t	ackie local deplivation.	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential developmen t	Status
CU/003 – Haworth Road	1.57	Greenfield land/ Green Belt	Greenfield 100%	50 dwellings	Alterna tive

Summary of assessment for CU/003: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality. The site is well located to provide residents with good access to jobs, services, transport and significantly good access to educational 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)
0110			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings							>0.4ha of greenfield land. Site coincides with Site is within the green belt.	a coal and
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 c nis 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	
goodivoloity	COMINCOL		Р	LT	IR	I	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7							discernible effect on any landscape designati velopment at this site could result in the loss	
7 Landscape & townscape	National that contadversel form, wh	Parks or Atains GI eld by alter the lich would	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	velopment at this site could result in the loss amenity, including trees, and it would therefore character. The site is adjacent to existing re- otential effects, but at this stage a minor adv	of open greenfield ore be likely to esidential built
Landscape & townscape	National that contadversel form, wh	Parks or A tains GI eld by alter the	AONBs. ements local to help to d towns	However of poten ownscape limit the scape ca	er, reside tially high e and lan magnitud nnot be i	ntial de n visual dscape de for p ruled ou	velopment at this site could result in the loss amenity, including trees, and it would therefor 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 erse effect on the
Landscape &	National that contadversel form, what local lan	Parks or A tains GI ele y alter the iich would dscape an O	AONBs. ements local to help to d towns n/a	. However of poten ownscape limit the scape ca n/a	er, reside tially higl e and lan magnitud nnot be i n/a	ntial de n visual dscape de for p ruled ou M	velopment at this site could result in the loss amenity, including trees, and it would therefore character. The site is adjacent to existing repotential effects, but at this stage a minor advut. SP2, SP10, EN3, EN4, EN5, EN6, DS3	of open greenfield ore be likely to sidential built erse effect on the
Landscape & townscape 8 Cultural	National that contadversel form, what local lan	Parks or A tains GI ele y alter the iich would dscape an O	AONBs. ements local to help to d towns n/a	. However of poten ownscape limit the scape ca n/a	er, reside tially higl e and lan magnitud nnot be i n/a	ntial de n visual dscape de for p ruled ou M	velopment at this site could result in the loss amenity, including trees, and it would thereful character. The site is adjacent to existing resolution to exist the stage a minor advut. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asset of	of open greenfield ore be likely to sidential built erse effect on the
Landscape & townscape 8 Cultural	National that contadversel form, who local lan Develop Develop homes w	Parks or Atains GI electric y alter the pich would dscape an Oment at the ment would be expense.	AONBs. ements local to help to d towns n/a e site w P d not ha	However of poten ownscape limit the scape can n/a rould be up the LT ave a distance of the result.	er, reside tially high e and lan magnitue nnot be i n/a unlikely t IR cernible t in a mir	ntial den visual descape de for pruled ou Monaye Himpact nor incre	velopment at this site could result in the loss amenity, including trees, and it would therefore character. The site is adjacent to existing repotential effects, but at this stage a minor advut. SP2, SP10, EN3, EN4, EN5, EN6, DS3	of open greenfield ore be likely to sidential built erse effect on the None r historic area. 9a – 9c occupation of new
Landscape & townscape 8 Cultural heritage	National that contadversel form, who local lan Develop Develop homes w	Parks or Atains GI electric y alter the nich would dscape an Oment at the ment would would be a second or a second	AONBs. ements local to help to d towns n/a e site w P d not ha	However of poten ownscape limit the scape can n/a rould be up the LT ave a distance of the result.	er, reside tially high e and lan magnitue nnot be i n/a unlikely t IR cernible t in a mir	ntial den visual descape de for pruled ou Monaye Himpact nor incre	velopment at this site could result in the loss amenity, including trees, and it would thereful character. The site is adjacent to existing resonantial effects, but at this stage a minor advut. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09 on an AQMA or CAZ. The construction and of	of open greenfield ore be likely to sidential built erse effect on the None r historic area. 9a – 9c occupation of new
Landscape & townscape 8 Cultural heritage	National that contadversel form, who local land Develop Develop homes wassociated.	Parks or Atains GI electric y alter the sich would dscape an Oment at the own of the sich would be expedited by the sich would be expedited by the sich was stated by the sich was stat	AONBs. ements local to help to d towns n/a e site w P d not ha expected mes an P of mul-	However of poten ownscape limit the scape ca n/a ould be u LT ave a dist to result d transport LT tiple bus his is out	er, reside tially high a and lan magnitue nnot be i n/a unlikely ti IR cernible t in a mir ort move IR stops wiside of the	ntial den visual dscape de for pureled ou Monard Homeon increments. Hath frequence desired the desired desire	velopment at this site could result in the loss amenity, including trees, and it would therefore character. The site is adjacent to existing resolution of the control of the character. The site is adjacent to existing resolution of the control of	of open greenfield ore be likely to esidential built erse effect on the None r historic area. 9a – 9c occupation of new els due to pollution 10a – 10d 5.5km north east at
Landscape & townscape 8 Cultural heritage 9 Air quality	National that contadversel form, who local land Develop Develop homes wassociated.	Parks or Atains GI electric y alter the sich would dscape an Oment at the own of the sich would be expedited by the sich would be expedited by the sich was stated by the sich was stat	AONBs. ements local to help to d towns n/a e site w P d not ha expected mes an P of mul-	However of poten ownscape limit the scape ca n/a ould be u LT ave a dist to result d transport LT tiple bus his is out	er, reside tially high a and lan magnitue nnot be i n/a unlikely ti IR cernible t in a mir ort move IR stops wiside of the	ntial den visual dscape de for pureled ou Monard Homeon increments. Hath frequence desired the desired desire	velopment at this site could result in the loss amenity, including trees, and it would therefore character. The site is adjacent to existing reotential effects, but at this stage a minor advart. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and clease in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ent services. The nearest railway station is 5 and range. The site has good access for pederate in the services in the site has good access for pederate.	of open greenfield ore be likely to esidential built erse effect on the None r historic area. 9a – 9c occupation of new els due to pollution 10a – 10d 5.5km north east at
Landscape & townscape 8 Cultural heritage 9 Air quality	National that contadversel form, who local land Develop Develop homes vassociated Site is was Bingley somewhomes types an minimum	Parks or Atains GI electric y alter the would dscape an Oment at the electric yould be executed with hotel than 250m Railway Stat limited for the could maked tenures in criteria of	AONBs. ements local to help to d towns n/a e site w P d not hat the pected mess an expected at the pected at the p	However of poten ownscape limit the scape ca n/a rould be to LT ave a dist of transport LT tiple bus his is out sts with a LT aror positiousing is HO4 a	er, reside tially high e and lan magnitue nnot be i n/a unlikely te IR cernible t in a mir ort move IR stops wi side of the a limited IR ve contri s provide nd HO5	ntial den visual dscape de for pruled ou Moon have Himpact nor increments. H H H bution t d in line (10 or n	velopment at this site could result in the loss amenity, including trees, and it would therefore character. The site is adjacent to existing resotential effects, but at this stage a minor advat. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and clease in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ent services. The nearest railway station is 5 and range. The site has good access for pederate of cycle paths. 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 the process of the site of more than 0.5ha),	of open greenfield ore be likely to esidential built erse effect on the None r historic area. 9a – 9c occupation of new els due to pollution 10a – 10d 5.5km north east at estrians, but 11a depending on the ent would meet the
Landscape & townscape 8 Cultural heritage 9 Air quality 10 Transport	National that contadversel form, who local land Develop Develop homes vassociated Site is was Bingley somewhomes types an minimun aspects	Parks or Atains GI ele y alter the y alter	AONBs. ements local to help to d towns n/a e site w P d not hat the pected mes an expected at the pected at the pe	However of poten ownscape limit the scape cannot not be could be could be could be could transport tiple bushis is out sts with a large and a large an	er, reside tially high e and lan magnitue nnot be i n/a unlikely te IR cernible t in a mir ort move IR stops wi side of the a limited IR ve contri s provide nd HO5 affordable IR	ntial den visual dscape de for pruled ou Moon have Himpact nor increments. H H bution the din line (10 or ne house Hous	velopment at this site could result in the loss amenity, including trees, and it would therefore character. The site is adjacent to existing resotential effects, but at this stage a minor advat. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and clease in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ent services. The nearest railway station is 5 ed range. The site has good access for pederate of cycle paths. 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, CO2	of open greenfield ore be likely to esidential built erse effect on the None r historic area. 9a – 9c occupation of newels due to pollution 10a – 10d 5.5km north east at estrians, but 11a depending on the ent would meet the that specify
Landscape & townscape 8 Cultural heritage 9 Air quality 10 Transport 11 Housing	National that contadversel form, who local land Develop Develop homes vassociated Site is was Bingley somewhomes types an minimun aspects	Parks or Atains GI ele y alter the y alter	AONBs. ements local to help to d towns n/a e site w P d not hat the pected mes an expected at the pected at the pe	However of poten ownscape limit the scape cannot not be could be could be could be could transport tiple bushis is out sts with a large and a large an	er, reside tially high e and lan magnitue nnot be i n/a unlikely te IR cernible t in a mir ort move IR stops wi side of the a limited IR ve contri s provide nd HO5 affordable IR	ntial den visual dscape de for pruled ou Moon have Himpact nor increments. H H bution the din line (10 or ne house Hous	velopment at this site could result in the loss amenity, including trees, and it would therefore character. The site is adjacent to existing resotential effects, but at this stage a minor advit. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and clease in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Lent services. The nearest railway station is 5 and range. The site has good access for pederate of cycle paths. 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,	of open greenfield ore be likely to esidential built erse effect on the None r historic area. 9a – 9c occupation of newels due to pollution 10a – 10d 5.5km north east at estrians, but 11a depending on the ent would meet the that specify

SA Objective	Baseline Effect on S	SA Objec	tive			Mitigating or enhancing Local Plan policies	Mitigation code(s)
cohesion	without disrupting	cohesive oment b	eness of eing 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 including Cullingworth Recreational Ground	
	+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location where the	re are cu could po	urrently retently retentially	none, and enhance	d so an e comm	ould introduce new potential targets and victir increase in crime at the site cannot be ruled tunity 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, The Yorks	shire Cli te would	nic. I have g	ood acce	ess to a	ingworth Medical Practice. The site is within a diverse range of semi-natural habitats with c	
47	++	Р	LT	İŘ	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
17 Education	The nearest primal school, Parkside S					School, is 500m north of the site. The neares	t secondary
40	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	Site would provide opportunities being					broad range of high quality and diverse empment zone.	loyment
	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction a	nd occu	pation o	f new ho	mes co	uld have a minor beneficial impact on the loc	al economy, such
19 Economy	as by increasing the local businesses. A	e dema An impro	nd for lo	cal good: in the bu	s and s iilt envir	ervices and enhancing the pool of potential eronment could lead to an improved attractively below to help tackle local deprivation.	mployees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential developmen t	Status
CU/015 – Keighley Road	3.33	Greenfield/ Green Belt	Greenfield 100%	50 dwellings	Alterna tive

Summary of assessment for CU/015: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, cultural heritage, water resources and flood risk. The site is well located to provide residents with good access to jobs, services, transport and significantly good access to educational 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)
O Lond 9			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings							>0.4ha of greenfield land. Site coincides with in the green belt.	a sandstone
4 Climate		-	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	face the area. Th	site coinci e site's clir	des wit nate re	h FZ3, w silience o	hilst risk could be	is there improve	urface water flooding, however at two points a the FZ3 encroaches on probably less than 1 ed with the inclusion of GI in development, alt is likely to be a net loss in GI regardless.	% of the sites
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources		s not coind to result in					erbody within 100m of the site. Development umption.	at the site would
6			Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	condition	n. New dev	elopme/	ent here	could red	luce bic	nd is likely to be of some biodiversity value in diversity value at the site and reduce local educated and woodland habitat networks.	its current cological
geodiversity	COITIECT		P	LT	IR	l I	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
7 Landscape & townscape	National that cont adversel form, wh	Parks or A tains GI eld ly alter the	AONBs. ements local to help to	. Howeve of poten ownscape limit the	er, reside tially high e and lan magnitud	ntial de n visual dscape de for p	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 responding effects, but at this stage a minor advent.	of open greenfield ore be likely to sidential built
		_	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	area. Sh	ort term ne	egative	effects w	ould con	0m sou ne from	th of the site, the site is also adjacent to a his the noise generated due to construction, how from the current greenfield setting.	toric conservation
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes w		xpected	to result	t in a min	or incre	on an AQMA or CAZ. The construction and o ease 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	his is out	side of th	ne desir	ent services. The nearest railway station is 5 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	nd tenures on 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 development ore homes, or an area of more than 0.5ha), was 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	Residen	ts at the si					ey services and amenities including those on	
13 Social		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

SA Objective	Baseline Effect on	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)
cohesion						thin an existing community in an area of high	
						inity, encouraging participation and communit	
					at may	put pressure on local services and facilities of	or could alter the
	local sense of con	nmunity	and plac	е.			1
14 Culture &	+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	Residents at the s	ite woul	d have g	ood acce	ess to a	range of culture and leisure opportunities inc	luding pubs,
	restaurants, churc	hes and	outdoor	leisure s	paces,	including Cullingworth Recreational Ground t	o the south.
	+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe &						ould introduce new potential targets and victin	
secure						increase in crime at the site cannot be ruled	
Secure						iunity cohesion and wellbeing, or increase nat	tural surveillance,
	and so could help	to comb	at the lo	cal risk o	f crime		
	++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Site is 550m north	of the r	nearest G	P surge	ry, Culli	ngworth Medical Practice. The site is within 5	5.5km of a
то пеаш	hospital, The York	shire Cl	inic.				
	Residents at the s	ite woul	d have g	ood acce	ess to a	diverse range of semi-natural habitats with o	pportunities for
	outdoor exercise				ent.		
17	++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education						School, is 600m south of the site. The neares	t secondary
Ladoation	school, Parkside S	School is	900m e	ast of the			
18	+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment						broad range of high quality and diverse emp	loyment
Linploymont	opportunities bein	g within	5km of K				
	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
						uld have a minor beneficial impact on the loca	
19 Economy						ervices and enhancing the pool of potential e	
						ronment could lead to an improved attractiver	ness to the area,
	which could encou	ırage fu	rther inwa	ard inves	tment t	o help tackle local deprivation.	

Denholme

One potential housing site has been identified within Denholme as a preferred option (DH/016). Significant negative effects in relation to climate change resilience (SA objective 4) have been identified for site DH/016, as parts of this site are subject to a medium to high flood risk. This could potentially be addressed through measures such as Sustainable Drainage Systems and by exploring alternative site layouts to avoid the highest risk areas.

Significant beneficial effects in relation to health (SA objective 16) has been identified for the site. DH/016 (scored negatively (major) in relation to the biodiversity and geodiversity SA Objective 6. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is related to potential recreation impacts and impacts to supporting habitats.

In relation to transport (SA objective 10), site DH/016 scores negatively (minor). This largely relates to the distance of the nearest bus stop from the site. In addition, pedestrian and bicycle access to the site may need to be improved.

In relation to landscape & townscape (SA objective 7), site DH/016 scores positively (minor). This could be addressed through high-quality design that makes a positive contribution towards local character and by preserving and enhancing any existing onsite green infrastructure.

There are two further potential housing sites identified as an alternative site option (DH/006 and DH/007).

Summary table of effect scores predicted for the preferred housing site option in Denholme:

PO Ref	Site Ref		SA Objective																	
	One real	1	2	3			6									15	16	17	18	19
DH1/H	DH/016	-	-	+/-		-		+	+/-	-	-	+	+	+	+	+/-	++	+	+	+

Key:	
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
DH/016 – Station Road	2.15	Vacant PDL plot	Brownfield	72 dwellings	Preferred Option: DH1/H

Summary of assessment for DH/016:

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

A significant adverse effect arises for the climate change resilience SA Objective due to the presence of a band of land in the active flood zones FZ2 and FZ3 in the south of the site, and a very limited area of 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.

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 local services and amenities, education facilities and employment areas.

The site appears to be vacant PDL, so residential development here could be an efficient use of land and provide opportunities to enhance the local townscape character and deliver biodiversity net gain. However, two areas of deciduous woodland priority habitat and Carperley Back LWS adjoin the perimeter, which could be impacted by the development. Carperly Beck is adjacent to the site and Doe Park Reservoir is 25m east of the site, meaning careful consideration around protecting water quality would be required.

		Effect on S	SA Objecti	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings							coincides with sandstone and coal MSAs. Sintial effects on the MSAs.	te would be an			
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	Site is primarily in FZ1 with a band of land in FZ2 and FZ3 in the south of the site, associated with Carperly Beck. Approximately 40% of the site is at low risk of surface water flooding and a very limited extent of the site is at high and medium risk. It is expected that these areas of high risk could be avoided through a careful layout of development.										
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	Carperly Beck and an outfall channel from Doe Park Reservoir are adjacent to the site, additionally Doe Park Reservoir is within 25m east of the site. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.										
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	developi the intro site's so developi The site SSSI Im consulta	ment here duction of uthern periment to incide is approximated in the periment of the periment	would prometer. Consider the second of the s	ovide a gents. At the arperley arm the Lambert the recongishing the arms of th	good oppine same Back LV LWS and th east of sideration andertaken ine Moo	ortunity time, tw VS adjo priority f the So on of the ors SPA	of limited biodiversity value in its current con to deliver biodiversity net gains at the site site of areas of deciduous woodland priority hab sins the site's western perimeter. There is the habitat, such as through impacts on the tree buth Pennine Moors SAC/SPA/SSSI. The site likely risks should be undertaken at the site essary. The HRA Screening process has ide/SAC are triggered and thus cannot be ruled.	euch as through itat adjoin the e potential for new e root zone. e falls within a e level and entified that likely dout at this stage.			
		+	Р	LT	IR	. M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a			
7							scernible effect on any landscape designation vacant PDL plot which, in its current condition				
Landscape	detractin	ng from the	local tov	vnscape	characte	r. It is o	considered to be likely that new developmen	t at the site would			
&							more positive influence on the local townsca				
townscape	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.										
8 Cultural		+/-	P	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			

SA Objective	Baseline	Effect on	SA Obiect	ive			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
heritage					nlikely to	have a	discernible effect on any above-ground her						
	Conserv	ation Area	s. The si	te is, how	vever, lo	cated v	vithin a West Yorkshire Archaeology Class II						
	Develop	ment at th	s site ma	ay provid	e opporti	unities	for new below-ground investigations.	1					
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d					
9 Air quality							air pollution at the site in relation to existing l						
3 All quality							f new homes, it is uncertain how the associa	ted transport					
							e to that from the current use.						
	Develop	ment woul	a not nav	ve a disc	ernibie in I	npact c	n an AQMA or CAZ. SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5,						
10		-	Р	LT	IR	Н	TR6	10a – 10d					
Transport		The nearest bus stops are 600m away along Keighley Road, and have frequent services. The nearest railway station, Bingley, is 7.1km north-east. Pedestrian access and bicycle access of the site would need to be											
							cess and dicycle access of the site would ne cycle paths in the local area.	ed to be					
	improved	u, and mei	e is a ge	lierariac	k or design	gnateu	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,						
		+	Р	LT	IR	Н	HO8, HO9, HO10	11a					
11 Housing							ds satisfying Bradford's housing needs, depe						
							line with the Local Plan policies. The develop or more homes, or an area of more than 0.5h						
							s to reflect local need.	ia), triat specify					
12	0.0100.00		Р	LT			SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	120					
Accessible		+	-		IR	Н	CO2	12a					
services		rest area of Denholm		rvices an	d amenit	ies app	pears to be located 600m north-west on the l	Main Road in the					
	Certife O	+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social	Site wou	ıld situate					community, encouraging participation and co						
cohesion							e that may put pressure on local services an						
		er the loca					, ,						
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure							range of culture and leisure opportunities incommendation and around Denholme.	luding pubs,					
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe &	The con:	struction a	nd occup	oation of	new hom		uld introduce new potential targets and victin	ns of crime at a					
secure							eptors, and so an increase in crime at the si						
Secure							nhance community cohesion and wellbeing,	or increase					
	natural s	surveillance	e, and so	could he	elp to cor	mbat th	e local risk of crime.	T					
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
	Residen	ts would h	e within 6	1. 350m of t	the near	est GP	surgery, Ann Street Medical Centre. The site	is 6.9km west of					
16 Health		al hospital,				01	Sangary, ram Saloot Modical Condo. The Site	.5 5.5.6.11 11051 01					
						ccess t	o a diverse range of semi-natural habitats th	roughout the local					
	countrys	ide with or	portuniti	ies for ou	ıtdoor ex	ercise	and community engagement, which could im						
	physical	and ment	al health	for the re		of the o	levelopment.	Τ.					
17		+	P	<u> LT</u>	IR .	<u> </u>	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education							nool, is 800m north-west of the site. The nea	rest secondary					
	SCHOOL, I	+	P Cnool (C	ullingwor LT	tn), is 3.	H	orth of the site. SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
	Residen						opportunities in the centre of Denholme and						
18							order to access a more diverse and expansi						
Employment							ed to travel approximately 6.5km north-east						
							Thornton Road Employment Zone.						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
							lld have a minor beneficial impact on the local						
19 Economy							and enhancing the pool of potential employ						
							nt could lead to an improved attractiveness t	o the area, which					
	coula en	courage fu	irtner inv	vara inve	stment to	neip t	ackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
DH/007 – Hill Top Farm	4.91	Agricultural	Greenfield, Green Belt	130 dwellings	Alternative

Summary of assessment for DH/007:

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.

Major adverse significant effect predicted due to the loss of greenfield land, as a large greenfield and Green Belt site which would be lost in the development, minor adverse effects were predicted for a range of natural environment themed SA Objectives.

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e				
3 Land & Buildings	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. ALC Grade at the site is Grade 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		FZ1 and i able surfa					ding. However, development could lead to a	n increase in				
5 Water		-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							100m of a surface waterbody. Developmer consumption.	nt at the site				
		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 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 site is approximately 1.7km north east of the South Pennine Moors SSSI/SPA/SAC. 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				
7 Landscape & townscape	National and Gre and town characte	Parks or A en Belt lan enscape cha er. The site	AONBs. In that, in aracter. In its adjacent at this	However its curre lew deve deve deve deve deve deve deve de	, residen ent condit elopment isting res minor ad	tial dev tion, like here w tidentia	scernible effect on any landscape designation elopment at this site could result in the loss sely makes a positive contribution towards the vould be likely to adversely affect this and to libuilt form, which would help to limit the magifiect on the local landscape and townscape	of open greenfield e local landscape alter the local gnitude for				
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	discernible effect on any heritage asset or h	istoric area.				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	construc	tion and o	ccupation	n of new	homes a	nd the	air pollution at the site in relation to existing associated transport movements and house n an AQMA or CAZ.					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Site is within 400m of several bus stops on Keighley Road which have frequent services. The nearest railway											
11 Housing	o, omig,	+	P	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				

SA Objective	Baseline						Mitigating or enhancing Local Plan policies	Mitigation code(s)			
	types an the minir	d tenures on mum criteri	of the ho a of poli	ousing pro cies HO4	ovided be and HO	eing in 1 5 (10 c	ds satisfying Bradford's housing needs, dep line with the Local Plan policies. The develor or more homes, or an area of more than 0.51 s to reflect local need.	pment would meet			
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible services		rest area o		rvices an	d amenit	ies app	ears to be located 525m south-east on the	Main Road in the			
		+	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.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure							range of culture and leisure opportunities incomments and around Denholme.	cluding pubs,			
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a			
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development 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	a genera Resident countrys	al hospital, ts at the sit ide with op	Bradford te would portunit	d Royal Ir have exc ies for ou	nfirmary. cellent ac itdoor ex	ccess to	surgery, Ann Street Medical Centre. The sit o a diverse range of semi-natural habitats the and community engagement, which could in levelopment.	roughout the local			
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education							nool, is adjacent to the east of the site. The reth of the site.	nearest secondary			
18 Employment	towns ar employm or 7km e	nd villages nent opport ast toward	of Wilsd tunities r Is the ce	en and T esidents ntre of B	hornton, would lik radford a	but in a cely nea nd the	SP6, SP14, SP16, EC1, EC2, EC3, EC4 opportunities in the centre of Denholme and order to access a more diverse and expansited to travel approximately 6.5km north-east Thornton Road Employment Zone. It is uncomployment opportunities in agriculture in the	ve range of towards Keighley ertain the extent to			
19 Economy	The consincreasir business	+ struction ar ng the dem	P nd occup and for I ver, it is u	LT pation of local goo	IR new hom ds and s	H les cou ervices	SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the loc and enhancing the pool of potential employ hich the loss of agricultural land could impac	19a, 19b al economy, rees for local			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/green field split	Potential development	Status
DH/006 – Long Causeway	5.96	Greenfield/ Green Belt	Greenfield 100%	112 dwellings	Alternative

Summary of assessment for DH/006: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, transport, educational facilities and accessible services. The site is well located to provide residents with good access to jobs, services, 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	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. All Grade at the site is grade 4. Site is within the green belt.										
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change							urface water flooding. The site's climate resili				
resilience							although this is somewhat dependent on impl	ementation and			
	there is I	ikely to be	a net lo				ODO ENA ENO ENZ ENO	Te e			
5 Water	Cito doo	+	P	LT	IR 7 thorog	M	SP9, EN1, EN2, EN7, EN9 Vaterbodies within 100m of the site. Developn	5a – 5e			
resources							er consumption.	nent at the site			
6	Would be		P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity	Site is gr	reenfield co	ontainir				nd is likely to be of some biodiversity value in				
&	condition	n. New dev	elopme/	ent here	could red	luce bic	diversity value at the site and reduce local ed				
geodiversity	connecti	vity. Site is				ority hat	pitat and woodland habitat networks.	T .			
			Р	LT .	IR	<u> </u>	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7	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										
Landscape							amenity, including trees, and it would therefore				
&							character. The site is adjacent to existing res				
townscape							otential effects, but at this stage a minor adve				
	local lan	dscape an	d towns	scape ca	nnot be r	uled ou	ıt.				
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 ι			a discernible impact 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	Develop	ment would	d not ha	ave a dis	cernible	impact	on an AQMA or CAZ. The construction and o	ccupation of new			
							ease in air pollution in relation to existing leve	is due to pollution			
	associat	ed with ho	mes an				SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,				
		+	Р	LT	IR	Н	TR6	10a – 10d			
10 Transport	Site is w	ithin 400m	of mul	tiple bus	stops wit	th frequ	ent services. The nearest railway station is 7	km north east at			
	Bingley I	Railway St	ation, tl	his is out	side of th	ne desir	ed range. The site has good access for pede	strians, but			
	somewh	at limited f	or cycli	sts with a	a limited a	amount	of cycle paths.	1			
		+	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. The developme				
							nore homes, or an area of more than 0.5ha), as to reflect local need.	mat specify			
12	aspecis						SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4,				
Accessible		+	Р	LT	IR	Н	CO2	12a			
services	Residen	ts at the sit	te woul	d have g	ood acce	ess to k	ey services and amenities including those on	Main Road.			
13 Social		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			

Baseline	Effect on S	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)				
Develop	ment would	d provid	de high-q	uality ho	mes wi	thin an existing community in an area of high	deprivation (IMD)				
without c	disrupting o	ohesiv	eness of	existing	commu	inity, encouraging participation and communit	y interaction,				
local sen	se of com	munity	and plac	e.	•	•					
	+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
Residents at the site would have good access to a range of culture and leisure opportunities including pubs,											
The cons	struction a	nd occi	pation o	f new ho	mes wo		ns of crime at a				
							,				
P LT IR H SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,											
Site is 75	50m north	of the r	earest G	P surger	ry, Dr E	Appleton - Thornton and Denholme Medical	Practice. The				
							oportunities for				
						, and the second	•				
	-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
The near	rest primar	v scho	ol. Denho	olme prin	narv Sc	hool, is 700m north east of the site. The near					
							, ,				
,	+	Р	LT	IR	H		18a. 18b				
Site wou	ld provide	resider	nts with a	ood acce	ess to a		ovment				
							- ,				
11 - /-	+	Р	LT	IR	Н		19a, 19b				
The construction and occupation of new homes could have a minor beneficial impact on the local economy, such											
which could encourage further inward investment to help tackle local deprivation.											
	Resident restaura The consolocation new devand so comporture Site wou opporture The consolocation outdoor of the near school, For the consolocation outdoor of the near school outdoor outd	Development would without disrupting of without the develop local sense of coming the local sens	Development would provide without disrupting cohesive without the development belocal sense of community. + P	Development would provide high-quithout disrupting cohesiveness of without the development being of a local sense of community and place. + P LT Residents at the site would have grestaurants, churches and outdoor. +/- P LT The construction and occupation or location where there are currently and so could help to combat the local businesses. An improvement or local businesses.	Development would provide high-quality ho without disrupting cohesiveness of existing without the development being of a scale the local sense of community and place.	Development would provide high-quality homes wi without disrupting cohesiveness of existing commu without the development being of a scale that may local sense of community and place. H P LT IR H Residents at the site would have good access to a restaurants, churches and outdoor leisure spaces, H-/- P LT IR M The construction and occupation of new homes we location where there are currently none, and so an new development could potentially enhance command so could help to combat the local risk of crime. H P LT IR H Site is 750m north of the nearest GP surgery, Dr E site is within 6.5km of a hospital, The Yorkshire Cli Residents at the site would have good access to a outdoor exercise and community engagement. P LT IR L The nearest primary school, Denholme primary Sc school, Parkside School is 3km north of the site, the P LT IR H Site would provide residents with good access to a opportunities being within 4km of Thronton, Wilsder P LT IR H The construction and occupation of new homes co as by increasing the demand for local goods and s local businesses. An improvement in the built envir	Development would provide high-quality homes within an existing community in an area of high without disrupting cohesiveness of existing community, encouraging participation and communit without the development being of a scale that may put pressure on local services and facilities or local sense of community and place. ### P LT IR H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 Residents at the site would have good access to a range of culture and leisure opportunities incirestaurants, churches and outdoor leisure spaces, including Forster Park to the east. ### P LT IR M SP1, SP3, SP4, SP16, H09, DS5, CO2 The construction and occupation of new homes would introduce new potential targets and victim location where there are currently none, and so an increase in crime at the site cannot be ruled onew development could potentially enhance community cohesion and wellbeing, or increase national and so could help to combat the local risk of crime. #### P LT IR H SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5 Site is 750m north of the nearest GP surgery, Dr E Appleton – Thornton and Denholme Medical site is within 6.5km of a hospital, The Yorkshire Clinic, this is outside of the desired range. Residents at the site would have good access to a diverse range of semi-natural habitats with operation of the site of the desired range. #### P LT IR L SP6, SP14, SP16, EC3, DS5, C02 The nearest primary school, Denholme primary School, is 700m north east of the site. The nearest school, Parkside School is 3km north of the site, this is outside of the desired range. ###################################				

Haworth

Six potential housing sites have been identified within Haworth as preferred site options. Significant beneficial effects have been identified in relation to land & buildings (objective 3) for site HA/005 and in relation to health (objective 16) for sites HA/005, HA/008 and HA/010. All sites score positively (minor) in relation to accessible services (objective 12) apart from site HA/001.

All sites score negatively (major) in relation to the biodiversity and geodiversity SA Objective 6. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. In all cases, this is related to recreation impacts and, in some cases, this is also related to impacts to supporting habitat. Site HA/005 is the only site which scores positively (minor) in relation to landscape & townscape (objective 7) and cultural heritage (objective 8). HS/005 is also the only site that scores positively (significant) in relation to land and buildings due to the development being on PDL land. All sites score positively (minor) in relation to climate change resilience (objective 4) apart from HA/005, and HA/010 which score negatively (minor). It is unknown at this stage whether future development would be able to entirely avoid areas of these sites which is at a medium to high risk of surface water flooding, given the number of dwellings being considered at this site.

All sites score positively (six minor and three significant) in relation to health (objective 16), Sites HA/019 and HA/026 score negatively (minor) due to health care facilities being outside the target distances.

There are a further five alternative site options identified within Haworth (HA/014, HA/019, HA/022, HA/026 and HA/030).

Summary table of effect scores predicted for housing site options in Haworth:

РО	Site	SA Objective																		
Ref	Ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
HA1/H	HA/001	-	-		+	-		-	0	-	+	+	-	+/-	+	+/-	+	+	+/-	+
HA2/H	HA/003	-	-		+	-		-	0	-	+	+	+	+	+	+/-	+	+	+/-	+
HA3/H	HA/004	-	-		+	-		-	0	-	+	+	+	+	+	+/-	+	+	+	+
HA4/H	HA/005	-	-	++	-	-		+	+	-	+	+	+	+	+	+/-	++	+	+	+
HA5/H	HA/008	-	-	-	+	-		-	0	-	+	+	+	+/-	+	+/-	++	+	+	+
HA/6H	HA/010	-	-	-	-	-		-	-	-	+	+	+	+/-	+	+/-	++	+	+	+

Key:

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
HA/001 –					
Worstead Road,	2.85	Agricultural	Greenfield	70 dwellings	Preferred Option: HA1/H
Cross Roads		uses			

Summary of assessment for HA/001:

Major adverse significant effect 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 have been predicted for most natural environment themed SA Objectives, primarily as a result of the site being a large greenfield site containing GI elements. The site would provide residents with good access to buses, cultural spaces, schools and health facilities, but access to some key services and employment areas is somewhat limited.

		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)				
			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d				
3 Land & Buildings	(>0.4ha)	Site does not coincide with an MSA and is ALC Grade 4 i.e. not BMV. However, the site is a large (>0.4ha) greenfield site and so development would not represent an efficient use of the land resource.										
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a - 4e				
resilience	Site is in increase	FZ1 and in imperr	is not at neable s	risk of s urfaces,	urface v compai	vater flo red to cu	ooding. However, development coulurrent levels.	d lead to an				
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	the cons		nd occu _l	oation of	homes		e water bodies within 100m of the sole likely to increase water consump					
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity & geodiversity	The site is considered to be of some biodiversity value given the presence of trees, hedgerow an 3.15ha of grasses and soils. Development would likely reduce this biodiversity value and could al reduce habitat connectivity in the local ecological network. The site is within Natural England's Ginetwork. The site is approximately 3.4km north east of the South Pennine Moors SAC/SPA/SSSI. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertake at the site level and consultation with Natural England undertaken if necessary. The HRA Screen 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	from nor appealin form at t it would	th to southing GI elements of the site working out into your of Cross	h and is nents. Ar ould conf o the cou	viewable adverse form with untryside	e from lo e effect n the exi e and co estwards	ong dista on the le sting re- uld pote	SP2, EN1, EN3, EN5, EN6, DS2, DS3 at this large greenfield site, which slances, would replace open space a ocal character would be likely. Resistential built form to the west of the entially be seen as extending the second	nd visually dential built e site. However, ittlement				
8 Cultural heritage	boundary of Cross Roads north-eastwards. O n/a n/a n/a H SP2, EN1, EN3, EN5, EN6, DS2, DS3 None The only heritage asset in proximity to the site is the Grade II Listed 'Milepost Opposite Petrol Station'. Given the topography and the existing built form, development at the site would not be viewable from this asset and so no impacts on cultural heritage would be expected.											
		-	P	LT	IR .	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	new hon	nes would	be expe	ected to	result in	a mino	QMA or CAZ. The construction and r increase in air pollution in relation transport movements.					
10 Transport		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				

SA Objective	Baseline	Effect on	SA Object	tive			Mitigating or enhancing Local Plan	Mitigation				
,		ithin 400n	n of mult	iple stop			services. The nearest railway state	ion, Keighley, is				
							site is good although the somewhat					
	undulatir	ng topogra	aphy and	absend	e of loc	al cycle	paths could limit local rates of cyc	ling.				
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing		The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.										
	including	a mix of	housing	types a	s require	ed by L		_				
		-	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
12 Accessible services							nited range of services and ameniti					
		Roads. It is expected that new residents would need to travel further afield, such as 2km west into										
	the centr						to access most services and amer					
	<u> </u>	+/-	P .,	LT	IR .	<u> </u>	SC2, SC6, SC10, DS4	13a				
							nts within an existing community, e					
13 Social cohesion							he development being of a scale th					
							alter the local sense of community a impact on the quality of life of new					
							and visual disturbances.	residents nere				
	as a 1630	ait or expe					SP9, SP10, SP15, CO1, EC4, TR4,					
		+	Р	LT	IR	Н	EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	Site wou	ld provide	resider	ts with a	access to	o cultur	al and leisure places in Cross Road	ds, including the				
	local chu	ırches, pu	ıblic hou	ses, res	taurants	, and p	arks.					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2					
15 Safe & secure							roduce new potential victims or targ					
15 Gale & Secure							ut could potentially enhance comm					
	and well	being, or	increase	natural	surveilla	ance, a	nd so could help to combat the loca	al risk of crime.				
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1,	16a, 16b				
	Th	(OD -		0-1			EN8, EN9, CO1, CO2, CO3, DS1, DS5	,				
		The nearest GP surgeries are Oakworth Medical Centre 1.6km north-west and Haworth Medical Practice 1.9km south-west, both being outside the 800m target distance. The site is within the target										
16 Health	Practice 1.9km south-west, both being outside the 800m target distance. The site is within the target distance of a hospital, with Airedale General 7.5km north. Residents at the site would have excellent											
	distance of a hospital, with Airedale General 7.5km north. Residents at the site would have excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and											
							ld improve both physical and menta					
		s of these			,							
		+	Р	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
							ite. The nearest secondary school,					
17 Education							m target distance being 2.2km nort					
			commer	ice it mu	ist be co	onfirmed	that these schools have capacity	for new				
	students		1		1	1	1	1				
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3,	18a, 18b				
	Danidant	10 04 40 0	:4				EC4	Year Danda				
18 Employment							jobs in the centre of Haworth and C employment opportunities may rec					
16 Employment							Keighley, and the employment zon					
							e extent to which the loss of agricul					
							e in the local area.	tarariaria ooara				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3,	19a, 19b				
	Th						EC4					
							ould have a minor beneficial impac					
19 Economy							services and enhancing the pool of					
-							in the built environment could lead e further inward investment to help					
							which the loss of agricultural land					
		icultural e			6)	COLL IO	willon the 1035 of agricultural fallu (Joula Impact Off				
	iocai agi	iouiturai C	Johnonny									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/003 – Lees		Agricultural			
Lane, Crossroads	0.87	field	Greenfield	27 dwellings	Preferred Option: HA2/H

Summary of assessment for HA/003:

Major adverse significant effect 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 most natural environment themed SA Objectives, primarily as a result of effects associated with new development on a large greenfield site. The site generally offers good access to keys services and amenities, including shops, jobs and buses, but is not within the target distance of all and no major positive effects have been predicted.

		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	М	SP4, SP8, SP9, HO2, TR5	3a – 3d			
3 Land & Buildings		HA/003, a greenfield site, would be an inefficient use of the land resource. Site does not coincide with an MSA. ALC Grade at the site is Grade 4.									
4 Climate change	+ P LT IR M SP8, SP9, SP10, SP15, HO9, EN1, 4a - 4e										
resilience							ooding. However, development coul urrent levels.	d lead to an			
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	the cons	ot within a truction a in relation	nd occu	pation of	homes	t surfac would l	ce water bodies within 100m of the some be likely to increase water consump	site. However, ition at this			
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	are TPO and the caused I Develop ecologic The HRA	protected Airedale S by develop ment wou al network A Screenii	d, grassla Spring M Oment, b Id likely k, particung proce	and and ill Pond out which reduce to larly as is seen the contraction of the contraction	soils. Si LWS, ea could a his biod the site dentified	ite is wi ach of walso ber iversity falls wi I that lik	alue due to the presence of trees, so thin 5m of broadleaved woodland p which could be exposed to increase nefit from enhanced biodiversity with value and diminish connectivity of the thin Natural England's GI network. The sely significant effects on the South out at this stage.	riority habitat d disturbances nin the sites. he local			
7 Landscape &	Develop	- ment at H	P A/003 w	LT ould res	IR ult in the	M e loss o	SP2, EN1, EN3, EN5, EN6, DS2, DS3 f green and open space containing	7a, 7b visually			
townscape				l so it co		ersely a	Iter the local character.				
8 Cultural heritage	Davidon	0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None			
	Develop	neni ai n	P P	LT	IR	M	hible effect on any heritage asset or SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	new hon	nes would	be expe	ected to	result in	a mino	AGMA or CAZ. The construction and or increase in air pollution in relation I transport movements.				
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	4.5km n	Site is within 400m of multiple stops with frequent services. The nearest railway station, Keighley, is 4.5km north. Pedestrian and cycling access of the site is good although the somewhat narrow roads, undulating topography and absence of local cycle paths could limit local rates of cycling.									
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
i i nousing							towards satisfying Bradford's housi ocal Plan policies.	ng needs,			
12 Accessible services		+	Р	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			

SA Objective	Baseline Effect on SA Objec	tive	Mitigating or enhancing Local Plan	Mitigation							
			d amenities in the centre of Haworth	along the							
	B6142, as well as services										
	+ P	LT IR M	SC2, SC6, SC10, DS4	13a							
13 Social cohesion	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture & leisure	+ P	LT IR M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a							
14 Cultule & leisule	HA/003 is within 600m of v B6142, as well as services		sure opportunities in the centre of Ha is Roads on the A6033.	worth along the							
	+/- P	LT IR M	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a							
15 Safe & secure	vacant location where curr	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.									
	+ P	LT IR M	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b							
16 Health	HA/003 is 900m east of Haworth Medical Practice. The site is within the 8km target distance of Airedale General Hospital to the north. Residents at the site would have 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.										
	+ P	LT IR M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c							
17 Education	Access to primary schools is good in Haworth, with Lees Primary School and Haworth Primary School within the target distance of the site. Access to a secondary school is more limited, the nearest being Beckfoot Oakbank School (Keighley), which is 2.5km north of HA/003. Before development can commence it must be confirmed that these schools have capacity for new students.										
	+/- P	LT IR H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b							
18 Employment	Residents at the site would have good access to jobs in the centre of Haworth and Cross Road. Access to a more extensive and diverse range of employment opportunities may be somewhat limited for residents at the site, who may need to travel approximately 4km north to the centre of Keighley, and the employment zones and business development areas found there. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.										
	+ P	LT IR H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b							
19 Economy	economy, increasing dema employees for local busine attractiveness to the area,	and for local goods and esses. An improvement which could encourage uncertain the extent to	could have a minor beneficial impact a services and enhancing the pool of the tin the built environment could lead to be further inward investment to help to which the loss of agricultural land could be the time.	potential to an improved ackle local							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/004 – Lees Lane,					5 () 6 () 1 () 1 ()
Crossroads	0.97	Vacant field	Greenfield	30 dwellings	Preferred Option: HA3/H

Summary of assessment for HA/004:

Major adverse significant effect 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 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, health and education facilities and employment areas.

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

		Effect on SA Objective										
SA Objective	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 – 3f				
Buildings	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land ALC Grade at the site is Grade 4. Site does not coincide with an MSA.											
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 expe	ected tha	it it wou	It a low risk of surface water flooding. Given Ild be avoided through a careful layout of de impermeable surfaces, compared to current	velopment.				
[\\/ata=		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources							n 100m of a surface waterbody. Developmer consumption.	nt at the site				
			P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	its currer ecologic affected The HRA	nt condition al connect by develor	n. New divity. The oment at g proces	evelopme site's no the site, s has ide	ent here orth-east such as entified th	could r ern per througl nat likel	cluding trees and it is likely to be of some bid educe biodiversity value at the site and redu imeter adjoins TPO woodland, which could be in impacts on root zones. It is significant effects on the South Pennine Mage.	ce local be adversely				
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National that, in it characte is adjace	Parks or Asserted to the Parks or Asserted to Exist Parks or Exist	AONBs. In condition, velopmenting residential	However, likely mand there wential bui	, residen akes a po ould be l ilt form, v	tial dev ositive likely to vhich w	scernible 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 clould help to limit the magnitude for potential eape and townscape cannot be ruled out.	of open greenfield I townscape naracter. The site				
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	discernible effect on any heritage asset or h	istoric area.				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	construc	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.										
40	,	+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Keighley	Site is within 400m of several bus stops on Lees Lane which have frequent services. The nearest railway station, Keighley, is 4.1km north-east. Site is very accessible for pedestrians and generally accessible for cyclists, although there is a lack of designated cycle paths in the local area.										
11 Housing	J	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				

SA Objective		Effect on S					Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	types and the minim	d tenures o num criteri	of the ho a of polic	using pro cies HO4	ovided be and HO	eing in 1 5 (10 c	ds satisfying Bradford's housing needs, depe ine with the Local Plan policies. The develor or more homes, or an area of more than 0.5h to reflect local need.	pment would meet				
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
services	The near		f key ser	vices an	d amenit	ies app	ears to be located 600m south of the site or	Lees Lane in the				
		+ P LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a										
13 Social cohesion	interaction	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure							ange of culture and leisure opportunities incontained around Haworth.	luding pubs,				
		+/-	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 crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.											
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	The site is Residents countrysic	Site is 1km north-east of the nearest GP surgery, Haworth Medical Centre, putting it outside the target distance. The site is 7km south of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.										
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education							s 50m east of the site. The nearest seconda n-east of the site.	ry school,				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	Residents would have good access to employment opportunities in the centre of Haworth and Cross Road and											
	+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 19a, 19b											
19 Economy		g the dem					ld 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
HA/005 – Ebor		PDL plot with			
Mills, Ebor	1.18	vacant industrial	Brownfield	38 dwellings	Preferred Option: HA4/H
Lane		buildings			

Summary of assessment for HA/005:

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

As a PDL plot with some vacant industrial buildings, development here could be an opportunity to deliver biodiversity net gains and improvements to the local character and setting. It would be a highly efficient use of the land resource. The site would provide residents with generally good access to services and amenities, including jobs, shops, cultural spaces and schools, with particularly good access to health facilities. The only minor adverse effects predicted for the site are related to surface water flood risk within the site, as well as potential effects on the nearby Bridgehouse Beck watercourse and (as with all sites) a minor increase in air pollution and water consumption at this location in relation to existing levels.

		Effect on	SA Obj	ective						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land & Buildings		++	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d		
3 Land & Buildings	HA/005	is PDL. AL	_C Gra	de is Gr	ade 4.	The site	e does not coincide with an MSA.			
4 Climate change		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e		
resilience							medium risk of surface water flooding			
	uncertai	n that this		ould be			d through a careful layout of develop			
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	Site is no	ot within a	GSPZ	Z. The co	onstruct	tion and	nd so development could pose a risk to doccupation of homes would be likely dexisting levels.	o water quality. to increase		
	Water ee		P	IT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity & geodiversity	Development at HA/005 would be an opportunity to enhance the biodiversity of each PDL site. Each site is within 5m of broadleaved woodland priority habitat and the Airedale Spring Mill Pond LWS, each of which could be exposed to increased disturbances caused by development but which could also benefit from enhanced biodiversity within the sites. Site falls within NE's GI corridor. 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	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
townscape &	It is cons	sidered to tion toward	be like	ely that r	ew dev aracter.		ent at HA/005 would be an opportunity	to enhance its		
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	8a, 8b		
8 Cultural heritage	and som in 2010, site wou	e Grade I with only ld be an o	l Listee some pportu	d cottago of the bu nity to p	es, on t uildings reserve	he site' remain heritag	'Ebor Mill'. There is also a Grade II L s southern perimeter. The mill was de ing, and so it is considered that devel ge features of the site whilst bring the earby heritage assets.	stroyed in a fire opment at the		
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	new hon	nes would	be ex	pected t	o result	in a mi	n AQMA or CAZ. The construction and inor increase in air pollution in relation and transport movements.			
		+ P LT IR M SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6								
10 Transport	Station, somewh	Site is within 400m of multiple stops with frequent services along the B6142. The nearest Railway Station, Keighley, is 4.6km north. Pedestrian and cycling access of the site is good although the somewhat narrow roads, undulating topography and absence of local cycle paths could limit local rates of cycling.								
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		

SA Objective	Baseline	Effect on	SA Obj	ective			Mitigating or enhancing Local Plan	Mitigation			
							on towards satisfying Bradford's hous	ing needs,			
	including	a mix of	housin	g types	as requ	uired by	Local Plan policies.				
42 Accessible comices		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
12 Accessible services	HA/005 is	HA/005 is within 600m of various key services and amenities in the centre of Haworth along the									
	B6142, as well as services and amenities in Cross Roads on the A6033.										
		+	Р	LT	IR	М	SC2, SC6, SC10, DS4	13a			
	Developn	nent at th	e site	would si	tuate n	ew resi	dents within an existing community, e	ncouraging			
13 Social cohesion							it the development being of a scale th				
13 Social coriesion	pressure	on local s	service	s and fa	acilities	or coul	d alter the local sense of community a	and place.			
	Site is wit	thin 100m	n of a r	ailway li	ne, whi	ch coul	d potentially impact on the quality of I	ife of new			
	residents	here as	a resul	t of nois	e and v	isual d	isturbances.				
44 Oultima O laisima		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure	HA/005 is	s within 6	00m o	various	cultura	al and le	eisure opportunities in the centre of H	aworth along the			
							oss Roads on the A6033.	ŭ			
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
	New resid	dential de	velopr	nent at t	the site	would	introduce new potential victims or targ	ets of crime at a			
15 Safe & secure							, but could potentially enhance comm				
		and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.									
							uildings onsite may help to deter crime				
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
	HA/005 is 800m north-east of Haworth Medical Practice and is within the 8km target distance of										
16 Health		Airedale General Hospital to the north. Residents at the site would have excellent access to a									
							ortunities for outdoor exercise and co				
							e both physical and mental health for				
	these dev			-,							
		+	Р	LT	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	16a, 16b			
4	Access to	primary	schoo	ls is god			with Lees Primary School and Hawor				
17 Education							cess to a secondary school is more li				
							nley), which is 2.5km north of HA/005				
		+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
	Residents	s at the s					to jobs in the centre of Haworth and C				
18 Employment							of employment opportunities may be				
							to travel approximately 4km north to t				
							ness development areas found there.				
	i toiginoy,	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
	The cons	truction a	and occ				s could have a minor beneficial impac				
19 Economy							nd services and enhancing the pool o				
							ent in the built environment could lead				
							age further inward investment to help				
	deprivation		.5 0.00	a, w illoii	Journa C		ago rararor minara invocationi to noip	10001			
	aopiivatic	····									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/008 – Ashlar Close	0.29	Green open space with trees and some small areas of PDL	Predominantly greenfield	5 dwellings	Preferred Option: HA5/H

Summary of assessment for HA/008:

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

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 transport links, local services and amenities, education facilities and employment areas.

As a predominantly greenfield site containing trees which would be lost in the development, but minor adverse effects have been predicted for the site for a range of natural environment themed SA Objectives.

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	Site appears to be predominantly greenfield, being primarily comprised of residential gardens. ALC Grade at the site is Grade 4. Site does not coincide with an MSA.										
4 Climate	+ P LT IR M SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, 4a – 4e										
change resilience		FZ1 and i able surfa					ding. However, development could lead to a	n increase in			
5 Water	- P LT IR M SP9, EN1, EN2, EN7, EN9 5a – 5e										
resources							n 100m of a surface waterbody. Development consumption.	nt at the site			
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9 Sluding trees and it is likely to be of some bid	6a – 6f			
Biodiversity & geodiversity	ecologic The HR	al connect	ivity. g proces hus canr	s has ide	entified th	nat likel		loors SPA/SAC			
		-	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. I ements o local tov help to li	However, of potentia on scape in on the mit the market	, resident ally hight and land nagnitude	tial dev visual a scape o for po	scernible effect on any landscape designation in the loss amenity, including trees, and it would therefor character. The site is adjacent to existing restential effects, but at this stage a minor adverse.	of open greenfield ore be likely to sidential built			
8 Cultural	1000.1011	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	discernible effect on any heritage asset or I	nistoric area.			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality											
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	railway s	Site is within 400m of multiple bus stops with frequent services, including those along Lees Lane. The nearest railway station, Keighley, is 4.8km north. Site is accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.									
11 Housing	×	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would not meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need. 12 Accessible services The nearest area of key services and amenities appears to be located 300m west of the site on the B6142 in the centre of Haworth. The nearest area of key services and amenities appears to be located 300m west of the site on the B6142 in the centre of Haworth. 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 A6033, which could potentially impact on the quality of life of new residents as a result of exposure to air pollution and noise and visual disturbances. 14 Culture & leisure 15 Safe & secure 16 Health 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. 17 Residents would be within 800m of the nearest medical centre, Haworth Medical Centre. The site is 7.6km south of a general hospital, Airedale General Hospital. Residents would be within 800m of the nearest medical centre, Haworth Medical Centre. The site is 7.6km south of a general hospital, Niredale General Hospital. Residents would have good access to employment opportunities of outdoor exercise and community engagement, which could improve both ph	SA Objective	Baseline	Effect on S	SA Object	ve			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
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	19 Economy													
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.		could en	courage fu	rther inv	ard inve	stment to	help t	ackle local deprivation.	•					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/010 -					
Ivy Bank Close	1.16	Former textile mill site situated in the bottom of the valley	PDL	34 dwellings	Preferred Option: HA/6H

Summary of assessment for HA/010:

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 and greened over PDL, with TPO woodland and Priority Habitat adjacent to and within the Site. Site falls within the Natural England SSSI Risk Zone for South Pennine SSSI for any application of 50 or more dwellings, which is currently not expected to be the case.

The site is in proximity to various heritage assets, including several Grade II Listed Buildings, Central Park Registered Park/Garden, the heritage railway adjacent to the site's eastern perimeter, and is also within the Haworth Conservation Area. Development would be likely to have a minor adverse effect on the local setting, to some extent, but would be within an area of similar built form.

The site would provide residents here with good access to key services and amenities, including shops, cultural spaces, jobs and schools, with particularly good access to health facilities.

		Effect on	SA Obje	ective								
SA Objective	Baseline trend	Score of effect	Permanen ce	Duration	Reversibili ty			Mitigation code(s)				
3 Land & Buildings	11.0.0	-	P	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d				
ALC Grade		ide is Grad	de 4. T	he site o	does no	t coinci	de with an MSA.	1				
4 Climate change		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience	site at a	low risk aı	nd sma	ll areas	of the s	site at a	isk of surface water flooding, with just on the surface water flooding, with just of medium and high risk. It is uncertain the feful layout of development.					
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	HA/010 i quality o track rur	HA/010 is within a GSPZ 2 and so development here could pose a risk to the quality of groundwaters. HA/010 is approximately 10m west of the Beck, and so development at the site could pose a risk to the quality of water at this surface waterbody. Discernible effects on the Beck are unlikely, given the railway track running between the site and the waterbody. 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	Broadlea corner or proximity The site the Sout the likely if necess	aved Wood f the site is to the sit is 1.6km r h Pennine trisks sho sary. The I	dland F s adjac e. Site north-ea Moors uld be HRA So PA/SAC	Priority Fent to T falls with ast of the SPA. Tunderta creening	labitat in PO protein Nature South The site ken at the processing of the processing	s prese lected varal Engle la Penni falls with the site lass has itand thu	rly PDL, however is covered in scrub are that within the southern portion of the situs woodland, with a number of TPO protect gland's GI network. The Moors SAC and SSSI, which is also thin a SSSI Impact Risk Zone. Further level and consultation with Natural Engagement of the thin the stage.	e. South east cted trees in designated as consideration of gland undertaken in the South				
7 Landscape & Whilst HA/010 is a vacant plot comprised of greenfield and PDL. It is now open space covered in vegetation including visually appealing GI elements such as woodland, with TP woodland adjacent to south-eastern perimeter. Development at the site could adversely alter the local character.						covered in and adjacent to its						
8 Cultural heritage	Park, Ha impact o applicati Whilst th	HA/010 is situated within the Haworth Conservation Area. The site is 110m south-east of the 'Central Park, Haworth' Registered Park/Garden. Given the topography, it is unlikely that development would impact on the setting of Central Park, but this may require closer consideration for any planning application here. Whilst the site is PDL, it appears to have greened over and contains various GI elements. Development here could result in the loss of a visually appealing area of green and open space, which could alter the										

SA Objective	Baseline Effect on SA	Objective		Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	character of the Cons	ervation Area		development would be within an area						
				character would be minor.						
			railway. Dev	velopment here could alter views to ar	nd from, and the					
	setting of, this railway		ast to west a	and given the tonography developme	nt at the site would					
	appears to slope up slightly from east to west and, given the topography, development at the site wo be likely to be viewable from four Grade II Listed Buildings to the east, including Haworth War Memorial, Bridgehouse Mills, Bridge House and Barn to South East of Bridge House. The replacement									
				n and woodland with built form could	adversely alter the					
	setting of some or all	of these herit	age assets.	T	1					
	- 1	P LT	IR M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	Development at the si	te would not	impact on a	n AQMA or CAZ. The construction and	d occupation of					
o 7 iii quanty				nor increase in air pollution in relation						
	due to pollution assoc			nsport movements.						
	+ 1	LT	IR M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4	^l , 10a – 10d					
				TR5, TR6						
10 Transport				ent services along the B6142. The nea nd cycling access of the site is good a						
				y and absence of local cycle paths co						
	of cycling.	<u>, </u>		,						
	+ 1	LT	IR M	SP8, HO1, HO2, HO3, HO4, HO5, HO6,	11a					
11 Housing				HO7, HO8, HO9, HO10						
	including a mix of hou			on towards satisfying Bradford's hous	ing neeas,					
				SP2, SP3, SP8, SP9, SP10, SP15, HO8,	40					
12 Associate continue	+ 1	P LT	IR M	DS4, CO2	12a					
12 Accessible services		n of various k	ey services	and amenities in the centre of Hawort	h and along the					
	B6142.		ID I	I 000 000 0040 D04	140					
	Povolonment at the si	D LT L	IR L	SC2, SC6, SC10, DS4	13a					
				dents within an existing community, endents within an existing community, endents within the development being of a scale that						
13 Social cohesion				d alter the local sense of community a						
				o impact on the quality of life of new re						
	result of exposure to a	ir pollution a	nd noise and		1					
	+ 1	LT	IR M	SP9, SP10, SP15, CO1, EC4, TR4, EN6,	14a					
14 Culture & leisure	HA/010 is within 600m of various cultural and leisure opportunities in the centre of Haworth and along									
	the B6142.									
	+/-	P LT	IR M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure				introduce new potential victims or targ						
To Gale & Secure	vacant location where currently there are none, but could potentially enhance community cohesion and									
	wellbeing, or increase	natural surve	eiliance, and	so could help to combat the local risk SP2, SP9, SP10, SP15, H09, EN1, EN8,	c of crime.					
	++	P LT	IR M	EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Hoolth	Site is 660m south ea	st of Haworth	Medical Pra	actice. Site is within the 8km target dis	stance of Airedale					
16 Health	General Hospital to th	e north. Res	idents at the	site would have excellent access to a	a diverse range of					
				door exercise and community engage						
	wnich could improve b	ooth physical	IR M	health for the residents of these develors SP6, SP14, SP16, EC3, DS5, CO2	lopments. 16a. 16b					
	Access to primary set		***	ith Lees Primary School and Hawort	,					
17 Education				a secondary school is more limited, the						
				3.5km north of HA/010. Before develo						
	commence it must be	confirmed th	at these sch	ools have capacity for new students.						
	Paristant (d)	P LT	IR H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment				to jobs in the centre of Haworth and C byment opportunities may be somewh						
TO Employment				oproximately 4km north to the centre of						
	employment zones ar									
	+	P LT	IR H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
				s could have a minor beneficial impact						
19 Economy				nd services and enhancing the pool o						
,				ent in the built environment could lead age further inward investment to help t						
	deprivation.	iroa, writtori ot	Julu Gricoula	igo raithei iliwara ilivestilietit to lielp t	aonie iooal					
	aspiit austii									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/014 –					
Weavers Mill	4.28	Vacant	Greenfield	112 dwellings	Alternative

Summary of assessment for HA/014:

Major adverse significant effect predicted due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield, with TPO woodland and Priority Habitat adjacent to the Site.

The site is in proximity to various heritage assets, including several Grade II Listed Buildings, Central Park Registered

The site is in proximity to various heritage assets, including several Grade II Listed Buildings, Central Park Registered Park/Garden, the heritage railway and Haworth Conservation Area. Development would be likely to have a minor adverse effect on the local setting, to some extent, but would be within an area of similar built form.

The site would provide residents here with good access to key services and amenities, including shops, cultural spaces, jobs and schools, with particularly good access to health facilities.

		Effect on	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanen ce	Duration	Reversibili ty	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d			
3 Land & Buildings		large Greecide with a			.4ha) ar	nd so v	would not constitute an efficient use of land	I The site does			
4 Climata abanga		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate change resilience	at a low		mall are	eas of th	ne site a	it a me	risk of surface water flooding, with just uncedium risk. It is uncertain that in each case relopment.				
		-	Р	LT	İR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	pose a r	isk to the o	quality of	of water	at this	surface	o an unnamed pond and so development as e waterbody. The construction and occupa at this location in relation to existing levels	tion of homes			
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	here cou site is T affected The site South P	Site is currently a semi-natural greenfield and it is likely to be of some biodiversity value in its current condition. Broadleaved Woodland Priority Habitat adjoins the sites northern boundary. New development here could reduce biodiversity value at this site and reduce local ecological connectivity. To the east of the site is TPO woodland and a cluster of three TPO trees lies 100m east of the site, which could be adversely affected by development at the site, such as through impacts on root zones. The site is 1.2km north-east of the South Pennine Moors SAC and SSSI, which is also designated as the South Pennine Moors Phase 2 SPA. Direct impacts on this sensitive biodiversity designation as a result of development at this site cannot be ruled out at this stage.									
7 Landscape & townscape	including open gre and land magnitu	g National eenfield an dscape cha	Parks of d Gree aracter. ential ef	or AONE on Belt la The site fects, b	Bs. How and and e is adja	rever, i I it wou acent t	SP2, EN1, EN3, EN5, EN6, DS2, DS3 a discernible effect on any landscape des residential development at this site could ruld therefore be likely to adversely alter the o existing residential built form, which would a minor adverse effect on the local lands	esult in the loss of local townscape ld help to limit the			
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3				
HA/014 is situated adjacent to the Haworth Conservation Area. The site is 170m south-east of the 'Central Park, Haworth' Registered Park/Garden. Given the topography, it is unlikely that development would impact on the setting of Central Park, but this may require closer consideration for any planning application here. Development here could result in the loss of a visually appealing area of green and open space, which							8a, 8b				
8 Cultural heritage	impact of here. Develop could all similar at The site setting of The site 100m no	aworth' Re- on the setti ment here ter the cha and existing is 350m w of this railw is located orth east of	gistered ng of Could recter of built frest of a cay. within a the site of the	d Park/6 entral Fresult in of the Coorm and a heritage 400m of the I	Garden. Park, bu the los onserva d so any ge railw f numer replacei	Given this mention Altion Alteracy. De	the topography, it is unlikely that developed any require closer consideration for any plants are as the control of the contro	ast of the 'Central ment would anning application space, which n an area of om, and the along Main Street,			

SA Objective	Baseline	Effect on S	SA Obje	ective			Mitigating or enhancing Local Plan policies	Mitigation code(s)			
							n AQMA or CAZ. The construction and occ				
							ncrease in air pollution in relation to existin	g levels due to			
	pollution	associate	d with	homes a	and trar	sport i	movements.	1			
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Site is within 400m of multiple stops with frequent services along the B6142. The nearest Railway Station,										
							cycling access of the site is good although				
	narrow r	oads, undi	ulating	topogra	phy and	d abse	nce of local cycle paths could limit local rat	tes of cycling.			
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Tiodollig		could mak ousing type						eeds, including a			
12 Accessible		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
services	The site B6142.	is within 6	00m o	various	s key se	rvices	and amenities in the centre of Haworth an	d along the			
13 Social cohesion		+	Р	LT	IR	М	SC2, SC6, SC10, DS4	13a			
	Develop	ment at the	e site v	vould sit	tuate ne	w resid	L dents within an existing community, encou	 raging			
							t the development being of a scale that ma				
							local sense of community and place.	, ,			
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure	The is w	ithin 600m	of var	ious cul	tural an	d leisu	re opportunities in the centre of Haworth a	nd along the			
					arry for	walkir	ng directly adjacent to the sites northern bo	undary and			
	Penistor	ne Hill, 600		th west.							
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure							introduce new potential victims or targets of				
							but could potentially enhance community				
	wellbein	g, or increa	ase na	turai sur	veilland	e, and	so could help to combat the local risk of c	rime.			
16 Health		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
							e. Site is 7.7km south of Airedale General I				
							100m west of Haworth Physiotherapy Pra				
							erse range of semi-natural habitats with op opportunities, which could improve both ph				
		or the resid					opportunities, which could improve both ph	iysicai and memai			
	ricaliri	+	P	I I T	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	16a, 16b			
	Access	to primary	school	s is goo			Haworth Primary School is 400m north. Ac				
17 Education							eing Beckfoot Oakbank School (Keighley)				
							mence it must be confirmed that these scho				
	capacity for new students.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
	Residents at the site would have good access to jobs in the centre of Haworth and Cross Road. Access to										
18 Employment	a more extensive and diverse range of employment opportunities may be somewhat limited for residents at										
	the site, who may need to travel 5.5km north east to the centre of Keighley, and the employment zones										
	and business development areas found there.										
	T I	+	P	LT	IR IR	Н.	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
10 Economy							s could have a minor beneficial impact on t				
19 Economy							nd services and enhancing the pool of pote ilt environment could lead to an improved a				
							Investment to help tackle local deprivation				
	וווכ מופמ	, WITHOUT CO	uiu Eiil	Jourage	rururel	iiiwaiu	i invesiment to neip tackie local deprivation	1.			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/019 – Hebden Road	0.97	Open field	Greenfield	31 dwellings	Alternative

Summary of assessment for HA/019:

Major adverse significant effect predicted due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of effects associated with new development on a large greenfield site. The site generally offers good access to keys services and amenities, including shops, jobs and buses, but is not within the target distance for health facilities.

OA Objective	Baseline	Effect on SA Objective		Mitigating or enhancing Local Plan						
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	policies	Mitigation code(s)		
3 Land & Buildings		large Gre		LT ite (>0.4	IR ha) and	M so would	SP4, SP8, SP9, HO2, TR5 I not constitute an efficient use of la	3a – 3d nd. Site does not		
4 Climate change resilience							SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7 ding. However, development could I rent levels.	4a - 4e ead to an		
5 Water resources	- P LT IR H SP9, EN1, EN2, EN7, EN9 5a – 5e Site is not within a GSPZ and there are not surface water bodies within 100m of the site. Sugden Reservoir is 300m south east 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.									
6 Biodiversity & geodiversity	The site is a greenfield site of some biodiversity value due to the presence of trees. Site is 300m north of broadleaved woodland priority habitat and the Brow Moor with Sugden End LWS, each of which could be exposed to increased disturbances caused by development. Site is 50m south of TPO woodland and clusters of TPO trees. Development would likely reduce this biodiversity value and diminish connectivity of the local ecological network.									
7 Landscape & townscape	- P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b Development at this site would result in the loss of green and open space containing visually attractive GI elements and so it could adversely alter the local character. Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs.									
8 Cultural heritage		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	8a, 8b		

SA Objective	Baseline trend	Effect on	SA Object	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	Site is 7	Registere	ed Park	and Gard	on Area and 800m north west of Cer in 400m of seven Grade II Listed Bui versely alter the setting of some or a	ldings. The						
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	Development at the site would not 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	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Site is within 400m of multiple stops with frequent services, including those along Haworth Road. The nearest Railway Station, Keighley, is 4.5km north. Pedestrian and cycling access of the site is good although the somewhat narrow roads, undulating topography and absence of local cycle paths could limit local rates of cycling.											
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
3	The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.											
12 Accessible services		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
1271000001010 00111000	The site is within 600m of various key services and amenities in the centre of Haworth along the B6142, as well as services and amenities in Cross Roads on the A6033.											
		+	Р	LT	IR	М	SC2, SC6, SC10, DS4	13a				
13 Social cohesion	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
		+	Р	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	The site is within 600m of various cultural and leisure opportunities in the centre of Haworth along the B6142, as well as services and amenities in Cross Roads on the A6033. Open leisure spaces located close to the site include Brow Moor with Sugden End LWS 300m north and Murgatroyd Wood 450m north west of the site.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a				
15 Safe & secure	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but 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	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				

SA Objective	Baseline	Effect on	SA Objec	tive			Mitigating or enhancing Local Plan	Mitigation code(s)			
	These a diverse i engager	orm east of Haworth Medical Practice. The street both outside the target distance. However, ange of semi-natural habitats with opportunent opportunities, which could improve bowelopments.					er, residents at the site would have onities for outdoor exercise and comm	good access to a nunity			
		+	Р	LT	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education	The nearest Primary School is Lees Primary School, 150m north east of the site. The nearest Secondary School is Beckfoot Oakbank School (Keighley), which is 2.1km north of HA/019. Before development can commence it must be confirmed that these schools have capacity for new students.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	Residents at the site would have good access to jobs in the centre of Haworth and Cross Road. Access to a more extensive and diverse range of employment opportunities may be somewhat limited for residents at the site, who may need to travel approximately 4km north to the centre of Keighley, and the employment zones and business development areas found there.										
		+	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 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
HA/022 –		Grazing			
West Lane	0.84	agricultural fields	Greenfield	27 dwellings	Alternative

Summary of assessment for HA/022:

Major adverse significant effect predicted due to the loss of greenfield land. 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 in proximity to various heritage assets, including several Grade II Listed Buildings, Central Park Registered Park/Garden, and Haworth Conservation Area. Development would be likely to have a minor adverse effect on the local setting, to some extent, but would be within an area of similar built form.

The site would provide residents here with good access to key services and amenities, including shops, cultural spaces, jobs, schools, and health facilities.

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanen ce	Duration	Reversibili ty	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d		
3 Land & Buildings		Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land. The site does not coincide with an MSA.								
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3,	4a – 4e		
resilience		,	'			IVI	EN7	14a – 16		
	Site is in	FZ1 and i	s not a	t risk fro	om surfa	ace wat	ter flooding.			
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources							of a surface waterbody. The construction an mption at this location in relation to existing			
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity & geodiversity	Site is currently a semi-natural greenfield, used for grazing, but is likely to be of some biodiversity value in its current condition. Site is 100m north east of Penistone Hill Country Park, a LWS. New development here could reduce biodiversity value at this site and reduce local ecological connectivity. Direct impacts on this sensitive biodiversity designation as a result of development at this site cannot be ruled out at this stage.									
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 0 0 0 0	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and 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.									
-	open gre characte potential	eenfield an er. The site l effects, b	d it wo is adja ut at th	uld ther	efore be existing a mino	rever, r e likely g reside	esidential development at this site could re to adversely alter the local townscape and ential built form, which would help to limit the se effect on the local landscape and towns	sult in the loss of landscape ne magnitude for		
7 Landscape & townscape	open gre characte potential ruled ou	eenfield aner. The site leffects, but.	d it wo is adja ut at th	uld ther acent to is stage LT	efore be existing a mino	vever, re likely gresider adver	esidential development at this site could re to adversely alter the local townscape and ential built form, which would help to limit the se effect on the local landscape and towns SP2, EN1, EN3, EN5, EN6, DS2, DS3	sult in the loss of landscape ne magnitude for scape cannot be		
•	open green character potential ruled out the site Park, Haimpact of here. Develop could alt similar a The site north of	eenfield an er. The site of effects, but. I effects, but. I si directly aworth' Report the settion the settion the settion of existing is located the site (G	d it wo is adjaut at the Padjace gistereing of Could racter of built f within rade II	uld ther acent to is stage LT Int to the d Park/Central F result in of the Corm and 150m o Listed I	efore be existing a mino a mino a mino Garden. Park, but the los onservad so any f four GBuilding	rever, relikely gresider adverser adverser adverser adverser at this most of a value at the readers and alternated in 170 and 1821.	esidential development at this site could re to adversely alter the local townscape and ential built form, which would help to limit these effect on the local landscape and towns SP2, EN1, EN3, EN5, EN6, DS2, DS3 servation Area. The site is 520m south-east the topography, it is unlikely that development are require closer consideration for any planta in the site is 520m south-east the topography, it is unlikely that development require closer consideration for any planta in the site is 520m south-east the topography, it is unlikely that development require closer consideration for any planta in the site is 520m south-east the topography, it is unlikely that development would be withing the site in the site is 520m south-east the topography, it is unlikely that development would be withing the site is 520m south-east the topography, it is unlikely that development would be withing the site is 520m south-east the topography, it is unlikely that development would be withing the site is 520m south-east the topography, it is unlikely that development with the site is 520m south-east the topography, it is unlikely that development with the topography, it is unlikely that development with the topography, it is unlikely that development with the topography it is unlikely that development with the topography it is unlikely that development with the topography it is unlikely that development with the topography it is unlikely that development with the topography it is unlikely that development with the topography it is unlikely that development with the topography it is unlikely that development with the topography it is unlikely that development with the topography it is unlikely that development with the topography it is unlikely that development with the topography it is unlikely that development with the topography it is unlikely that development with the topography it is unlikely that development with the topography it is unlikely that development with the topography it is unlikely that development with the topograp	sult in the loss of landscape he magnitude for scape cannot be 8a, 8b st of the 'Central hent would nning application space, which han area of		
ownscape	open green character potential ruled out the site Park, Haimpact of here. Develop could alt similar a The site north of	eenfield an er. The site of effects, but. I effects, but. I si directly aworth' Report the settion the settion the settion of existing is located the site (G	d it wo is adjaut at the Padjace gistereing of Could racter of built f within rade II	uld ther acent to is stage LT Int to the d Park/Central F result in of the Corm and 150m o Listed I	efore be existing a mino a mino a mino Garden. Park, but the los onservad so any f four GBuilding	rever, relikely gresider adverser adverser adverser adverser at this most of a value at the readers and alternated and arade II '70 and	esidential development at this site could re to adversely alter the local townscape and ential built form, which would help to limit these effect on the local landscape and towns SP2, EN1, EN3, EN5, EN6, DS2, DS3 servation Area. The site is 520m south-east the topography, it is unlikely that developmay require closer consideration for any place. However, development would be withing to local character would be minor. Listed Buildings, the closest being along W	sult in the loss of landscape the magnitude for scape cannot be 8a, 8b at of the 'Central nent would nning application space, which is an area of west Lane, 35m		
ownscape	open green character potential ruled out the site Park, Hard impact of here. Develop could alt similar a The site north of built form	eenfield an er. The site of effects, but. - is directly aworth' Regard the setting is located the site (Gon could adwood adwood adwood be expended as the site (Gon could adwood be expended and adwood be expended at the site (Gon could adwood be expended adwood be expended as the site (Gon could adwood be expended as the site (Gon could adwood be expended as the site (Gon could adwood be expended as the site (Gon could adwood be expended as the site (Gon could adwood be expended as the site (Gon could adwood be expended as the site (Gon could be expended as the site (Go	d it wo is adjaut at the Padjace gistereing of Could racter of built f within rade II versely Pe site versely	uld ther acent to is stage LT Int to the d Park/Central F result in of the Corm and 150m o Listed F alter the LT vould nod to resu	efore be existing a mino a min	rever, relikely gresider adver Mrth Con Given this mass of a vation Arrade II '70 an g of so Mrth Con arminor ir	esidential development at this site could re to adversely alter the local townscape and ential built form, which would help to limit these effect on the local landscape and towns SP2, EN1, EN3, EN5, EN6, DS2, DS3 servation Area. The site is 520m south-east the topography, it is unlikely that development require closer consideration for any planticular properties. However, development would be withing tion to local character would be minor. Listed Buildings, the closest being along W d 72, West Lane'). The replacement of open or all of these heritage assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	sult in the loss of landscape he magnitude for scape cannot be 88, 8b st of the 'Central nent would nning application space, which han area of vest Lane, 35m en space with 9a – 9c upation of new		

	Site is within 400m of multiple stops with frequent services along the West Lane and North Street. The nearest Railway Station, Keighley, is 5.6km north east. Pedestrian and cycling access of the site is good although the somewhat narrow roads, undulating topography and absence of local cycle paths could limit local rates of cycling.										
11 Housing		+	Р	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
TTTTOUSING		The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.									
12 Accessible services		+	Р	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
Services	The site	is within 3	00m of	various	s key se	rvices a	and amenities in the centre of Haworth.				
		+	Р	LT	IR	M	SC2, SC6, SC10, DS4	13a			
13 Social cohesion	participa	tion and c	ommur	nity inter	action,	without	lents within an existing community, encou the development being of a scale that ma local sense of community and place.				
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure		e Hill LWS	3 100m	south v				_			
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	vacant lo	cation wh	ere cu	rrently th	nere are	none,	ntroduce new potential victims or targets or but could potentially enhance community so could help to combat the local risk of c	cohesion and			
16 Health		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
	outside o	of the desi tural habita	red dis ats with	tance. F	Resident unities f	ts at the or outd	Site is 7.3km south of Airedale General He site would have excellent access to a divoor exercise and community engagement lealth for the residents of these development	verse range of opportunities,			
		+	Р	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	16a, 16b			
17 Education	Access to primary schools is good in Haworth, Haworth Primary School is 450m east. Access to a secondary school is more limited, the nearest being Beckfoot Oakbank School (Keighley), which is 3km north of the site. Before development can commence it must be confirmed that these schools have capacity for new students.										
18 Employment		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
	Residents at the site would have good access to jobs in the centre of Haworth and Cross Road. Access to a more extensive and diverse range of employment opportunities may be somewhat limited for residents at the site, who may need to travel 5.5km north east to the centre of Keighley, and the employment zones and business development areas found there. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.										
19 Economy	The congection of the area	+ struction a y, increasi businesse , which co	nd occ ng dem s. An i	LT upation nand for mprovei courage	IR of new local go ment in further	H homes oods ar the bui inward	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on to a services and enhancing the pool of potential tenvironment could lead to an improved investment to help tackle local deprivation ural land could impact on local agricultural	ential employees attractiveness to n. However, it is			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/026 – Land off Nares Street and Albion Street	6.07	Open fields with building and associated access road	90% Greenfield	160 dwellings	Alternative

Summary of assessment for HA/026:
Major adverse significant effect predicted due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of effects associated with new development on a large greenfield site. The site generally offers good access to keys services and amenities, including shops, jobs and buses, but is not within the target distance for health facilities.

		Effect on	SA Objec	tive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d		
3 Land & Buildings	does no	HA/026 is predominantly a greenfield site, which would be an inefficient use of the land resource. Site does not coincide with an MSA. An area of the site contains agricultural buildings, which could present opportunities for reusing structures or construction materials.								
		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e		
4 Climate change resilience	the site i develop	Site is in FZ1 and approximately 5% of the site is at 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.								
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	Reservo	ir is 150m	south o	f the site	, howev	er. The	e water bodies within 100m of the sit construction and occupation of hom- elation to existing levels.			
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity & geodiversity	The site is a greenfield site of some biodiversity value due to the presence of trees. Site is 200m north of broadleaved woodland priority habitat and 150m north of Brow Moor with Sugden End LWS, each of which could be exposed to increased disturbances caused by development. Development would likely reduce this biodiversity value and diminish connectivity of the local ecological network.									
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	GI eleme	ents and s	o it coul	d advers	ely alter	the loc	f green and open space containing vi cal character. Development at this loc signation, including National Parks or	ation would not		
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	8a, 8b		
8 Cultural heritage	Haworth	Registere	ed Park a	and Gar	den. Site	e is with	ion Area and 900m north west of Cer in 250m of seven Grade II Listed Bui dversely alter the setting of some or	ldings. The		
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	homes v	Development at the site would not 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	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	Site is within 400m of multiple stops with frequent services, including those along Haworth Road nearest Railway Station, Keighley, is 4.7km north. Pedestrian and cycling access of the site is galthough the somewhat narrow roads, undulating topography and absence of local cycle paths limit local rates of cycling.							e site is good		
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing		could ma housing t					towards satisfying Bradford's housing policies.	g needs, including		

SA Objective	Baseline Effect on	SA Obje	ctive			Mitigating or enhancing Local Plan	Mitigation code(s)			
	+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
12 Accessible services						nd amenities in the centre of Haworth				
						s and Halifax Road, including a Post	Office. For a			
	broader range of	shops, re				travel 1.5km north to Oakworth.				
	+	P	LT	IR	M _{··}	SC2, SC6, SC10, DS4	13a			
13 Social cohesion						nts within an existing community, en				
						he development being of a scale that ocal sense of community and place.	may put pressure			
	Off local services	and racii				SP9, SP10, SP15, CO1, EC4, TR4, EN6,				
	+	Р	LT	IR	М	DS2, DS3, DS4	14a			
14 Culture & leisure						sure opportunities in the centre of Ha				
						s Roads on the A6033. Open leisure				
	north west of the		row ivioo	r with Si	ugaen i	End LWS 150m north and Murgatroy	a vvooa 450m			
	+/-	P	IT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
		•								
15 Safe & secure	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and									
	wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.									
	J,	Р	LT			SP2, SP9, SP10, SP15, HO9, EN1, EN8,				
	-	·		IR	М	EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
	Site is 1.2km east of Haworth Medical Practice. The site is 7.3km south of Airedale General Hospital.									
16 Health	These are both outside the target distance. However, residents at the site would have 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 developmen	P	LT	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
	The nearest Prim									
17 Education	The nearest Primary School is Lees Primary School, 150m north of the site. The nearest Secondary School is Beckfoot Oakbank School (Keighley), which is 2.3km north of the site. Before development									
						chools have capacity for new student				
	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
	Residents at the site would have good access to jobs in the centre of Haworth and Cross Road. Access									
18 Employment	to a more extensive and diverse range of employment opportunities may be somewhat limited for									
·						oximately 4km north to the centre of	Keighley, and the			
	employment zone									
	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
						ould have a minor beneficial impact				
19 Economy						services and enhancing the pool of				
ĺ						in the built environment could lead to				
	deprivation.	ne area,	, which c	ouia ena	ourage	e further inward investment to help ta	CKIE IOCAI			
	Lueprivation.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/030 -		Open field			
Dimples Lane	0.51	lines with trees	Greenfield	16 dwellings	Alternative

Summary of assessment for HA/030:

Major adverse significant effect predicted due to the loss of greenfield land. 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 in proximity to various heritage assets, including several Grade II Listed Buildings, Central Park Registered Park/Garden, and Haworth Conservation Area. Development would be likely to have a minor adverse effect on the local setting, to some extent, but would be within an area of similar built form.

The site would provide residents here with good access to key services and amenities, including shops, cultural spaces, jobs, schools, and health facilities.

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanen ce	Duration	Reversibili ty	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d	
3 Land & Buildings		Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land The site does not coincide with an MSA.							
4 Climate change resilience		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
esilletice	Site is in	FZ1 and i					ter flooding.	1	
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources					e water		of a surface waterbody. The construction amption at this location in relation to existing		
		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
6 Biodiversity & geodiversity	value in developi Direct im	its current ment here	conditi could r his ser	on. Site educe b	is direction	ctly adja	existing GI (trees) and is likely to be of sor acent to Penistone Hill Country Park, a LV ue at this site and reduce local ecological ignation as a result of development at this	VS. New connectivity.	
		-	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. However, residential development at this site could result in the loss of open greenfield and Green Belt land 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.								
	101111000	-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	8a. 8b	
8 Cultural heritage	The site is directly adjacent to the Haworth Conservation Area. The site is 600m south-east of the 'Central Park, Haworth' Registered Park/Garden. Given the topography, it is unlikely that development would impact on the setting of Central Park, but this may require closer consideration for any planning application here. Development here could result in the loss of a visually appealing area of green and open space, which could alter the character of the Conservation Area. However, development would be within an area of similar and existing built form and so any alteration to local character would be minor. The site is located within 300m of two Grade II Listed Buildings, the closest being along West Lane, 120m north east of the site (Grade II Listed Building '70 and 72, West Lane'). The replacement of open space with built form could adversely alter the setting of some or all of these heritage assets.								
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality	Development at the site would not 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	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	

SA Objective		Effect on					Mitigating or enhancing Local Plan policies	Mitigation code(s)						
							nt services along the West Lane and Nort							
							th east. Pedestrian and cycling access of							
				arrow ro	oads, ur	ndulatin	ng topography and absence of local cycle p	paths could limit						
	local rate	es of cyclin	ng.		T	1	T	T						
44 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a						
11 Housing		The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.												
	mix of he	ousing type	es as r	equired	by Loca	al Plan								
12 Accessible		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a						
services	The site	ne site is within 600m of various key services and amenities in the centre of Haworth.												
		+	Р	LT	ΙŔ	M	SC2, SC6, SC10, DS4	13a						
40.0	Develop	ment at the	e site v	vould sit										
13 Social cohesion		Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure												
							local sense of community and place.	, ,						
							SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	44-						
4.4.0		+	Р	LT	IR	М	DS3, DS4	14a						
14 Culture & leisure	The is w	ithin 600m	of var	ious cul	tural an	d leisur	re opportunities in the centre of Haworth.	This includes						
Penistone Hill LWS directly adjacent to the site.														
		+/-	Р	ĹŤ	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a						
45.0 (0	New res	New residential development at the site would introduce new potential victims or targets of crime at a												
15 Safe & secure		vacant location where currently there are none, but could potentially enhance community cohesion and												
							so could help to combat the local risk of c							
			Р	LT	IR		SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,							
		+	Р	LI	IK	М	CO1, CO2, CO3, DS1, DS5	16a, 16b						
16 Health	Site is 400m west of Haworth Medical Practice. Site is 7.3km south of Airedale General Hospital, which is													
то пеашт	outside (outside of the desired distance. Residents at the site would have excellent access to a diverse range of												
		semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities,												
	which co	ould improv	ve both	physica	al and n	nental h	nealth for the residents of these development	ents.						
		+	Р	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	16a, 16b						
	Access t	o primary	school	s is goo	d in Ha	worth, I	Haworth Primary School is 600m east. Acc	cess to a						
17 Education							eing Beckfoot Oakbank School (Keighley)							
					nent ca	n comn	nence it must be confirmed that these scho	ools have						
	capacity	for new st	udents	S.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
	Residen	ts at the si	te wou	ld have	good a	ccess t	o jobs in the centre of Haworth and Cross	Road. Access to						
18 Employment							nent opportunities may be somewhat limite							
	the site,	who may i	need to	travel !	5.5km n	orth ea	ast to the centre of Keighley, and the emplo	oyment zones						
	and bus	iness deve	lopme	nt areas	found t	there.								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
	The con	struction a	nd occ	upation	of new	homes	could have a minor beneficial impact on t	he local						
19 Economy	econom	y, increasii	ng dem	nand for	local go	oods ar	nd services and enhancing the pool of pote	ential employees						
,	for local	businesse	s. An i	mprovei	ment in	the bui	It environment could lead to an improved a	attractiveness to						
							investment to help tackle local deprivation							

Harden

Four potential housing sites have been identified within Harden as either preferred options or a commitment (HR/012).

All sites score negatively (major) in relation to the biodiversity and geodiversity SA Objective 6. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is related to potential recreation impacts.

All sites score positively (minor) in relation to health (objective 16) apart from site HR/006, this is due to the site's distance from healthcare facilities.

All sites score positively (minor) in relation to climate change resilience (objective 4) apart from site HR/004, due to part of the site being at medium risk of flooding. This could be addressed through measures such as Sustainable Drainage Systems and by exploring alternative site layouts to avoid the highest risk areas.

There is also a single alternative housing site option identified in Harden (HR/011).

Summary table of effect scores predicted for housing site options in Harden:

PO Ref	Site Ref	SA Objective																		
	Oite itei	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
HR1/H	HR/004	-	-		-	-		-	-	-	+	+	-	+	+	+/-	+	+	+	+
HR2/H	HR/005	-	-		+	-		-	0	-	+	+	-	+	+	+/-	+	+/-	+	+
HR3/H	HR/006	-	-		+	-		-	-	-	+	+	-	+	+	+/-	-	+	+	+
HR4/HC	HR/012	-	-		+	-		-	0	-	+	+	-	+	+	+/-	+	+	+	+

Key:

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
HR/004 – Chelston House	0.67	Open land with grasses, scrub and trees	Greenfield, Green Belt	15 dwellings	Preferred Option: HR1/H

Summary of assessment for HR/004:

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

Major adverse effects have been predicted for the site due to loss of greenfield land, and 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 with adjacent TPO woodland and trees. There is a very limited extent of land at medium risk of surface water flooding, but it is expected this would be avoided through the careful layout of the development.

Within 150m of the site is one Grade II* and four Grade II Listed Buildings; development at the site could have a minor adverse effect on the setting of these sensitive heritage 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.

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e		
Buildings	Site is G Grade 3	reenfield s , which cou	ite (>0 ıld incl	.4ha) an ude BM <mark>`</mark>	id so wo V soils.	ould not Site co	constitute an efficient use of land ALC Grade incides with a sandstone MSA.	at the site is		
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
4 Climate change resilience	Site is in FZ1 and has a limited extent of land at a low risk of surface water flooding and very limited extent at medium risk. 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							ithin 100m of a surface waterbody. Developme ater consumption.	nt at the site		
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	its currer ecologic which co The HRA	nt conditior al connecti ould be adv	n. New vity. The rersely g proce	develop ne site's affected ess has	oment h northed by devidentifie	ere cou rn and r relopme ed that l	s including trees and it is likely to be of some bild reduce biodiversity value at the site and red north-eastern perimeters adjoin TPO woodlandent at the site, such as through impacts on root likely significant effects on the South Pennine Nes stage.	uce local and TPO trees, zones.		
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Groop Bolt land that contains GL elements of potentially high visual amonity, including troop, and it would									
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage										
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
9 Air quality	construc	tion and o	ccupati	on of ne	w home	es and	ase air pollution at the site in relation to existing the associated transport movements and house of on an AQMA or CAZ.			
10 Transport	2010100	+	P	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		

SA Objective		igation code(s)											
	Site is within 400m of multiple bus stops with frequent services, including those along Wilsden Road												
	railway station, Bingley, is 2.4km north-east. Pedestrian and bicycle access of the site is very good,	although											
	there is a lack of designated cycle paths in the local area.												
	+ P LT IR H SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	-											
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the												
TTTTOGSITIG	types and tenures of the housing provided being in line with the Local Plan policies. The development would												
	meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.												
12	- P LT IR H SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 12a												
Accessible	Access to services and amenities is limited in Harden, so residents at the site may find they need to												
services	2.1km south into Wilsden or 2.4km north-east into Bingley to access key services and amenities to saily needs.	satisty their											
	+ P LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a												
13 Social	Site would situate new residents within an existing community, encouraging participation and comm												
cohesion	interaction, without the development being of a scale that may put pressure on local services and fa												
0011001011	could alter the local sense of community and place.	ionitioo oi											
	SP9 SP10 SP15 CO1 FC4 TR4 FN6 DS2 DS3												
14 Culture &	+ P LT IR H DS4	3											
leisure	Residents at the site would have good access to a range of culture and leisure opportunities including	ng pubs,											
	cafes, churches and parks in and around Harden.												
	+/- P LT IR M SP1, SP3, SP4, SP16, HO9, DS5, CO2 15a	3											
15 Safe &	The construction and occupation of new homes would introduce new potential targets and victims of												
secure	location where there are currently none, and so an increase in crime at the site cannot be ruled out. However,												
000010	new development could potentially enhance community cohesion and wellbeing, or increase natural	l surveillance,											
	and so could help to combat the local risk of crime.												
	CO2, CO3, DS1, DS5	a, 16b											
	Residents would have limited access to a GP surgery, the closest being Cullingworth Medical Practic	ice 2.3km											
16 Health	south-west. The site is 6km north-west of a general hospital, Bradford Royal Infirmary.												
	Residents at the site would have excellent access to a diverse range of semi-natural habitats through	ghout the local											
	countryside with opportunities for outdoor exercise and community engagement, which could improve physical and mental health for the residents of the development.	ve both											
		a – 17c											
17	The nearest primary school, Harden Primary School, is 300m north of the site. The nearest secondary												
Education	Parkside School (Cullingworth), is 1.9km south-west of the site.	ary Scrioor,											
		a, 18b											
18	Residents would have access to some employment opportunities in Harden, but in order to access a												
Employment	diverse and expansive range of employment opportunities residents would likely need to travel approximately												
,,	2.5km north-east in Bingley where the Bingley and Crossflatts Employment Zones are located.												
		a, 19b											
10 Foor area	The construction and occupation of new homes could have a minor beneficial impact on the local ed												
19 Economy	increasing the demand for local goods and services and enhancing the pool of potential employees												
	businesses.												

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HR/005 - Sout		Open			
Walk	0.91	greenfield	Greenfield	5 dwellings	Preferred Option: HR2/H

Summary of assessment for HR/005:

Major adverse effect predicted due to 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 have been predicted for most natural environment themed SA Objectives, primarily as a result of the impacts associated with development on a greenfield site. The site is well located to provide residents with access to jobs, health facilities and local cultural offerings, with particularly good access to schools. The site has good access to bus stops along Wilsden Road. Access to some services is somewhat limited due to the nature of Harden, and residents may need to travel further afield into Bingley or Wilsden in order to access some services.

		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 & Buildings	within an	P LT IR H SP4, SP8, SP9, HO2, TR5 3a – 3d Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land. Site within an MSA. Site is entirely greenfield and is Grade 3 ALC and so could include BMV soils. Development would therefore not be an efficient use of the land resource.									
4 Climate change resilience	Site is in	+	P ere is a v	LT very limi	IR ted exte	M ent of lov	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7 w surface water flood risk that would	4a – 4e be likely to be			
5 Water resources	Site is no construc	- ot within a	P GSPZ occupati	LT and the on of ho	IR re are n	H o surfac	SP9, EN1, EN2, EN7, EN9 ee waterbodies within 100m of the sit ikely to increase water consumption				
6 Biodiversity & geodiversity	TPO pro developr undevelo and wou GI netwo The HRA	tected tre nent. The oped soils ld reduce ork. A Screenii	es adjades site is de la constant de	LT cent to t of some ential de abitat co	biodive velopm nnectiv identifie	rsity val ent here ity, with ed that li	SP10, SP11, EN1, EN2, EN3, EN7, EN9 western perimeter could be disturbed ue, given the prominence of trees, go would likely reduce the site's biodive the site currently included in Natural kely significant effects on the South out at this stage.	rassland, and ersity value England's local			
7 Landscape & townscape	and oper	n land, ind y alter the	cluding versions of the contraction of the contract	visually haracte	attractiv r. Given	e GI ele the resi	SP2, EN1, EN3, EN5, EN6, DS2, DS3 lational Park. The loss of a large (>0 ements such as trees and hedgerow, dential development would be bound the alteration to character would be r	could ded by existing			
8 Cultural heritage		O ment at th	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3 e a discernible impact on any heritag	None			
9 Air quality	Develop	- ment wou on of new	homes	would b	ое ехре	cted to r	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09 et on an AQMA or CAZ. The construction a minor increase in air pollutiones and transport movements.				
10 Transport	Site is w station is accessib	thin 400n somewh	P n of two at limite lestrians	LT bus sto d, the n	IR ps with earest to	M frequen being 2.8 its curre	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 t services along Wilsden Road. Accelling the site is ent state via a single lane, South Wan use by vehicles.	currently only			
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

SA Objective	Baseline	Effect on	SA Obje	ctive			Mitigating or enhancing Local Plan	Mitigation					
							towards satisfying Bradford's housir	ng needs,					
	including	g a mix of	housing	types a	as requi	red by L	ocal Plan policies.						
		-	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
12 Accessible services	The rang	ge of servi	ces and	ameni	ies in H	arden a	ppears to be somewhat limited and r	esidents at the					
	site may find they need to travel further afield, such as 2km south to Wilsden or 2.8km north-east in to Bingley, to access some key services.												
	to Bingle	ey, to acce	ess som	e key se	ervices.								
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	Development at the site would situate new residents within an existing community, encouraging												
							he development being of a scale tha						
	pressure	on local	services	s and fa	cilities o	r could a	alter the local sense of community ar	nd place.					
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
14 Culture & leisure							rtunities in Harden, including the loca	al church,					
	public ho	ouses and	parks v										
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	vacant lo	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.											
	and well	being, or i	ncrease	<u>natura</u>	l surveil	lance, a		risk of crime.					
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
	The site has limited access to a GP surgery, the nearest being Cullingworth Medical Centre 2.1km												
16 Health	south-west. 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,												
							ealth for the residents of these develo						
	site is w	ithin the ta					Bradford Royal Infirmary 6.5km sou						
		++	Р	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	16a, 16b					
17 Education							ol. Site is 1.7km north-east of Parksi						
17 Eddodion						developr	ment can commence it must be confi	rmed that these					
	schools	have capa		new stu			_	1					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	Residen	ces at the	site ma	ay have	to trave	l up to 2	.5km north-east into Bingley, or 4.8k	m west into					
10 Employment					ad rang	e of em	ployment opportunities beyond the fa	airly limited					
	opportur	nities pres		larden.				1					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy							at each site could have a minor benef						
10 Loonony							emand for local goods and services a	and enhancing					
	the pool	of potenti	al empl	oyees fo	or local l	ousiness	ses.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HR/006 – Long Lane	1.36	Vacant field bordered by trees, may be used for grazing	Greenfield, Green Belt	40 dwellings	Preferred Option: HR3/H

Summary of assessment for HR/006:

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

As a large greenfield and Green Belt site adjacent to TPO woodland, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. A Grade II Listing Building adjoins the site's north-western corner, and there is a second 40m west of the site, the settings of which could be adversely affected by the development.

		Effect on S	SA Obje	ctive							
SA Objective	effect 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 – 3e			
Buildings							ould not constitute an efficient use of land. ALC coincides with a sandstone MSA.	Grade at the site			
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change	Site is in	FZ1 and is	s not a	t risk of	surface	water	flooding. However, development could lead to a	an increase in			
resilience	imperme	able surfa	ces, co	mpared	to curre	ent leve					
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							rithin 100m of a surface waterbody. Developme	nt at the site			
103001003	would be	likely to re					ater consumption.	_			
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	ecological connectivity. The site's north-eastern perimeter adjoins TPO woodland, which could be adversely										
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National and Gree and towr characte	Parks or A en Belt lan scape cha r. The site	ONBs d that, aracter, is adja	. Howev in its cu New de cent to	er, resider rrent co evelopmexisting	dential endition nent he reside	a discernible effect on any landscape designation development at this site could result in the loss, likely makes a positive contribution towards the re would be likely to adversely affect this and to ntial built form, which would help to limit the masse effect on the local landscape and townscape	of open greenfield ne local landscape o alter the local agnitude for			
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	'Hill End	Farmhous	e' is 40)m west	of the	site. Ďe	ins the site's north-western corner. The Grade velopment at this open greenfield site could positive heritage assets.				
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	construc	tion and o	ccupati	on of ne	w home	es and	ase air pollution at the site in relation to existing the associated transport movements and hous of the associated transport movements and hous of the associated transport movements and hous of the associated transport in the				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	services	run from s st. Site is a	tops or	n Wildse	n Road	l, 550m	ave an infrequent service (4 buses a day); mor n north-east of site. The nearest railway station, d cyclists, although there is a lack of designated	Bingley, is 2.9km			

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	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		outh into W					arden, and residents at the site may find they note to Bingley to access key services and amenitie				
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	The mount of the m										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure		ts at the sinurches an					o a range of culture and leisure opportunities inc n.	cluding pubs,			
		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where ther	re are c could p	urrently otentiall	none, a y enhar	and so		out. However,			
		-	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	south-we Residen countrys	est. The sit ts at the siding the side with open sides in the sides in	e is 6.3 te woul portun al healt	3km nord d have ities for h for the	th-west exceller outdoo reside	of a ge nt acces r exerci	urgery, the closest being Cullingworth Medical F eneral hospital, Bradford Royal Infirmary. ss to a diverse range of semi-natural habitats the ise and community engagement, which could in the development.	roughout the local approve both			
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education	The nearest primary school, Harden Primary School, is 530m north-east of the site. The nearest secondary school, Parkside School (Cullingworth), is 1.54km south-west of the site.										
18	Residen	+ ts would ha	P ave aco	LT cess to s	IR some er	H mploym	SP6, SP14, SP16, EC1, EC2, EC3, EC4 nent opportunities in the Harden, but in order to	18a, 18b access a more			
Employment							portunities residents would likely need to travel nd Crossflatts Employment Zones are located.	approximately			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	increasir	ng the dem					could have a minor beneficial impact on the locices and enhancing the pool of potential employ				
	business	ses.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HR/012 – Long Lane	0.80	Site appears to be private outdoor amenity space for existing development, including areas of grasses, trees and an outdoor tennis court.	Predominantly greenfield	4 dwellings	Commitment: HR4/HC

Summary of assessment for HR/012:

Major adverse effect predicted due to loss of greenfield land.

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

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site containing trees. Midgram Beck is 50m north of the site, and could be impacted by construction of housing development on the site. However, this is unlikely due to the intervening development, i.e. a road and residential development, between this site and the beck.

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e			
Buildings	L Site in a large Creentiald site (> () Abo) and so would not constitute an atticient use at land (ALC) Cre							Grade at 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 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	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources		Midgram Beck is 50m north of the site. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.									
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	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 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.										
	33	-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield 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		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop	ment at thi	s site wo	uld be u	nlikely to	have a	discernible effect on any heritage asset or l	nistoric area.			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	construc	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.									
		+	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, including those on Wilsden Road. The nearest railway station, Bingley, is 2.5km north-east. Site is accessible for pedestrians and generally accessible for cyclists via the road network, although there is a lack of designated cycle paths in the local area.										

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
1 1 1 1 ddding	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies											
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02	12a				
Accessible services	2.2km so	Access to services and amenities is limited in Harden, and residents at the site may find they need to travel either 2.2km south into Wilsden or 2.5km north-east into Bingley to access key services and amenities to satisfy their daily needs.										
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	7, 1111 3 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1											
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, cafes, churches and parks in and around Harden.											
		+/-	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	Residents would have limited access to a GP surgery, the closest being Cullingworth Medical Practice 2.3km south-west. The site is within 6km of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.											
17 Education							SP6, SP14, SP16, EC3, DS5, CO2 I, is 175m north of the site. The nearest second tof the site.	17a - 17c ondary school,				
		+	Р	LŤ	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	diverse a	Residents would have access to some employment opportunities in the Harden, but in order to access a more diverse and expansive range of employment opportunities residents would likely need to travel approximately 2.5km north-east in Bingley where the Bingley and Crossflatts Employment Zones are located.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		ng the dem					ld 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 developmen t	Status
HR/011 – Hill End Lane	6.28	Greenfield/ Green Belt	Greenfield 100%	57 dwellings	Alterna tive

Summary of assessment for HR/011: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, cultural heritage and accessible services. The site is well located to provide residents with good access to jobs, services, transport 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		Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site only partially coincides with a sandstone MSA. ALC Grade at the site is grade 4. Site is within the green belt.									
	sandstor	ne MSA. A	LC Gra	de at the	site is g	rade 4.	Site is within the green belt. SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3,	<u> </u>			
4 Climate		+	Р	LT	IR	L	350, 359, 3510, 3513, 1109, ENT, ENZ, ENS, EN7	4a – 4e			
change	The site	is mostly v	vithin F	Z1 and is	at low r	isk of s	urface water flooding. The site's climate res	ilience could be			
resilience							although this is somewhat dependent on imp	olementation and			
	there is I	ikely to be					ODO ENA ENO ENZ ENO	T = =			
5 Water	Sito doo	e not coinc	P sido with	LT	IR 7. thoro	M oro no v	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.										
6		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity	condition	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									
geodiversity	connecti	VITY.	Р	LT	IR	T 1	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
Landscape & townscape	that cont adversel form, wh	tains GI ele ly alter the	ements local to help to	of poten wnscape limit the	tially high and lan magnitud	h visual Idscape de for p	velopment at this site could result in the lost amenity, including trees, and it would there character. The site is adjacent to existing re otential effects, but at this stage a minor adv	fore be likely to esidential built			
				scape ca	nnot be r	ruled ou	ıt.				
8 Cultural	Cultural There are multiple listed buildings within 100m surrounding the site, the site is also within 100m of						sp2, Sp10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
heritage	conserva	ation area.	P listed b Short t cted tha	LT uildings erm neg	IR within 10 ative effe	H 00m suri	SP2, SP10, EN3, EN4, EN5, EN6, DS3 rounding the site, the site is also within 100r lld come from the noise generated due to column also detract from the current greenfield set	8a, 8b n of a historic onstruction, ting.			
heritage	conserva however	ation area. it is expec	P listed b Short to ted the	LT uildings erm negat t the dev	IR within 10 ative effer relopmen	H 00m surrects would nt would H	SP2, SP10, EN3, EN4, EN5, EN6, DS3 rounding the site, the site is also within 100r uld come from the noise generated due to column also detract from the current greenfield set SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	8a, 8b n of a historic onstruction, ting. 9a – 9c			
heritage 9 Air quality	conserva however Develop homes v	ation area. it is expect rit is expect ment would be expected.	P listed be Short to ted that P d not have spected.	LT uildings erm negat the dev LT ave a dis	IR within 10 ative efferelopmer IR cernible t in a mir	H 00m surrects would t would H impact	SP2, SP10, EN3, EN4, EN5, EN6, DS3 rounding the site, the site is also within 100r lld come from the noise generated due to column also detract from the current greenfield set	8a, 8b n of a historic construction, ting. 9a – 9c occupation of new			
	conserva however Develop homes v	ation area. it is expect ment woul	P listed be Short to ted that P d not have spected.	LT uildings erm negat the dev LT ave a dis	IR within 10 ative efferelopmer IR cernible t in a mir	H 00m surrects would t would H impact	SP2, SP10, EN3, EN4, EN5, EN6, DS3 rounding the site, the site is also within 100r ald come from the noise generated due to call also detract from the current greenfield set SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and	8a, 8b n of a historic onstruction, ting. 9a – 9c occupation of new			
	Develop homes w associat	ation area. it is expect ment would be expect with ho thin 400m Railway St	P listed be Short to ted that P d not hexpected mes an P of mulation, ti	LT uildings erm nega t the dev LT ave a dis t to resul d transpa LT tiple bus his is out	IR within 10 ative efferelopmen IR cernible t in a min ort move IR stops with side of the	H Om surrects would H impact nor increments. H th frequence desire	SP2, SP10, EN3, EN4, EN5, EN6, DS3 rounding the site, the site is also within 100r ald come from the noise generated due to column also detract from the current greenfield set 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 lever SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ent services. The nearest railway station is ed range. The site has good access for ped of cycle paths.	8a, 8b m of a historic construction, ting. 9a – 9c occupation of new els due to pollution 10a – 10d 3.2km north east at			
9 Air quality	Develop homes w associat Site is w Bingley I somewh	ation area. it is expectation area the is expectation area ment would be expected with hood the ithin 400m Railway Stat limited for the ithin 400m	P listed be Short to teed that P do not he expected mes an P of multation, to or cyclip P	LT uildings erm nega t the dev LT ave a dis t to resul d transp LT tiple bus his is out sts with a	IR within 10 ative efferelopment IR cernible t in a minort move IR stops with side of the a limited in the stope of the all limited in the stope of the all limited in the stope of the all limited in the stope of the all limited in the stope of the all limited in the stope of the all limited in the stope of the all limited in the stope of the	H Om surrects would H impact hor increments. H th frequence desirements. H H	SP2, SP10, EN3, EN4, EN5, EN6, DS3 rounding the site, the site is also within 100r ald come from the noise generated due to collalso detract from the current greenfield set 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 lever SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ent services. The nearest railway station is ed range. The site has good access for ped of cycle paths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	8a, 8b m of a historic construction, ting. 9a – 9c occupation of new els due to pollution 10a – 10d 3.2km north east at estrians, but			
9 Air quality	Develop homes wassociat Site is was Bingley somewh The site types an minimum	ation area. it is expectation area. it is expectation area. ment would be expectation area. + ithin 400m Railway St at limited for the could make discould make discould make an criteria of	P listed be Short to teed that P do not he expected mes an P of multation, to or cyclic P e a mirrof the he f policies	LT uildings erm negative the development LT ave a dist to result transper LT tiple bushis is out sts with a LT nor positiousing is SHO4 a	IR within 10 ative efferelopment IR cernible to in a minort move IR stops with side of the limited IR IR we contrile to provide IR	H Om surrects would H impact hor increments. H th frequence desiramount H bution to d in line (10 or n	SP2, SP10, EN3, EN4, EN5, EN6, DS3 rounding the site, the site is also within 100r uld come from the noise generated due to collalso detract from the current greenfield set 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 lever SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ent services. The nearest railway station is ed range. The site has good access for ped of cycle paths. 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 the site is also with the Local Plan policies. The development of the site is also within 100 more than 0.5ha)	8a, 8b m of a historic construction, ting. 9a – 9c occupation of new els due to pollution 10a – 10d 3.2km north east at estrians, but 11a , depending on the nent would meet the			
9 Air quality 10 Transport	Develop homes wassociat Site is was Bingley somewh The site types an minimum	ation area. it is expectation area. it is expectation area. ment would be expectation area. + ithin 400m Railway St at limited for the could make discould make discould make an criteria of	P listed be Short to teed that P do not he expected mes an P of multation, to or cyclic P e a mirrof the he f policies	LT uildings erm negative the development of the dev	IR within 10 ative efferelopment IR cernible to in a minort move IR stops with side of the limited IR IR we contrile to provide IR	H Om surrects would H impact hor increments. H th frequence desiramount H bution to d in line (10 or n	SP2, SP10, EN3, EN4, EN5, EN6, DS3 rounding the site, the site is also within 100r ald come from the noise generated due to collalso detract from the current greenfield set 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 lever SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ent services. The nearest railway station is ed range. The site has good access for ped of cycle paths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs with the Local Plan policies. The development	8a, 8b m of a historic construction, ting. 9a – 9c occupation of new els due to pollution 10a – 10d 3.2km north east at estrians, but 11a , depending on the nent would meet the			
9 Air quality 10 Transport 11 Housing	Develop homes wassociat Site is wassociat Site is wassociat The site types an minimum aspects	ation area. it is expectation	P listed be Short to teed that P do not have pected mes an P of multation, to or cyclic P P e a mirroof the h f policie pusing in P	LT uildings erm negative development LT ave a dist to result development LT tiple bus his is out sts with a learning is seen to see to seen to seen to seen to seen to see to seen to see to seen to see to s	IR within 10 ative efferelopment IR cernible tin a minort move IR stops with side of the alimited in a minited in a minited in a minited in a limited H Om surrects would H impact hor increments. H th frequence desire amount H bution to d in line (10 or ne house H	SP2, SP10, EN3, EN4, EN5, EN6, DS3 rounding the site, the site is also within 100rula come from the noise generated due to call also detract from the current greenfield set SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and case in air pollution in relation to existing lever SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ent services. The nearest railway station is ed range. The site has good access for ped of cycle paths. 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) is to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	8a, 8b m of a historic construction, ting. 9a – 9c occupation of new els due to pollution 10a – 10d 3.2km north east at estrians, but 11a , depending on the nent would meet the that specify				

SA Objective	Baseline	Effect on S	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)				
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,										
	restaura		es and	outdoor	leisure s	paces,	including Harden Moor walking trail to the no	rth.				
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe &		The construction and occupation of new homes would introduce new potential targets and victims of crime at a										
secure							increase in crime at the site cannot be ruled					
occuro	new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance,											
	and so c	ould help t	o comb	at the lo	cal risk o	f crime.						
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b				
16 Health	Site is 1.	Site is 1.9km north east of the nearest GP surgery, Cullingworth Medical Practice, this is outside the desired										
	range. The site is within 4.9km of a hospital, The Yorkshire Clinic. 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	L	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	The nearest primary school, Harden primary School, is 770m north east of the site. The nearest secondary											
Ludcation	school, F	Parkside S	chool is	1.4km s	outh wes	st of the	site, this is outside of the desired range.					
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										
Linployment	opportur	nities being	within	4km of m	nultiple e	mployn	nent zones and Bingley.					
		+	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, such										
19 Economy							ervices and enhancing the pool of potential e					
	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.											