South Bradford Urban Area

Sites Assessments

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Bradford South East

- 1.1.1 There are thirty four potential housing sites that are Preferred Options in Bradford South East. There are thirteen potential employment sites identified within Bradford South East.
- 1.1.2 Significant negative effects have been identified in relation to air quality (SA Objective 9) for sites SE/001, SE/015B, SE/027, SE/035 SE/042 and SE/069
- 1.1.3 To address the latter, development proposals should demonstrate how any adverse impacts on any nearby Air Quality Management Areas and/or Clean Air Zones (CAZ) will be avoided and how positive impacts will be delivered. In addition, a mitigation programme is to be prepared for development within CAZs.
- 1.1.4 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for all sites with the exception of SE/005m SE/032, SE/035, SE/038, SE/042, SE/048, SE/054, SE/079, SE/114/ SE/118. This is due to the loss of >0.4ha of greenfield land.
- 1.1.5 Significant positive effects have been identified in relation to transport (SA Objective 10) for sites SE/005, SE/048 and SE/079 and in relation to social cohesion (SA Objective 13) for sites SE/001, SE/003, SE/030, SE/031, SE/032, SE/033, SE/035, SE/038, SE/042, SE/050A, SE/051, SE/054, SE/089SE/102, SE/111 and SE/114
- 1.1.6 In addition, significant positive effects have been identified in relation to health (SA Objective 16) for sites SE/001, SE/003, SE/014, SE/015B, SE/027, SE/031, SE/032, SE/033, SE/035, SE/038, SE/042, SE/046, SE/050A, SE/054, SE/055, SE/089, SE/102, SE/111, SE/114, SE/118and SE/137. A significant adverse effect has been predicted for SE/005, SE/048 and SE/079 in relation to health.
- 1.1.7 Significant positive effects have also been identified in relation to education (SA Objective 17) for sites SE/001, SE/015B, SE/027, SE/030, SE/031, SE/032, SE/033, SE/035, SE/038, SE/042, SE/050A, SE/051, SE/054, SE/063, SE/076, SE/081, SE/089SE/102, SE/111, SE/114, and SE/118.
- 1.1.8 In relation to education (SA Objective 17), sites SE/048, SE/057, SE/069 and SE/079, SE/099 and SE/100are the only sites that score negatively (minor).
- 1.1.9 The majority of sites score positively in relation to climate change resilience (SA Objective 4) apart from sites SE/005, SE/048, SE/051, SE/055, SE/060, SE/069 and SE/111. It may be possible for future development on these sites to avoid areas of highest flood risk. However, in some cases, this is unknown at this stage. In addition, proposals which incorporate sustainable urban drainage may help to mitigate flood risk.
- 1.1.10 In relation to accessible services (SA Objective 12), sites SE/014, SE/076, SE/077, SE/099, SE/100 and SE/128 are the only sites that score negatively (minor).
- 1.1.11 Sites SE/046, SE/055, SE/057, SE/60, SE/099, SE/100 and SE/069 are the only sites which scores negatively (minor) in relation to transport (SA Objective 10). To address this, development proposals are to facilitate high rates of walking and cycling for accessing the site and travelling to key services and amenities. In addition, development proposals are to provide clear, safe and amenable walking links between the site and nearby bus stops. Major developments are to support community transport infrastructure, where feasible.
- 1.1.12 Sites SE/035, SE/038, SE/042, SE/054, SE/079, and SE/118 score positively (minor) in relation to biodiversity and geodiversity (SA Objective 6), while the remainder score negatively (minor) or positive/negative. It may be possible to avoid or reduce any potential likely adverse effects by incorporating green infrastructure and enhancing biodiversity value and local ecological connectivity. Biodiversity net gain requirements should also be met beyond the minimum target.
- 1.1.13 All sites are neutral with regards to effects on cultural heritage (SA Objective 8) apart for sites SE/014, SE/046, SE/051, SE/055, , SE/079, SE/099, SE/100 and SE/137 which score negatively (minor). Preserving and enhancing any onsite green infrastructure may help to mitigate any likely adverse impacts on the setting of nearby heritage assets.
- 1.1.14 With regards to the potential employment sites, significant negative effects have been identified in relation to climate change resilience (SA Objective 4) for sites EM1, EM21 and

EM46. Appropriate mitigation measures are referred to above with respect to the potential housing sites.

- 1.1.15 In addition, significant negative effects have been identified in relation to air quality (SA Objective 9) for sites EM1, EM12, EM46, EM53, EM54 and EM87. Appropriate mitigation measures are referred to above with respect to the potential housing sites.
- 1.1.16 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for all sites with the exception of EM1, EM87 and SE44/E. This is due to the loss of >0.4ha of greenfield land._
- 1.1.17 Significant positive effects have been identified for all sites (with the exception of SE44/E which scored minor positive for the economy SA Objective 19) in relation to employment (SA Objective 18) and economy (SA Objective 19).
- 1.1.18 Sites EM87 is the only sites which score positively (minor) in relation to biodiversity & geodiversity (SA Objective 6) and landscape & townscape (SA Objective 7), while the remainder score negatively (minor) or scored a negligible rating.
- 1.1.19 In relation to transport (SA Objective 10), sites EM3, EM14, EM46, EM53, EM54, and EM87 score positively (minor), while the remainder score negatively (minor).
- 1.1.20 In Bradford South East, there are also ten Discounted sites (SE/061, SE/064, SE/066, SE/070, SE/072, SE/077, SE/081, SE/104, SE/117, SE/122). There are three commitments (SE/088, SE/092 and SE/109). There are also six Alternative sites (SE/177, SE/178, SE/163, SE/164, SE/126 and SE/159). In relation to employment sites, there are three PO Reserve sites (EM85, EM92 and EM114) which are assessed below.

PO Ref	SHLAA									SA	Obje	ctive	Э							
	site Ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SE1/H	SE/001	-	-		+	-	-	-	0		+	+	+	++	+	+/-	++	++	+	+
SE2/H	SE/003	-	-		+	-	-	-	0	-	+	+	+	++	+	+/-	++	+	+	+
SE3/H	SE/005	-	-	+/-	-	-	-	-	0	-	++	+	+	+/-	+	+/-		+	+	+
SE4/H	SE/014	-	-		+	-	-	-	-	-	+	+	-	+	+	+/-	++	+	+	+
SE5/H	SE/015B	-	-		+	-	-	-	0		+	+	+	+	+	+/-	++	++	+	+
SE6/H	SE/027	-	-		+	-	-	-	0		+	+	+	+	+	+/-	++	++	+	+
SE7/H	SE/030	-	-		+	-	-	-	0	-	+	+	+	++	+	+/-	+	++	+	+
SE8/H	SE/031	-	-		+	-	-	-	0	-	+	+	+/-	++	+	+/-	++	++	+	+
SE9/H	SE/032	-	-	-	+	-	-	-	0	-	+	+	+/-	++	+	+/-	++	++	+	+
SE10/H	SE/033	-	-		+	-	-	-	0	-	+	+	+	++	+	+/-	++	++	+	+
SE11/H	SE/035	-	-	+/-	+	-	+	+	0		+	+	+	++	+	+/-	++	++	+	+
SE12/H	SE/038	-	-	+/-	+	-	+	+	0	-	+	+	+	++	+	+/-	++	++	+	+
SE13/G	SE/046	-	-		+	-	-	-	-	-	-	+	+	+	+	+/-	++	+	+	+
SE14/H	SE/048	-	-	+/-	-	-	+/-	+	0	-	++	+	+	+	+	+/-		-	+	+
SE15/H	SE/050A	-	-		+	-	-	-	0	-	+	+	+	++	+	+/-	++	++	+	+
SE16/H	SE/051	-	-		-	-	-	-	-	-	+	+	+	++	+	+/-	+	++	+	+
SE17/H	SE/054	-	-	+/-	+	-	+	+	0	-	+	+	+	++	+	+	++	++	+	+
SE18/HC	SE/055	-	-		-	+	-	-	-	-	-	+	+	+	+	+/-	++	+	+	+
SE48/H	SE/057	-	-		+	-	-	-	0	-	-	-	+	-	+	+/-	+	-	+	+
SE45/H	SE/60	-	-		-	+	-	-	0	-	-	+	+	+	+	+/-	+	+	+	+
SE19/H	SE/063	-	-		+	-	-	-	0	-	+	+	+/-	+	+	+/-	+	++	+	+
SE20/HC	SE/069	-	-	-	-	-	-	-	0		-	+	-	+/-	+	+/-	+	-	+	+
SE21/H	SE/076	-	-		+	-	-	-	0	-	+	+	-	+	+	+/-	+	++	+	+
SE22/H	SE/079	-	-	+/-	+	-	+	+	-	-	++	+	+	+	+	+/-		-	+	+

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

PO Ref	SHLAA			SA Objective																
	site Ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SE23/H	SE/089	-	-	-	+	-	-	-	0	-	+	+	+	++	+	+/-	++	++	+	+
SE47/H	SE/099	-	-		+		-	-	-	-	-	++	-	+	+	+/-	+	-	+	+
SE46/H	SE/100	-	-		+	-	-	-	-	-	-	++	-	+	+	+/-	+	-	+	+
SE25/H	SE/102	-	-		+	-	-	-	0	-	+	+	+/-	++	+	+/-	++	++	+	+
SE27/HC	SE/111	-	-		-	-	-	-	0	-	+	+	+/-	++	+	+/-	++	++	+	+
SE28/H	SE/114	-	-	-	+	-	-	-	0	-	+	+	+	++	+	+/-	++	++	+	+
SE29/H	SE/118	-	-	+/-	+	-	+	+	0	-	+	+	+	+	+	+/-	++	++	+	+
SE30/H	SE/128	-	-		+	-	-	-	0	-	+	+	-	+	+	+/-	+	+	+	+
SE31/H	SE/137	-	-		+	-	-	-	-	-	+	+	+	+	+	+/-	++	+	+	+

Summary table of effect scores for employment site options in Bradford South East (Preferred Option):

PO Ref	Site ref								ļ	SA C	Obje	ctive	•							
	Site rei	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SE29/E	EM1	-	-	+/-		-	-	-	0		-	0	+	0	0	+	0	+	++	++
SE43/E	EM3	-	-		+	-	-	-	0	-	+	0	+	0	0	+/-	0	+	++	++
SE40/E	EM12	-	-		-	-	-	-	-		-	0	+	0	0	+/-	0	+	++	++
SE41/E	EM14	-	-		+	-	-	-	0	-	+	0	+	0	0	+/-	0	+	++	++
SE32/E	EM18	-	-		+	-	-	-	0	-	-	0	+	0	0	+/-	0	+	++	++
SE42/E	EM19	-	-		-	-	-	-	0	-	-	0	+	0	0	+/-	0	+	++	++
SE38/E	EM21	-	-			-	-	-	-	-	-	0	+	0	0	+/-	0	+	++	++
SE33/E	EM46	-	-			-	-	-	-		+	0	+	0	0	+	0	+	++	++
SE34/E	EM53	-	-		-	-	-	-	0		+	0	+	0	0	+/-	0	+	++	++
SE35/E	EM54	-	-		+	-	-	-	0		+	0	+	0	0	+/-	0	+	++	++
SE36/E	EM87	-	-	+/-	-	-	+	+	0		+	0	+	0	0	+/-	0	+	++	++
SE44/E		-	-	+	+	+/-	0	0	0	-	+/-	0	+	0	0	+/-	0	+	++	+
SE37/E	SE/099	-	-		+	-	-	-	-	-	-	0	+	0	0	+/-	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
SE/001 – High Bridge	1.32	Vacant			Preferred Option:
Terrace, West Bowling		field	Greenfield	30 dwellings	SE1/H

Summary of assessment for SE/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. A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and employment areas.

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

		Effect on a	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect		Duration Reversibility		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f		
Buildings	Site is gr	reenfield. /	ALC Gr	ade at th	<u>ne site is</u>	<u>'Urbar</u>	i'. Site coincides with a coal MSA.			
4 Climate		+	Ρ	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change							d at a low risk of surface water flooding. C			
resilience							rould be avoided through a careful layout			
	Howeve	r, developr					in impermeable surfaces, compared to co			
5 Water	0.1	-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							thin 100m of a surface waterbody. Develo	pment at the site		
		e likely to r	P		Increas	M	ter consumption. SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6	Sito io g	- roonfield e					uld potentially be of some biodiversity valu			
Biodiversity							nd reduce local ecological connectivity. Ea			
&							bitat, which could be adversely affected b			
geodiversity		h as through					ibitat, which could be adversely affected t	by development at the		
	5110, 500	-	P		IR	М	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	. Howev of poter ownscap limit the	er, resic ntially hi e and la magnit	lential c gh visua andscap ude for	discernible effect on any landscape designed levelopment at this site could result in the al amenity, including trees, and it would th be character. The site is adjacent to existin potential effects, but at this stage a minor put.	loss of open greenfield herefore be likely to ag residential built		
0. Outburnel		Ó	Р	ĹT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
8 Cultural heritage	Develop area.	ment at the	e site w	ould be	unlikely	to have	e a discernible effect on any sensitive heri	tage asset or historic		
			Ρ	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality		ment targe					evelopment at this location could make ac the pollution associated with the construc			
10		+	Ρ	LT	IR	н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	Bradford		ge Rail	way Sta	tion. Sit		uent services. The nearest railway station ood access for pedestrians, but somewhat			
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		

		Effect on	SA Obje	ective				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	types an the minir	nd tenures mum criter	of the l ia of po	housing i olicies H	is provid 04 and I	ded in lir H05 (10	towards satisfying Bradford's housing ne ne with the Local Plan Policies. The devel or more homes, or an area of more than ses to reflect local need.	opment would meet
12		+	Р	LT	IR	н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services							located within 600m of site, including a contract not not not not not not not not not no	onvenience store 450m
		++	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	without of without t	disrupting	cohesiv pment	veness o being of	f existin a scale	g comm	within an existing community in an area of nunity, encouraging participation and com any put pressure on local services and facili	munity interaction,
		+	Ρ	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	direction		ding the	e site, pa			a diverse range of culture and leisure opp the A6177 and the A6036, including pubs	
		+/-	P	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are (could p	currently otentially	none, a y enhan	and so a ice com	vould introduce new potential targets and in increase in crime at the site cannot be r munity cohesion and wellbeing, or increas e.	uled out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	south-ea Residen	ast of a gei ts would h exercise o	neral h ave ex	ospital, S cellent a	St Luke': ccess to	s Hospit o green	nedical centre, Woodroyd Medical Centre.	Bowling Park, providing
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education		rest prima <u>Bradford A</u>						e nearest secondary
18 Employment	opportur	+ would pro hities in the 00m of the	e centre	LT sidents v e of Brad	IR with goo lford, ind	H d acces cluding f	SP6, SP14, SP16, EC1, EC2, EC3, EC4 so to a broad range of high quality and div the Staygate and Euroway Estate Employ	18a, 18b erse employment ment Zones which are
19 Economy	The con	+ struction a creasing th	P Ind occ				SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on th services and enhancing the pool of poten	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/003 – Copgrove Road, Holme	0.50	Vacant plot			Preferred
Wood	0.56	covered in scrub	Greenfield	12 dwellings	Option: SE2/H

Summary of assessment for SE/003:

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. There is a small waterbody 10m east of the site, which could be impacted by the construction and occupation of the site.

		Effect on S	SA Obje	ctive		1				
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 gr MSA.	reenfield. A	ALC Gr	ade at th	ne site is	Grade	3, which could include BMV soils. Site coincid	les with a coal		
4 Climate		+	Р	LT	IR	Μ	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	site in re	lation to th	e areas	s, it is ex	pected t	that it w	d at a low risk of surface water flooding. Giver rould be avoided through a careful layout of de in impermeable surfaces, compared to currer	evelopment.		
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							site. Site is not within a GSPZ. Development a nsumption at this location in relation to existin			
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
Biodiversity & geodiversity		n. New dev					and it is likely to be of some biodiversity value iodiversity value at the site and reduce local e			
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National that, in it characte is adjace	Parks or A s current o r. New devent to exist e a minor a	AONBs conditio velopm ing resi	. Howeve n, poten ent here idential b e effect o	er, resid tially ma would b puilt form on the lo	ential d ikes a p be likely n, which cal land	discernible effect on any landscape designati evelopment at this site could result in the loss positive contribution towards the local landscap to adversely affect this and to alter the local on would help to limit the magnitude for potentia dscape and townscape cannot be ruled out.	of open greenfield be and townscape sharacter. The site I effects, but at		
8 Cultural		0	P		R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
heritage	area.	ment at the	e site w	ould be	unlikely	to have	e a discernible effect on any sensitive heritage	asset or historic		
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	homes w		xpected	d to resu	lt in a mi	inor inc				
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
Transport	at Bradfo	ithin 200m ord Interch o pedestria	ange R	ailway S	Station. S	Site has	uent services. The nearest railway station is 3 imited access for pedestrians and cyclists, w	.4km north-west ith a limited		
		+	Р	LT	IR	Н	SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010	11a		
11 Housing	types an minimum	d tenures n criteria of	of the h f policie	nousing i es H04 a	s provid nd H05	ed in lir (10 or r	towards satisfying Bradford's housing needs, ne with the Local Plan policies. The development nore homes, or an area of more than 0.5ha), t ses to reflect local need.	ent would meet the		

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
12 Accessible services	The nearest area of basic services and amenities, including a village store, appears to be 500m south on Kesteven Road. Residents may need to travel 1.2km west onto the A6177 in order to access a broader range of shops and services.												
		++	Р	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
13 Social cohesion	without of without t	disrupting o	cohesiv oment k	eness of peing of a	f existing a scale	g comm	vithin an existing community in an area of high nunity, encouraging participation and communi y put pressure on local services and facilities of	ty interaction,					
14 Culture &		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure		Site would have good access to a range of culture and leisure opportunities including a church, takeaway outlet, bar and numerous outdoor leisure spaces.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.											
		++	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	east of a Residen outdoor	a general h ts at the si	ospital, te woul nd com	St Luke d have g munity e	's Hosp jood acc engagen	ital. cess to	edical centre, Holme Wood Health Centre. Th a diverse range of semi-natural habitats with o hich could improve both physical and mental h	pportunities for ealth for the					
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education		rest primai						•					
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment							s to a broad range of high quality and diverse he Cutler Heights Employment Zone, 750m w						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy		creasing th					ould have a minor beneficial impact on the loc services and enhancing the pool of potential e						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/005 – Cleckheaton Road	0.51	Vacant PDL plot that appears to be mostly reclaimed by nature.	Brownfield	16 dwellings	Preferred Option: SE3/H

Summary of assessment for SE/005:

Major adverse effects due to proximity of the site to major hazards (middle and outer zones) are predicted in relation to the Health SA Objective. The site could deliver a major positive effect for residents on the transport SA Objective as a result of being within the target distances of both bus stops and a railway station.

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 education facilities, local services and amenities, and employment areas. However, the site is adjacent to a railway track so residents may experience some disruption. The site is PDL but appears now to have a high percentage woodland cover, with the northern portion of the site coincident with the Railway Terrace / Raw Nook Local Nature Reserve. It is unclear if the new development would avoid the LNR. As such, minor adverse effects have been predicted for a range of natural environment themed SA Objectives, but there are no significant adverse effects predicted for the site.

		Effect on S	SA Objec	tive								
SA Objective	Baseline trend	🗧 🔅 🖾 🚈 Mitigating or enhancing Local Plan		Mitigating or enhancing Local Planpolicies	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 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of the land resource subject to the potential effects on the MSA.										
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
4 Climate change resilience	size of th	ne site in re	lation t	o the ar	eas, it is	expect	at a low and medium risk of surface water floodin ed that it could be avoided through a careful layou o an increase in impermeable surfaces, compared	ut of				
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources		s not coinc to result in			se in wa							
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9 y nature and currently contains various GI element	6a – 6f				
6 Biodiversity & geodiversity	therefore biodivers The nort unclear i affecting Site is 15 Beck, Oa	e likely to b sity value a hern portio f developm habitats a 5m south-e	e of son t the sin on of the nent cound nd spece east of t LWS, w	me biod te and re site is uld be la cies with he Railw which co	liversity v educe lo coincide aid out in hin the LI way Terra uld be ex	value in cal eco nt with a mani NR, suc ace and cposed	its current condition. New development here coul logical connectivity. the Railway Terrace / Raw Nook Local Nature Re her that avoids the LNR. New development could ch as through a direct loss of habitat or through dis Raw Nook LWS, and 130m south-west of the To to increased recreational disturbances as a result	d reduce serve. It is risk adversely sturbances. pad Holes t of				
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National which, in towards adversel magnitud this build	Parks or A is current the local la y affect the de for pote ling there of	ONBs. condition ndscap local contial eff could be	Howev ion havi be and to characte ects. Th e opport	er, reside ng been ownscap er. The si here is al cunities to	ential de mostly e chara te is ad so an e o enhar	discernible effect on any landscape designation, i evelopment at this site could result in the loss of a reclaimed by nature, potentially makes a positive acter. New development here could therefore pote jacent to existing built form, which would help to li xisting building within the site and depending on t ace the visual amenity value of the site. Overall ho be and townscape cannot be ruled out.	PDL site contribution entially imit the he condition of				
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
heritage	Developi area.	ment at the	e site w	ould be	unlikely	to have	a discernible effect on any sensitive heritage ass	et or historic				
		-	Р	LT	IR	Н		a – 9c				
9 Air quality	homes w		pected	to resu	lt in a mi	nor inci	t on an AQMA or CAZ. The construction and occu rease in air pollution in relation to existing levels d					

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect			Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)			
10		++	Р	LT	IR	н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
Transport	Low Mod		Station				uent services. The nearest railway station is 2 for pedestrians, but somewhat limited for cycli			
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	types an minimun	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.								
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		
Accessible services		rest area o aton Road		ervices a			ncluding a convenience store, appears to be 3			
13 Social cohesion	interaction could alt Site is ac	on, without er the loca	the de I sense railway	velopme of comr track, wl	nt being nunity ar	of a so nd plac	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, I g community, encouraging participation and co ale that may put pressure on local services ar e. kely to impact on the quality of life of new resid	ommunity Id facilities or		
14 Culture & leisure	Residen pubs, res	+ ts at the sit staurants,	P te woul churche	LT d have g es and V	Voodland	ls Cricl	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, D a diverse range of culture and leisure opportur ket Club along Cleckheaton Road and in Moor se many logistics companies.	nities including		
15 Safe & secure	location out. How	where ther vever, new	e are c develo	urrently pment c	no reside ould pote	ential re entially	SP1, SP3, SP4, SP16, HO9, DS5, CO2 ould introduce new potential targets and victin ecceptors, and so an increase in crime at the si enhance community cohesion and wellbeing, the local risk of crime.	te cannot be ruled		
			Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	distance Residen and Sou improve The site	. The site i ts at the sit th Bradford both physi	s 3.7kn te woul d Golf 0 cal and / to maj	n south o d have g Club, with I mental jor hazar	of a gene lood acco n opportu health fo rds (mido	eral hos ess to a unities f or the re lle and	y, Low Moor Medical Centre, putting it outside pital, St Luke's Hospital. a diverse range of semi-natural habitats, includ for outdoor exercise and community engagem esidents of the development. outer zones), i.e. HSE hazardous installations	ding Victoria Park ent which could		
17 Education							SP6, SP14, SP16, EC3, DS5, CO2 y School, is 785m north-west of the site. The of the site.	17a, 17b nearest secondary		
18 Employment	opportur		centre				SP6, SP14, SP16, EC1, EC2, EC3, EC4 s to a broad range of high quality and diverse he Euroway and Low Moor Employment Zone			
19 Economy	as by inc business	creasing th ses. An imp	e dema provem	and for lo ent in the	ocal good e built er	ls and a	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ould have a minor beneficial impact on the loca services and enhancing the pool of potential e tent could lead to an improved attractiveness to b tackle local deprivation.	mployees for local		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/014 – Spen View Lane /			0 1 1 1		SUE Site /
Shetcliffe Lane, Bierley	3.77	Grazing	Greenfield	100 dwellings	Preferred Option: SE4/H

Summary of assessments for SE/014:

Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. Minor adverse effects predicted for historic environment, in light of listed buildings within site boundary. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The site is generally well located to provide residents with good access to buses, jobs, cultural spaces, and schools, with particularly good access to health facilities. For some key services and amenities, such as shops, residents may need to travel up to 1km.

		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 – 3d				
3 Land & Buildings	uncertai		ment wo	uld resul	t in the lo		de 3, which could potentially comprise BMV large (>0.4ha) parcel of greenfield and so v					
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	Given th through	e extent of	f this floo ayout of c	d risk are developm	ea relativ ient. Hov	e to the	of surface water flooding at the north east size of the site, it is expected that it would development could lead to an increase in im	be avoided				
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							a 100m of site. Development would result in ation to existing levels.	a minor net				
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
Biodiversity & geodiversity	site coin	There would be no sensitive biodiversity designations directly impacted by development on the site. However, the site coincides with Natural England's Green Infrastructure corridor. Development on this large greenfield site would likely see a reduction in the site's biodiversity value and local habitat connectivity.										
7		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
Landscape & townscape	Developments would have no effect on an AONB or National Park. The loss of greenfield could have negative impacts on the quality and character of the local area. However, given the site is bounded by existing built form and construction the alteration to character would be minor.											
		-	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	effects o	a grade II n setting a e building [,]	ind poter	ntially phy	sical im	bacts de	buse) within the site boundary, there will like epending on how the site is designed – it ma	ely be negative ay be possible to				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e				
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	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e				
10 Transport	southwe		te. The s				t services. Low Moor Railway Station which bedestrians, but somewhat limited for cyclis					
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimun	d tenures n criteria o	of the ho f policies	using is p H04 and	provided I H05 (10	in line v) or moi	Is satisfying Bradford's housing needs, depo with the Local Plan policies. The developme re homes, or an area of more than 0.5ha), th to reflect local need.	ent would meet the				
		-	P	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				

		Effect on S	SA Object	ive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
12 Accessible services	Site would provide residents with somewhat limited access to services, as residents would have to go further than 600m to access key services in Bierley (1km north) or Tong Street (1km north east).												
13 Social		+	Ρ	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
cohesion	Development at the site would situate new residents with high quality housing 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		+	Ρ	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure		Site would benefit from excellent access to cultural and recreational spaces and places in and around the South Bierley area.											
15 Safe &		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
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.												
		++	Р	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5						
16 Health	north. Si	Site is within 400m of the nearest GP surgery, Listonshells Day Centre and 1km of Cygen Hospital, Bierley 1km north. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.											
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education						y is 1.8	ity Primary School, is within 800m north wes km from the site, putting it outside the target	range.					
18		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment	Site wou opportur	Ild provide	resident	s with go byment Zo	od acces ones with	ss to a t hin 5km		oyment					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy		ng the dem					Id have a minor beneficial impact on the loca and enhancing the pool of potential employe						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/015B – Upper Castle	0.40	Orecretical	Creenfield	47 ducellinger	Preferred Option:
Street	0.43	Greenfield	Greenfield	17 dwellings	SE5/H

Summary of assessment for SE/015B:

Significant adverse effect predicted for the air quality SA Objective as a result of the site being within the CAZ. In addition, major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents with good access to buses, shops, jobs, and cultural spaces, with particularly good access to schools and health facilities.

		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 – 3d		
3 Land & Buildings		icides with ment would					ade ALC soils. Site is a small greenfield site nd.	and therefore		
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	potential layout of	ly be just i	nside the opment l	site to a	very mi	nor exte	s adjacent to an area of surface water flood ent. It is expected that this would be avoided nent could lead to an increase in impermeab	through the		
5 Water		-	P	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							a 100m of site. Development would result in ation to existing levels.	a minor net		
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
Biodiversity & geodiversity	There would be no sensitive biodiversity designations directly impacted by development on the site. How site coincides with Natural England's Green Infrastructure corridor. Development on this greenfield site w									
7	Intery Sec	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
Landscape &	Developments would have no effect on an AONB or National Park. The loss of greenfield could have negative impacts on the quality and character of the local area. However, given the site is bounded by existing built form and construction the alteration to character would be minor.									
townscape 8 Cultural			n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
heritage	Develop	ment at the					discernible impact on any heritage asset or			
			Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e		
9 Air quality	would be associat	e expected ed with ho	l to result mes and	in a min transpor	or increa t movem	ise in ai ients. T	n an AQMA. The construction and occupation ir pollution in relation to existing levels due to he site is also situated within a CAZ, reduction r quality targets.	o pollution		
10		+	Ρ	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e		
Transport							nt services, and within 1.2km of Bradford Inte out somewhat limited for cyclists with a limite			
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	types an minimun	d tenures n criteria o	of the ho f policies	using is p H04 and	provided I H05 (10	in line) or mo	Is satisfying Bradford's housing needs, dependent with the Local Plan policies. The developme re homes, or an area of more than 0.5ha), th to reflect local need.	nt would meet the		
12		+	P	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a		
Accessible services		lld new res ster Road				ss to a	diverse range of key services and amenities	, along		

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
13 Social cohesion	high dep that may Howeve	rivation, e	ncouragi ure on lo thin 100r	ng partici cal servio m of a rai	pation ar ces and f lway line	nd com acilities , which	with high quality housing within an existing munity interaction, without the development or could alter the local sense of community could potentially impact on the quality of life	being of a scale and place.				
14 Culture &		+	Ρ	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure		Site has good access to culture and leisure opportunities in the local area, along Manchester Road 500m west of the site and Bowling Park 500m south east of the site.										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location	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.										
		++	Р	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	residents		d access	to the co	ountryside		nd 800m of St Luke's Hospital. Site would pu diverse range of semi-natural habitats, and					
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	Site with	in 600m of	f Bowling	Park Pri	mary Scl	hool an	d Dixons City Secondary Academy.					
10		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment		Id provide					broad range of high quality and diverse emp	loyment				
		+	P	ĹŢ	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		ng the dem					d have a minor beneficial impact on the loca and enhancing the pool of potential employe					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/027 – Rooley Lane	0.98	Open space	Greenfield	10 dwellings	Preferred Option: SE6/H

Summary of assessment for SE/027:

Significant adverse effect predicted for the air quality SA Objective as a result of the site being within the CAZ. In addition, a significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents with good access buses, shops, jobs, and cultural spaces, with 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)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d		
Buildings	Site coincides with the coal MSA. Site has urban grade ALC soils. Development would result in the loss of a la (>0.4ha) parcel of greenfield and so would not constitute as an efficient use of land.									
4 Climate change		+	Ρ	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
resilience		FZ1 and reable surfa					g. However, development could lead to an i	ncrease in		
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							a 100m of site. Development would result in ation to existing levels.	a minor net		
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity & geodiversity	site coin	cides with	Natural E	England's	s Green	Infrastru	is directly impacted by development on the sucture corridor. Development on this large g value and local habitat connectivity.			
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	impacts		ality and o	character	r of the lo	ocal area	National Park. The loss of greenfield could a. However, given the site is adjacent to exi a minor.			
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3			
heritage	Develop	ment at the	e site wo	uld be ur	likely to	have a	discernible impact on any heritage asset or	historic area.		
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e		
9 Air quality	pollution		in relation	on to exis	sting leve	ls, due	it difficult to achieve clean air targets due to to the construction and occupation of new h lution.			
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e		
10 Transport							es. Bradford Interchange Railway Station is but somewhat limited for cyclists with a limite			
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	types an minimun	d tenures	of the ho f policies	using is p H04 and	provided H05 (10	in line \ or moi	Is satisfying Bradford's housing needs, dependent with the Local Plan policies. The developme re homes, or an area of more than 0.5ha), the to reflect local need.	nt would meet the		
12 Accessible		+	P	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a		
services		ild offer res s along Ro			ess to ke	y servic	es and amenities, being within a 250m walk	of services and		

		Effect on	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect Boundary and the second seco						Mitigation code(s)					
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
13 Social cohesion	high dep	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &	+ P LT IR M SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, 14a												
leisure		Site would offer residents with good access to cultural and leisure areas, being within a 250m walk of that varied array of cultural and leisure spaces along Rooley Road.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location	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.											
		++	Р	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5						
16 Health	Site is within 400m of the nearest GP surgery, Rooley Lane Medical Centre and 1km of Cygen Hospital, Bierley 1km south. Site would provide new residents with good access to the countryside and a diverse range of semi- natural habitats, and outdoor exercise opportunities via the local PRoW network.												
		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
17 Education	The nearest primary school, Lower Fields Primary Academy, is within 800m south west of the site. The nearest secondary school, Bradford Academy is within 500m north of the site.												
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 Bradford 3km to the north of the site. Site is also within 5km of eleven Employment Zones surrounding Bradford.											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy		ng the dem					d have a minor beneficial impact on the loca and enhancing the pool of potential employe						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/030 – Landscove Avenue, Holme Wood	0.60	Site appears to be a combination of hardstanding and car parking, with some areas of greenfield and grasses	Mix	20 dwellings	Preferred Option: SE7/H

Summary of assessment for SE/030:

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

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a site which is partially greenfield and contains some GI elements.

		Effect on S	SA Obje	ctive							
SA Objective	we trend Baseline trend Score of effect end begin and begin an		Mitigating or enhancing Local Plan policies	Mitigation code(s)							
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings		mix of PDI cides with			d. ALC	Grades	s at the site are Grade 3, which could include E	MV, and 'Urban'.			
4 Climate											
change resilience		FZ1 and i able surfa						an increase in			
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							rithin 100m of a surface waterbody. Developme ater consumption.	ent at the site			
6		_	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity	current c	Site is partial 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.									
		SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b								
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is partially PDL with existing hard standing. There may therefore be somewhat limited scope for new development at this location to alter the local townscape and landscape character. There could potentially be opportunities for enhancing the local character through new development of a high quality design. However, the site currently contains several trees and some open green space that are likely of high visual amenity value and, based on the risk that this could be lost as a result of new development, a minor adverse effect on the local character cannot be entirely ruled out at this stage.										
0. Outline l		0	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
8 Cultural heritage	Developi area.	ment at the	e site w	ould be	unlikel	y to hav	ve a discernible effect on any sensitive heritage	asset or historic			
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	homes w		<i>cpected</i>	d to resu	ılt in a r	ninor in					
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
Transport	at Bradfo	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 3.8km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.									
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an minimum	d tenures of n criteria of	of the h f policie	nousing es H04 a	is provi and H05	ded in l 5 (10 or	n towards satisfying Bradford's housing needs, ine with the Local Plan policies. The developm more homes, or an area of more than 0.5ha), uses to reflect local need.	ent would meet the			

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
Accessible services	Kesteve	The nearest area of basic services and amenities, including a village store, appears to be 150m north on Kesteven Road. Residents may need to travel 750m south-east onto Tong Street in order to access a broader range of shops and services.										
		++	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
13 Social cohesion	without of without t	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		ts at the sit staurants,					a diverse range of culture and leisure opportu ng Street.	nities including				
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.											
		+	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Site is 1km south-east of the nearest GP surgery, Holme Wood Health Centre, putting it outside the target distance. The site is 4.1km south-east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, including at adjacent Pit Hill Park, which could improve both physical and mental health for the residents of the development.											
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education							chool, is 375m north-west of the site. The near	est secondary				
18		+	Ρ	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment	The site would provide residents with good appears to a bread range of high quality and diverse employment											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		creasing th					could have a minor beneficial impact on the loc d services and enhancing the pool of potential e					

SE/031 – Greyswood Green and Green field 32 dwellings Preferred Option: SE8/H	Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status	
1 0 /6 C Greentield 1.32 dwellings C Preterred Option: SE8/E	SE/031 – Greyswood		Green and			Preferred Option: SE8/H	
Drive, Holme Wood	Drive, Holme Wood	0.76	open space	Greenfield	32 dwellings		

Summary of assessment for SE/031:

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. Minor positive effects were predicted for most other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site.

		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 gr	eenfield. A					n'. Site coincides with a coal MSA.					
4 Climate change resilience	high and careful la	medium r	isk in th velopm	ne south nent. Ho	nernmos	st corne	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7 t a low risk of surface water flooding and a very er. It is expected that these areas could be avoi pment could also lead to an increase in imperm	ded through a				
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources			esult in	a mino	<u>r increa</u>	se in w	ithin 100m of a surface waterbody. Developme ater consumption.	1				
6 Biodiversity							SP10, SP11, EN1, EN2, EN3, EN7, EN9 and it could potentially be of some biodiversity					
& geodiversity	current c			velopme	•	e could	reduce biodiversity value at the site and reduce	-				
7 Landscape & townscape	P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b Development at this location would not result in a discernible effect on any landscape designation, including National Barka at AONEA Herearch at this location would not result in a discernible effect on any landscape designation, including											
8 Cultural heritage	Developi area.	O ment at the	P e site w	LT vould be			SP2, SP10, EN3, EN4, EN5, EN6, DS3 ve a discernible effect on any sensitive heritage	None asset or historic				
9 Air quality	homes w		<pre>ctec</pre>	d to resu	ult in a r	ninor in						
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	at Bradfo	Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 2.6km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.										
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimum	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (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.										
		+/-	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				

12	There are a of local shops and services approximately 300m south-east of the site, including a											
Accessible	and pharmacy. Residents may have to travel 1km west on Wakefield Road or 1km south-west of	onto Tong Street										
services	to access a broader range of services and amenities to satisfy their daily needs.	1										
	P LT IR H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	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 &	+ 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 diverse range of culture and leisure opportunities including pubs, restaurants, places of worship and parks along Tong Street and Wakefield Road.											
	+/- 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 none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.											
	++ P LT IR H SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b										
16 Health	Residents would be within 350m of the nearest medical centre, Holme Wood Health Centre. The site is 3.1km east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.											
17	+++ P LT IR L SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b										
Education	The nearest primary school, Knowleswood Primary School, is 550m south of the site. The nearest school, Bradford Forster Academy, is 650m west of the site.	est secondary										
	+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b										
18 Employment	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Cutler Heights Employment Zone which is adjacent to 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 loc as by increasing the demand for local goods and services and enhancing the pool of potential e businesses.	al economy, such										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status	
SE/032 – Stonyhurst Square,		Green and				
Holme Wood	0.31	open space	Greenfield	10 dwellings	Preferred Option: SE9/H	

Summary of assessment for SE/032:

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

No major adverse effects have been predicted, but as a greenfield site, it could currently be of some biodiversity value and be making a positive contribution to the local landscape and townscape character. This would be lost in the development, so minor adverse effects were predicted for a range of 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)			
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e			
Buildings	Site is gr	reenfield. A	ALC Gr	ade at t	he site i	s 'Urba	n'. Site coincides with a coal MSA.	_			
		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate change resilience	Site is in FZ1. Site has a limited extent of land at a low risk of surface water flooding and a very limited extent at high and medium risk in the southernmost corner. It is expected that these areas could be avoided through a careful layout of development. However, development could also lead to an increase in impermeable surfaces, compared to current levels.										
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							ithin 100m of a surface waterbody. Developme ater consumption.	nt at the site			
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 could potentially be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological									
		-	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, potentially 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 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	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Developi area.	ment at the	e site w	vould be	unlikel	y to hav	e a discernible effect on any sensitive heritage	asset or historic			
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	homes w		<pre>cted</pre>	d to resu	ult in a n	ninor in					
10		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	quent services. The nearest railway station is 2 is good access for pedestrians, but somewhat l										
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an minimum	d tenures of n criteria of	of the h policie	nousing es H04 a	is provi and H05	ded in l 5 (10 or	n towards satisfying Bradford's housing needs, ine with the Local Plan policies. The developme more homes, or an area of more than 0.5ha), t uses to reflect local need.	ent would meet the			
	40,0010	+/-	P			Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
			<u> </u>				0. <u>1</u> , 0. 0, 01 0, 01 0, 01 10, 01 10, 1100, D01, 002	.=			

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
12 Accessible services	pharmac	y. Resider	nts may	/ have to	o travel	1.2km	mately 150m south of the site, including a local west on Wakefield Road or 1km south-west on the statisfy their daily needs.					
		++	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
13 Social cohesion	without of without t	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 diverse range of culture and leisure opportunities including pubs, restaurants, places of worship and parks along Tong Street and Wakefield Road.										
15 Safe & secure	+/- P LT IR M SP1, SP3, SP4, SP16, H09, 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.											
		++	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Residents would be within 250m of the nearest medical centre, Holme Wood Health Centre. The site is 3.3km east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.											
17 Education	residents of the development. ++ P LT IR L SP6, SP14, SP16, EC3, DS5, CO2 17a, 17b The nearest primary school, Carrwood Primary School, is 500m north-east of the site. The nearest secondary school, Bradford Forster Academy, is 850m west of the site. 17a, 17b											
18 Employment	The site	+ would prov	P vide res	LT sidents v	IR with goo	H d acce	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ss to a broad range of high quality and diverse the Cutler Heights Employment Zone which is					
19 Economy	The cons as by inc business	creasing th ses. An imp	e dema provem	and for leent in th	ocal go le built (ods and environ	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the loc d services and enhancing the pool of potential e ment could lead to an improved attractiveness elp tackle local deprivation.	mployees for local				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/033 – Land at Muirhead Fold, Holme Wood	0.60	Site appears to be a mix of hard standing and open greenspace	Mix	19 dwellings	Preferred Option: SE10/H

Summary of assessment for SE/033:

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a partially 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 co				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	Site is a	mix of PD	and g	reenfiel	d. ALC	Grade	at the site is Grade 4. Site coincides with a coa	I MSA.			
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience		FZ1 and i able surfa					looding. However, development could lead to a	an increase in			
	- P LT IR M SP9, EN1, EN2, EN7, EN9 5a – 5e										
5 Water resources	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.										
6	- P LT IR M SP10, SP11, EN1, EN2, EN3, EN7, EN9 6a – 6f										
Biodiversity & geodiversity	current c	- P L1 IR M SP10, SP11, EN1, EN2, EN3, EN7, EN9 6a – 6f Site is partial greenfield containing various GI elements and it could potentially be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.									
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3 a discernible effect on any landscape designati	7a, 7b			
7 Landscape & townscape	that, in it characte is adjace	s current o r. New devent to exist	onditio /elopm ng buil	n, poter ent here t form, v	ntially m e would which w	akes a be likel ould he	development at this site could result in the loss positive contribution towards the local landscap y to adversely affect this and to alter the local of the limit the magnitude for potential effects, but townscape cannot be ruled out.	be and townscape character. The site			
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop area.	ment at the	e site w	ould be	unlikel	y to hav	re a discernible effect on any sensitive heritage	asset or historic			
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	homes w		pected	d to resu	ult in a r	ninor in	ct on an AQMA or CAZ. The construction and or crease in air pollution in relation to existing lever s.				
4.0		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 3.4km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.										
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	The site could make a minor positive contribution towards actisfying Prodferd's housing poods, depending on the										
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
Accessible services							s, including a village store, appears to be 400n rvices 550m available south-east on Tong Stre				

		Effect on S	SA Obje	ctive		1						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		++	Ρ	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
13 Social cohesion	without of without t	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 &		+	Ρ	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 parks along Tong Street.											
15 Safe & secure	+/- P LT IR M SP1, SP3, SP4, SP16, H09, 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.											
		++	P	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Medical Hospital Residen outdoor	Practice, d ts at the sit	lependi te woul nd com	ng on lo d have g munity	pcation good ad	within th	nedical centres, either Holme Wood Health Ce ne site. The site is 3.6km east of a general hos a diverse range of semi-natural habitats with o which could improve both physical and mental h	pital, St Luke's				
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education					y, is 1. ⁻							
18 Employment	school, Tong Leadership Academy, is 1.1km south-east of the site. + P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Cutler Heights Employment Zone which is 700m west of the site.											
19 Economy	as by inc business	creasing th ses. An imp	e dema provem	and for leent in th	ocal go le built	ods and environ	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the loc d services and enhancing the pool of potential e ment could lead to an improved attractiveness of tackle local deprivation.	employees for local				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/035 – Bolling Hall Laundry – Off Rooley Lane	0.39	PDL, vegetation and hard standing	50% Mix	18 dwellings	Preferred Option: SE11/H

Summary of assessment for SE/035: Significant adverse effect predicted for the air quality SA Objective, due to the site being within the CAZ. No other significant adverse effects predicted. SE/035 would be a good opportunity to deliver biodiversity net gains as well as improvements to the local townscape character. The site is well located to provide residents with good access to shops, buses, jobs, and cultural spaces, with particularly good access to schools and health facilities.

		Effect on	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Operation Addition Mitigating or enhancing Local Plan policies		Mitigating or enhancing Local Plan policies	Mitigation code(s)						
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d				
Buildings							ade ALC soils. Site is PDL and would constit	ute an efficient				
2 4.14.1.90	use of la	nd, depen	ding on t	he poten	tial impa	cts on t	he coal MSA.					
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	Site is in FZ1. A very limited extent in the western portion of the site is at a low and medium risk of surface water flooding, which would be expected to be avoided through the layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.											
5 Water		-	Р	ĹT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							a 100m of site. Development would result in ation to existing levels.	a minor net				
6	+ P LT IR M SP10, SP11, EN1, EN2, EN3, EN7, EN9 6a – 6h											
Biodiversity & geodiversity	There would be no sensitive biodiversity designations directly impacted by development on the site. However, the site coincides with Natural England's Green Infrastructure corridor. As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network.											
7		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
Landscape & townscape	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.											
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
heritage	Develop	ment at the	e site wo	uld be ur	nlikely to	have a	discernible impact on any heritage asset or	historic area.				
			Ρ	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e				
9 Air quality	air pollut	Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in 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.										
4.0		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e				
10 Transport	the site,	Site is within 150m of bus stops with frequent services. Bradford Interchange Railway Station is 2.5km south of the site, putting it outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.										
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimum	d tenures n criteria o	of the ho f policies	using is H04 and	provided H05 (10	in line) or mo	Is satisfying Bradford's housing needs, dependent with the Local Plan policies. The developme re homes, or an area of more than 0.5ha), th to reflect local need.	nt would meet the				
12 Accessible		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a				
Accessible services		ld offer res s along Ro			ess to key	/ servic	es and amenities, being within a 250m walk	of services and				

		Effect on S	SA Object	ive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
13 Social cohesion	without of without t	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Site would offer residents with good access to cultural and leisure areas, being within a 250m walk of that varied array of cultural and leisure spaces along Rooley Road.												
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location	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.											
		++	Р	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	1km sou	Site is within 400m of the nearest GP surgery, Rooley Lane Medical Centre and 1km of Cygen Hospital, Bierley 1km south. Site would provide new residents with good access to the countryside and a diverse range of semi- natural habitats, and outdoor exercise opportunities via the local PRoW network.											
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education							mary School, is within 800m south west of t nin 500m north of the site.	he site. The					
4.0		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment							opportunities in the centre of Bradford 3km to ones surrounding Bradford.	o the north of the					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy		ng the dem					d have a minor beneficial impact on the loca and enhancing the pool of potential employe						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status	
SE/038 – Cordingley	0.87	PDL,		30 dwellings	Preferred Option:	
Street, Holme Wood		industrial/commercial uses	Brownfield	(based on 35dph)	SE12/H	

Summary of assessment for SE/038:

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.

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

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

		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							e coincides with a sandstone MSA. Site would cts on the MSA.	be an efficient use				
4 Climate		+	P	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.											
5 Water		-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.											
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity & geodiversity	current c designat	Site is PDL containing buildings. It is considered to be likely that the site is of limited biodiversity value in its current condition. New development here would be unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.										
		+	P	LT	IR	М	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 PDL and contains existing buildings that appear to be in commercial use. There may therefore be limited scope for new development to adversely alter the local character. It is considered 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											
	13 301101		P		R	M	ementation of development. SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
8 Cultural heritage	Develop area.	ment at the	e site w	ould be			ve a discernible effect on any sensitive heritage					
		-	Р	LT	IR	Η	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	homes w		pected	to resu	ult in a n	ninor in						
10		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	west at E	Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 3.66km north- west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.										
11 Housing		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				

	The site could make a minor positive contribution towards satisfying Bradford's housing needs, types and tenures of the housing is provided in line with the Local Plan policies. The developm minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), the aspects such as housing mix and affordable houses to reflect local need.	ent would meet the									
12	+ P LT IR H SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a									
Accessible services	Key services and amenities are located within 400m of site on Tong Street.										
	+++ P LT IR H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a									
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high without disrupting cohesiveness of existing community, encouraging participation and commun without the development being of a scale that may put pressure on local services and facilities local sense of community and place.	ity interaction,									
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 diverse range of culture and leisure opportunities including pubs, restaurants, churches and parks in both directions along Tong Street.										
	+/- P 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 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.										
	++ P LT IR H SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b									
16 Health	Residents would be within 600m of the nearest medical centre, Tong Medical Practice. The site is 3.8km south- east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.										
17	++ P LT IR L SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b									
Education	The nearest primary school, Ryecroft Primary School, is 600m north-east of the site. The nearest school, Tong Leadershup Academy, is 750m south-east of the site.	est secondary									
	+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b									
18 Employment	The site would provide residents with good access to a broad range of high quality and diverse opportunities in the centre of Bradford, including the Tong Street Employment Zone which is 30 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 loc as by increasing the demand for local goods and services and enhancing the pool of potential businesses. An improvement in the built environment could lead to an improved attractiveness could encourage further inward investment to help tackle local deprivation.	employees for local									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status	
SE/048 – Albert Terrace,		PDL, empty			Preferred Option:	
Oakenshaw	0.80	factory lot (hardstanding)	90% Brownfield	25	SE14/H	

Summary of assessment for SE/048:

A major adverse effect is predicted due to proximity of the site to chemical works (middle and outer zones). Minor adverse effects predicted for water resources and air quality SA Objectives, as predicted for nearly all other sites. Site has a small area of medium and high surface water flood risk in its eastern portion. The site is located adjacent to a Local Wildlife Site. The site would be a good opportunity to deliver biodiversity net gain and improvements to the local townscape character, given its current condition. The site is well located to provide residents here with good access to jobs, shops, and cultural spaces, with particularly good access to public transport options, schools and health facilities.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c			
3 Land & Buildings	MSA with materials	Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.									
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience		Site is in FZ 1. Site has an area in its eastern portion that is at a medium and high risk of surface water flooding and it is uncertain if this would be entirely avoidable through a careful layout.									
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources		Site is not in a GSPZ. Site is within 100m of a small lake north of the site. Site would likely result in a minor									
	increase	increase in water consumption.									
6 Biodivoraity		+/-	P	LT	IR a Natu	L L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
Biodiversity & geodiversity	site is cu	The site is situated entirely within a Natural England's GI network and is adjacent to a Local Wildlife Site. As this site is currently a 100% brownfield, development would present an opportunity to enhance the biodiversity value of the site.									
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
Landscape & townscape	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built form of the local area, the site would provide an opportunity to improve the local character.										
8 Cultural		0	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
heritage	Develop	ment at the	e site w				e a discernible impact on any heritage asset o				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	homes w		<pre>cted</pre>	d to resu	ılt in a r	ninor inc	et on an AQMA or CAZ. The construction and or crease in air pollution in relation to existing level 5.				
10		++	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Site is w The site local are	is very acc	of sev cessible	eral bus e for peo	stops v destrian	with freq s and cy	uent services. Site is within 500m of Low Moo clists although there is a lack of designated cy	r Railway Station. cle paths in the			
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (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							nge of services and amenities in highly access ies along Checkheaton Road.	ible locations			
		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
13 Social cohesion	commun	ity interact	ion, wi	thout the	e develo	opment l	ents within an existing community, encouraging being of a scale that could put pressure on loc hity and place.				

		Effect on SA Objective										
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
14 Culture &		+	Р	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure		Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations along Checkheaton Road.										
		+/-	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.											
			Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	good aco engagen developr	cess to a d nent oppor ment.	iverse tunities	range of s, which	f semi-r could i	natural h mprove l	of St Luke's Hospital. Site would provide new labitats with opportunities for outdoor exercise sooth physical and mental health for the residen le and outer zones) could give rise to a major r	and community ts of this				
		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education	Appletor		, which				E Primary School, putting it outside of the des lucation is 1.8km south west of the site, again					
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment							s to a broad range of high quality and diverse of ine Employment Zones.	employment				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	increasir business	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/050A – Proctor Street Playing Fields, Off Tong Street, Holme Wood	0.74	Site appears to be a mix of hard standing and greenfield	Mix	29 dwellings	Preferred Option: SE15/H

Summary of assessment for SE/050A:

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a majority greenfield site containing trees.

		Effect on S	A Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f		
Buildings	Site is a	mix of gree	enfield	and PD	L. ALC	Grade	at the site is 'Urban'. Site coincides with a coal	MSA.		
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change		Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in								
resilience	impermeable surfaces, compared to current levels.									
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		
163001063	would be likely to result in a minor increase in water consumption.									
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
Biodiversity							us GI elements including trees and it is likely to			
&		biodiversity value in its current condition. New development here could reduce biodiversity value at the site and								
geodiversity	reduce lo	ocal ecolog	jical co	nnectivi	ity.					
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National disused. townsca potential site curre based or	Parks or A There may be and land ly be an op ently conta	ONBs y there dscape portur ins sev nat this	The sit fore be charac ity to er reral tree could b	e is par somewl ter. Dep hance es and o e lost a	tially Pl hat limit bending the loca open gr is a res	a discernible effect on any landscape designati DL with existing hard standing that appears to b ted scope for new development at this location g on the condition of the site, new development al character, such as through a high quality des reenfield that are potentially of high visual amer ult of new development, a minor adverse effect ne	be vacant and to alter the local here could ign. However, the hity value and,		
	on an along	0	P		R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
8 Cultural heritage	Develop area.	ment at the	e site w	ould be			e a discernible effect on any sensitive heritage			
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	homes w		pected	d to resu	ult in a n	ninor in				
10		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
Transport	at Bradfo		ange R	ailway S	Station.		quent services. The nearest railway station is 3 as good access for pedestrians, but somewhat I			
11 Housing		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		

		Effect on SA Objective							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)	
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (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 as ho	P	mix and	IR	Ible hou	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
Accessible services	Key services and amenities are located within 600m of site on Tong Street.								
13 Social cohesion		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a	
	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 &		+	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 diverse range of culture and leisure opportunities including pubs, restaurants, churches and parks in both directions along Tong Street and on the A6177.								
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.								
16 Health		++	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
	Residents would be adjacent to the nearest medical centre, Tong Medical Practice. The site is 3.2km south-east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats, including nearby Knowles Park, 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, 17b	
Education	The nearest primary school, St Columba's Catholic Primary School, is 180m west of the site. The nearest secondary school, Bradford Forster Academy, is 1.2km north-west of the site.							he nearest	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Tong Street and Cutler Heights Employment Zones which are within 400m of the site.								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.								

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/051 – Holme Lane, Holme Wood	2.13	Open space, grasses, scrub, trees and one small area of hard standing	Predominantly greenfield	40 dwellings	Preferred Option: SE16/H

Summary of assessment for SE/051:

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

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a predominantly greenfield site containing trees. There is a Grade II* and six Grade II Listed Buildings within 160m of the site, the settings of which could be adversely altered by development at the site.

		Effect on SA Objective						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land & Buildings	P LT IR H SP4, SP8, SP9, HO2, TR5 3a – 3f Site is predominantly greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a coal MSA. 3a – 3f							
4 Climate change resilience	P LT IR M SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7 4a – 4e Site is in FZ1 and has a very limited extent of land at a low, medium and high risk of surface water flooding along its southern perimeter. Through a careful layout is expected that these areas could be avoided. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources	- P LT IR M SP9, EN1, EN2, EN7, EN9 5a – 5e 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. 5a – 5e							
6 Biodiversity & geodiversity	- P LT IR M SP10, SP11, EN1, EN2, EN3, EN7, EN9 6a – 6f Site is predominantly 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.							
7 Landscape & townscape	- P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site 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 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	P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 8a, 8b Within 160m east of the site are six Grade II Listed Buildings, as well as the II* Listed Building 'Ryecroft Hall'. Development at this large open greenfield site could potentially have an adverse effect on the setting of these sensitive heritage assets, although this would be limited to some extent by the existing presence of screening vegetation and built form.							
9 Air quality	P LT IR H SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 9a – 9c Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport	Site is w Interchai	+ ithin 350m	P of the ly Stati	LT nearest on. Site	IR bus sto	H p. The	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 nearest railway station is 3.98km north-west at ess for pedestrians, but somewhat limited for cy	
11 Housing		+	P	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
							n towards satisfying Bradford's housing needs,			
	minimun	n criteria of	f policie	es H04 a	and H05	5 (10 or	line with the Local Plan policies. The developm more homes, or an area of more than 0.5ha), t uses to reflect local need.			
	aspecis	+	P		IR		SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
12 Accessible services	The nearest area of basic services and amenities, including a village store, appears to be 350m north on Kesteven Road. Residents may need to travel 800m south-east onto Tong Street in order to access a broader range of shops and services.									
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		
13 Social cohesion	interaction		the de	velopme	ent beir	ng of a s	ng community, encouraging participation and c scale that may put pressure on local services a ace.			
14 Culture &		+	Р	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure							o a diverse range of culture and leisure opportuing Street.	nities including		
		+/-	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	site is 4. Residen outdoor	3km south ts at the si exercise a	-east o te wou nd com	f a gene ld have nmunity	eral hos good ao engage	pital, S ccess to ment, i	ong Medical Practice, putting it outside the targe t Luke's Hospital. o a diverse range of semi-natural habitats with ncluding at adjacent Pit Hill Park, which could i he development.	opportunities for		
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education		rest primaı Fong High						est secondary		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment							ess to a broad range of high quality and diverse g the Tong Street Employment Zone which is 1k			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	as by inc business	creasing th ses. An imp	e dema provem	and for l ent in th	ocal go ne built	ods an environ	could have a minor beneficial impact on the loc d services and enhancing the pool of potential e ment could lead to an improved attractiveness elp tackle local deprivation.	employees for local		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/054 – Kesteven Road /		PDL plot with			
Heyshame Drive, Holme	0.21	vacant	Brownfield	9 dwellings	Preferred Option: SE17/H
Wood		building and hard standing		-	

Summary of assessment for SE/054:

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

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

The site is PDL containing a building which appears to be derelict, so residential development here could be an efficient use of land and provide opportunities to deliver biodiversity net gains. New development could ensure that the site has a more positive influence on the local townscape character.

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

		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							te coincides with a coal MSA. Site would be an	efficient use of the
4 Climate	land reso	ource subje			IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change	Site is in		here a				of the site are at low risk of surface water flood	
resilience							meable surfaces, compared to current levels.	ing. However,
		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water	Site does	s not coinc	ide wit	h a GSF	Z and	is not w	ithin 100m of a surface waterbody. Developme	ent at the site
resources							ater consumption.	
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity							erelict building. It is considered likely that the si	
&							evelopment here would be unlikely to result in a	
geodiversity							be a good opportunity to deliver biodiversity net	gains at the site
-	such as	through the			IR	M M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a
7 Landscape & townscape	National and to ha an oppor as by inc quality d	Parks or A ave fallen i rtunity to e corporating	ONBs nto a s nsure t GI ele equire	. The sit tate of c hat this ments c d by var	te is PD disrepai locatior of high v	L and c r. It is c has a visual a	a discernible effect on any landscape designati contains an existing building that appears to be onsidered to be likely that new development at more positive influence on the local townscape menity value or by ensuring that the new develop n policies). This is somewhat dependent on the	potentially derelict the site would be character, such opment is of a high
0. Outburgh	•	0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
8 Cultural heritage	Developi area.	ment at the	e site w	ould be	unlikel	y to hav	ve a discernible effect on any sensitive heritage	asset or historic
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes w		pected	d to resu	ult in a r	ninor in		
10		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	at Bradfo		ange R	tailway \$	Station.		uent services. The nearest railway station is 3. as good access for pedestrians, but somewhat	
11 Housing		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	types an minimum	d tenures	of the h f policie	nousing es H04 a	is provi and H0	ded in l 5 (10 or	n towards satisfying Bradford's housing needs, ine with the Local Plan policies. The developme more homes, or an area of more than 0.5ha), t uses to reflect local need.	ent would meet the
12	aopoolo	+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services		rest area c	f basic	service	s and a	menitie	es, including a village store, appears to be 225n ops and services available 800m south-east on	n south-east on
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	without of without t	disrupting of	cohesiv oment l	veness of being of	f existi a scale	ng com	within an existing community in an area of high munity, encouraging participation and commun ay put pressure on local services and facilities	ity interaction,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		ts at the si staurants,						Ũ
15 Safe & secure	developr	ment, and	potenti	ally impr	ove pri	de in th	SP1, SP3, SP4, SP16, H09, DS5, CO2 th a derelict/partially burned pub with high-quali e local area. If the site were to not be allocated erbate local crime rates.	
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	east of a Residen outdoor	i general h ts at the si	ospital te wou nd com <u>velopm</u>	, St Luke Id have g nmunity	e's Hos good ao engage	pital. ccess to	medical centre, Holme Wood Health Centre. The a diverse range of semi-natural habitats with a which could improve both physical and mental h	opportunities for lealth for the
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education		rest prima Fong High				h-east o		est secondary
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur		centre	e of Brac			ess to a broad range of high quality and diverse the Tong Street and Cutler Heights Employme	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc business	creasing th ses. An imp	e dema provem	and for lead	ocal go ie built	ods and environ	could have a minor beneficial impact on the loc d services and enhancing the pool of potential e ment could lead to an improved attractiveness of tackle local deprivation.	employees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential developme nt	Status
SE/055 – Ned Lane, Holme	3.73	Greenfield land	Greenfield 100%	98 dwellings	SUE Site/ Preferred Option: SE18/HC
Wood (2)				uweilings	

Summary of assessment for SE/055: Significant adverse effects predicted due to the loss of greenfield land and residing within the green belt. Minor adverse effects predicted for air quality, biodiversity, landscape, transport and flood risk. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and educational facilities. With particularly good access to health facilities.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings		reenfield a t the site is		uld consi	st of the I	oss of :	>0.4ha of greenfield land. Site coincides with	a coal MSA. ALC
4 Climate		-	Ρ	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change							ace water flooding. The site's climate resilien	
resilience		d with the i likely to be	a net l	oss in Gl		SS.	although this is somewhat dependent on impl	
5 Water	<u>.</u>	+	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources		s not coinc to result ir					terbody within 100m of the site. Developmer umption.	it at the site would
6		-	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity		n. New dev					nd is likely to be of some biodiversity value in diversity value at the site and reduce local er	
0		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Landscape & townscape	could res trees, an adjacent	sult in the l nd it would t to existing	oss of therefo g reside	open gre ore be like ential buil	enfield th ely to adv t form, w	hat cont versely hich wo	n the green belt. However, residential develo ains GI elements of potentially high visual an alter the local townscape and landscape chai uld help to limit the magnitude for potential e e and townscape cannot be ruled out.	nenity, including racter. The site is
		-	Ρ	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	'Number developr	[.] 16 and ac ment at this	ljoining s open	barn fro greenfiel	nting roa ld site co cts would	d', 'Nun uld pote be limi	e site (two are 50m east)- Grade II Listed Bui abers 18 and 20 and adjoining barn' and '25, entially have an adverse effect on the setting ted by the exiting presence of screening veg	Ned Lane'. New of these sensitive etation.
1		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes w		kpected	to resul	t in a min	or incre	on an AQMA or CAZ. The construction and c 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	at Bradfo	ord Interch	ange R	ailway S	tation, th	is is ou	ent services. The nearest railway station is 3 side of the desired range. The site has good a limited amount of cycle paths.	
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures n criteria of	of the h f policie	iousing is s H04 ai	s provide nd H05 (′	d in line 10 or m	owards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), the s to reflect local need.	ent would meet the

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services	Residen	ts at the si	te woul	d have g	ood acce	ess to k	ey services and amenities including those on	Broadstone Way.
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	without of without t	disrupting o	cohesiv oment k	eness of being of a	existing a scale th	commu	thin an existing community in an area of high unity, encouraging participation and communi put pressure on local services and facilities	ity interaction,
14 Culture &		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		ts at the sinnts, church					range of culture and leisure opportunities inc	cluding pubs,
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are c could p	urrently otentially	none, and enhance	d so an e comm	build introduce new potential targets and victin increase in crime at the site cannot be ruled nunity cohesion and wellbeing, or increase na	out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Luke's H Residen	lospital.	te woul	d have g	ood acce	ess to a	e Wood Health Centre. The site is 3.9km we diverse range of semi-natural habitats with o	• •
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education							chool, is 50m west of the site. The nearest so te, this is outside of the desired range.	econdary school,
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment							broad range of high quality and diverse emp s, Tong Street and Law Street employment z	
		+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc local bus	creasing th sinesses. A	e dema An impr	and for lo ovement	in the bu	s and s iilt envii	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e ronment could lead to an improved attractive o help tackle local deprivation.	employees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/057 – West Gate Hill Street, Tong	1.70	Greenfield land	Greenfield 100%	27 dwellings	Preferred Option: SE48/H

Summary of assessment for SE/057: Significant adverse effects predicted due to the loss of greenfield land and residing within the green belt. Minor adverse effects predicted for air quality, biodiversity, landscape, transport, access to services and distance to educational facilities. The site is well located to provide residents with good access to outdoor spaces and leisure spaces, including pubs, cultural spaces, jobs 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				uld consi	st of the	loss of :	>0.4ha of greenfield land. Site coincides with	a coal MSA. ALC
	Grade at	the site is					SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3,	
4 Climate		+	Р	LT	IR	L	EN7	4a – 4e
change resilience	improved		nclusic	on of GI i	n develop	oment, a	e water flooding. The site's climate resilience although this is somewhat dependent on imp	
		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	Site does	s not coinc	ide wit	h a GSP	Z, there i		erbody within 100m of the site. Development	at the site would
	be likely	to result ir	<u>a min</u>			er cons		
6 Riadivaraity	Cito io ar	-	P				SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity		. New dev					nd is likely to be of some biodiversity value in diversity value at the site and reduce local e	
		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National could res trees, an adjacent	Parks or A sult in the I d it would to existing	ONBs oss of therefo reside	, howeve open gre ore be like ential buil	er the site enfield the ly to adv t form, w	e is with nat cont versely hich wo	discernible effect on any landscape designati in the green belt. However, residential develor ains GI elements of potentially high visual ar alter the local townscape and landscape cha build help to limit the magnitude for potential e e and townscape cannot be ruled out.	opment at this site nenity, including racter. The site is
8 Cultural	Stage a l	0	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop	ment at the					a discernible impact on any heritage asset of	
9 Air quality	homes w		kpected	d to resul	t in a mir	nor incre	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and c ease in air pollution in relation to existing leve	
		-	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	at Low M	loor Railwa	ay Stat	tion, this	is outside	e of the	ent services. The nearest railway station is 4 desired range. The site has good access for of cycle paths.	
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures of criteria of	of the h f policie	nousing is es H04 a	s provide nd H05 (*	d in line 10 or m	owards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), t to reflect local need.	ent would meet the
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services		s at the si rket being					to key services and amenities including the r	nearest
		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	without c without t	lisrupting o	cohesiv oment l	veness of being of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and commun put pressure on local services and facilities	ity interaction,
14 Culture &		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		nts, church		d outdoor	leisure s	spaces.	range of culture and leisure opportunities in	
	The	+/-			IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	re are o could p	currently otentially	none, an ⁄ enhance	d so an e comm	buld introduce new potential targets and victin increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	out. However,

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+	Р	LT	IR	н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	is 5.8km Residen	noth west	of the te woul	nearest ł d have g	nospital, s ood acce	St Luke ess to a	g Medical Practice, this is outside of the desi 's Hospital. diverse range of semi-natural habitats with o	-
17		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education							School, is 2km west of the site. The nearest , these are both outside of the desired range	
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment							broad range of high quality and diverse empty s, Tong Street and Law Street employment a	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy The construction and occupation of new homes could have a minor beneficial impact on the local economy as by increasing the demand for local goods and services and enhancing the pool of potential employ local businesses. An improvement in the built environment could lead to an improved attractiveness to which could encourage further inward investment to help tackle local deprivation.							employees for	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/060 – Holme Lane/Raikes Lane	2.6	Greenfield land	Greenfield 100%	60 dwellings	Preferred Option: SE45/H
Summary of assessment for SE/060: Signi the green belt. Minor adverse effects predicte located to provide residents with good acces educational facilities. With particularly good a	ed for air qu s to key se	uality, biodiversity, la rvices and amenitie	andscape, transport and	flood risk. The	site is well

		Effect on SA Objective									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
01 10			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
3 Land & Buildings		reenfield a t the site is		uld consi	st of the I	oss of :	>0.4ha of greenfield land. Site coincides with	a coal MSA. ALC			
4 Climate		-	Ρ	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change							ace water flooding. The site's climate resilie				
resilience		d with the i ikely to be	a net l	oss in Gl	regardle	SS.	although this is somewhat dependent on imp				
5 Water		+	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources		s not coind to result ir					aterbody within 100m of the site. Developme sumption.	nt at the site would			
6		-	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity		n. New dev					nd is likely to be of some biodiversity value i odiversity value at the site and reduce local e				
<u> </u>		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National could res trees, an adjacent	Parks or A sult in the l d it would to existing	ONBs oss of therefo g reside	, howeve open gre ore be like ential buil	er the site enfield th ely to adv t form, w	is withinat cont versely a hich wo	discernible effect on any landscape designation the green belt. However, residential devertion and GI elements of potentially high visual a later the local townscape and landscape chabuld help to limit the magnitude for potential	opment at this site menity, including aracter. The site is			
	stage a r						e and townscape cannot be ruled out.				
8 Cultural	_	0	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop	ment at the					a discernible impact on any heritage asset o	r historic area.			
9 Air quality	homes w	-			IR						
	associate		xpected	to resul	cernible t in a min	or incre	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev	9a – 9c occupation of new			
		vould be ex ed with ho -	d not h xpecteo mes ar P	ave a dis I to resul d transp LT	cernible t in a min ort mover IR	impact or incre ments. H	on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	9a – 9c occupation of new els due to pollution 10a – 10d			
10 Transport	Site is w at Bradfo	vould be e ed with ho - ithin 600m ord Interch	d not h xpected mes ar P of mul ange R	ave a dis I to resul d transp LT tiple bus ailway S	cernible t in a min ort mover IR stops wit tation, th	impact or incre ments. H h frequ is is out	on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 lent services. The nearest railway station is tside of the desired range. The site has good a limited amount of cycle paths.	9a – 9c occupation of new els due to pollutior 10a – 10d 3.2km north west			
10 Transport	Site is w at Bradfo pedestria	vould be e ed with ho - ithin 600m ord Interch ans, but so +	d not h xpected mes ar P of mul ange R omewha	ave a dis I to resul d transp LT tiple bus ailway S at limited LT	cernible t in a min ort mover IR stops wit tation, th for cyclis	impact or incre ments. H th frequ is is out is is out H	on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 lent services. The nearest railway station is tside of the desired range. The site has good a limited amount of cycle paths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	9a – 9c occupation of new els due to pollution 10a – 10d 3.2km north west d access for 11a			
10 Transport 11 Housing	Site is w at Bradfo pedestria The site types an minimum	vould be e ed with ho - ithin 600m ord Interch ans, but sc + could mak d tenures n criteria o	d not h xpected mes ar P of mul ange R omewhat P ce a min of the h f policie	ave a dis d to resul d transp LT tiple bus ailway S at limited LT nor positi ousing is s H04 ai	cernible t in a min ort mover IR stops wit tation, th for cyclis IR Ve contril s provide nd H05 (1	mpact or incre ments. H th frequ is is out is with H Dution t d in line 10 or m	on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 lent services. The nearest railway station is tside of the desired range. The site has goo a limited amount 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 developm ore homes, or an area of more than 0.5ha),	9a – 9c occupation of new els due to pollution 10a – 10d 3.2km north west d access for 11a , depending on the ent would meet the			
11 Housing	Site is w at Bradfo pedestria The site types an minimum	vould be e ed with ho - ithin 600m ord Interch ans, but sc + could mak d tenures n criteria o	d not h xpected mes ar P of mul ange R omewhat P ce a min of the h f policie	ave a dis d to resul d transp LT tiple bus ailway S at limited LT nor positi ousing is s H04 ai	cernible t in a min ort mover IR stops wit tation, th for cyclis IR Ve contril s provide nd H05 (1	mpact or incre ments. H th frequ is is out is with H Dution t d in line 10 or m	on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 rent services. The nearest railway station is tside of the desired range. The site has goo a limited amount 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 developm	9a – 9c occupation of new els due to pollution 10a – 10d 3.2km north west d access for 11a , depending on the ent would meet th			
	Site is w at Bradfo pedestria The site types an minimum aspects	vould be e ed with ho - ithin 600m ord Interch ans, but so + could mak d tenures n criteria o such as ho +	d not h xpected mes ar P of mul ange R omewha pomewha pomewha f policie policie policie policie	ave a dis d to resul d transp LT tiple bus ailway S at limited LT tor positi ousing is s H04 ai mix and a LT	cernible t in a min ort mover IR stops wit tation, th for cyclis IR Ve contril s provide nd H05 (1 affordable	H ments. H H h frequ is is out ts with H Dution t d in line 0 or m house H	on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 rent services. The nearest railway station is tside of the desired range. The site has good a limited amount 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 developm ore homes, or an area of more than 0.5ha), as to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	9a – 9c occupation of new els due to pollution 10a – 10d 3.2km north west d access for 11a , depending on the ent would meet that specify 12a			

		Effect on S	SA Obje	ctive		1						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
13 Social cohesion	without of without t	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 &		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces.										
		+/-	Р	LT	IR	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.											
		+	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Site is 1.7km north east of the nearest GP surgery, Tong's Medical Practice, this is outside of the desired range. The site is 4km west of the nearest hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.											
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education							chool, is 400m south of the site. The nearest of the site, this is outside of the desired range					
10		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 2km of the Cutler Heights, Tong Street and Law Street employment zones.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by inc local bus	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status				
SE/062 – Holme Lane/Raikes	0.91	Greenfield	Greenfield 100%	32 dwellings	Alternative				
Lane	0.91	land	Greenneid 100%	52 uwellings	Allemative				
Summary of assessment for SE/062: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, biodiversity, landscape and transport. The site is well located to provide residents with good access to jobs, services and health facilities, with significantly good access to educational facilities.									

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
Buildings		Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 3.										
4 Climate		+	Ρ	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 contraction 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. Developr er consumption.	nent at the site				
6		-	P	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 diversity value at the site and reduce local ed					
		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National that cont adversel form, wh	Parks or A ains GI ele y alter the	AONBs ements local to help to	. Howeve of poten wnscape limit the	er, reside tially high e and 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 re- otential effects, but at this stage a minor adver- t	of open greenfield bre be likely to sidential built				
	locarian	+/-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	noise ge	e multiple nerated du	ue to co	onstructio	within 10 on; howe	0m aro /er it is	und the site. Short term negative effects wou expected that the development would improv n positive effect.	ld come from the				
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	Develop	ment woul	d not h	ave a dis	cernible	impact	on an AQMA or CAZ. The construction and c	ccupation of new				
	homes w associate	vould be ex ed with ho	xpecteo mes an	to resul d transp	t in a min ort movei	ior incre ments.	ease in air pollution in relation to existing leve	Is due to pollution				
		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	at Bradfo	ord Interch	ange R	ailway S	tation, th	is is out	ent services. The nearest railway station is 4 tside of the desired range. The site has good a limited amount of cycle paths.	.1km north west access for				
		+	Р	LT	IR		SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimum	d tenures n criteria of	of the h f policie	iousing is s H04 ai	s provide nd H05 (1	d in line 10 or m	owards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), th to reflect local need.	ent would meet the				
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
services	Residen	ts at the si	te woul	d have g	ood acce	ess to k	ey services and amenities including those on	Broadstone Way.				
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				

		Effect on	SA Obje	ctive		1						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
13 Social cohesion	without of without t	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure							range of culture and leisure opportunities including being adjacent to Pit Hill Park.	cluding pubs,				
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	new dev		could p	otentially	enhance	e comm	increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5					
16 Health	The site	is 4.4km r o a diverse	orth we	est of the	nearest	hospita	, Tong Medical Practice, this is outside of the I, St Luke's Hospital.Residents at the site wo with opportunities for outdoor exercise and c	uld have good				
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education		The nearest primary school, Ryecroft Primary Academy, is 450m north west of the site. The nearest secondary school, Tong Leadership Academy, is 1km south of the site.										
40		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment							broad range of high quality and diverse emp nt zones in the south east of Bradford.	loyment				
		+	Р	LT	IR	Ĥ	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by inc local bus	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/069 – Dean Beck Avenue	5.94	Fields delineated by trees	Greenfield	150 dwellings	Preferred Option: SE20/HC

Summary of assessment for SE/069:

The site is located 330m south of the CAZ, and due to the number of dwellings proposed, this development could potentially make achieving air quality improvement targets within the CAZ more difficult. A significant adverse effect has therefore been predicted for the air quality SA Objective. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to health facilities and employment areas. However, the site's access to transport links, services and amenities, and educational facilities is somewhat limited, with residents being required to travel outside the target distances.

Additional minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site adjoining Ancient Woodland. There is a small waterbody running through the site, to which careful consideration would be required so as to protect the water quality as well as to limit the risk of surface water flooding.

		Effect on SA Objective									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	Site is g MSA.	reenfield. A	ALC Gr	ade at t	he site i	s Grad	e 3, which could include BMV soils. Site coinc	cides with a coal			
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	associat	ed with a s	mall w	ater boo	dy. Thro	ugh a d	a low, medium and high risk of surface water careful layout is expected that these areas con	uld be avoided.			
	Howeve	r, developr	P		IR	ncreas M	e in impermeable surfaces, compared to curre	5a – 5e			
5 Water	A small	- unnamod					SP9, EN1, EN2, EN7, EN9				
resources	A small, unnamed waterbody runs through the centre 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.										
		-	P	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	some bid site and The sour woodlan	odiversity v reduce loc th-west cor	value in al ecol rner of abitat.	its curr ogical c the site This wo	ent con onnecti adjoins	dition. l vity. Odsal	s including trees and hedgerow, and so the si New development here could reduce biodiver Wood, which is Ancient Woodland and includ be adversely affected by development at the s	sity value at the es deciduous			
		-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	andscape Development at this location would not result in a discernible effect on any landscape designation, includin National Parks or AONBs. However, residential development at this site could result in the loss of open creative including that contains GL elements of notentially high visual amenity including the same and it would therefore the same same same same same same same sam										
9 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
8 Cultural heritage Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset of area.											
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	could ma	Site is located 330m south of a CAZ and due to the number of dwellings proposed, development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.									
10 Transport		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			

	E	ffect on SA	Objective									
SA Objective		Certainty Certainty		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
		Interchang	ge Railway	/ Station	. Site ha	quent services. The nearest railway station is good access for pedestrians, but somewhat						
		+	P LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	the types a meet the m	nd tenures inimum cri	of the hou teria of po	using is p licies H0	orovidec 4 and H	n towards satisfying Bradford's housing need I in line with the Local Plan policies. The deve I05 (10 or more homes, or an area of more th able houses to reflect local need.	elopment would					
12 Accessible		-	P LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
services						so residents would potentially need to travel utisfy their daily needs.	up to 1.3km south					
		+/-	P LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
13 Social cohesion	interaction, could alter Site is withi	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is within 100m of the M606 in places, which would be likely to impact on the quality of life of new residents as a result of exposure to air pollution and noise and visual disturbances.										
14 Culture 9			P LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
14 Culture & leisure	restaurants	Residents at the site would have access to a range of culture and leisure opportunities including pubs, restaurants and churches east of the site, along the A6036 and the A641. Bradford Bulls Rugby League Club, Bankfoot Cricket Club and Odsal Stadium are in close proximity to the site.										
	Danidoot o		P LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location wh new develo	ere there a pment cou	are current Ild potentia	ly none, ally enha	and so nce cor	would introduce new potential targets and vio an increase in crime at the site cannot be rule nmunity cohesion and wellbeing, or increase cal risk of crime.	ed out. However,					
			P LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	distance. T Residents v	ite is 1.5km south of the nearest GP surgery, Woodroyd Medical Practice, putting it outside the target istance. The site is 2.5km south of St Luke's Hospital. Residents would have excellent access to green space, including South Bradford Golf Club, providing outdoor xercise opportunities, which could improve both physical and mental health for the residents of the										
			P LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
17 Education						ary School, is 1km north-east of the site. The north-east of the site.	nearest					
18		+	P LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment				adford, ir		ess to a broad range of high quality and divers the Euroway Employment Zone	-					
			P LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy		increasing				could have a minor beneficial impact on the l ds and services and enhancing the pool of po						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/076 – New Lane,			0		Preferred
Laisterdyke	0.77	Open field	Greenfield	28 dwellings	Option: SE21/H

Summary of assessment for SE/076: A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents here with good access to buses, jobs, health facilities, and cultural spaces, with particularly good access to schools. Residents may need to travel up to 1km to access some services, such as shops.

		Effect on S	SA Object	ive		1						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Mitigating or enhancing Local Plan policies		Mitigation code(s)				
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d				
3 Land & Buildings		Site coincides with coal and sandstone MSAs. Site has urban grade ALC soils. Site is large (>0.4ha) greenfield site and therefore development would not be considered an efficient use of land.										
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience		FZ1 and reable surfa					g. However, development could lead to an i	ncrease in				
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							a 100m of site. Development would result in ation to existing levels.	a minor net				
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
Biodiversity & geodiversity	site coin woodlan	There would be no sensitive biodiversity designations directly impacted by development on the site. However, the site coincides with Natural England's Green Infrastructure corridor, improved grassland habitat network and scrub woodland habitat network. Additionally, there are a number of allotment plots to the north of site. Development or this large greenfield site would likely see a reduction in the site's biodiversity value and local habitat connectivity.										
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
Landscape & townscape	making t	the develo	pment sli	ghtly dise	cordant v	ONB or vith the	National Park. Site is a large greenfield site surrounding area. The loss of greenfield wo a loss of visual amenity to local residents.					
8 Cultural	impuoto		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 impact on any heritage asset or	historic area.				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e				
9 Air quality	homes v		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 level					
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e				
10 Transport	putting it		ne desire	d range.	The site		rest railway station, New Pudsey Station, is od access for pedestrians, but somewhat lirr					
		+	Ρ	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimun	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (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	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a				
Accessible services	and ban		st outside	the 600	m target	distanc	ervices, with key services including the near e. However, a number of services can be ac					

		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)				
13 Social		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
cohesion	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+ P LT IR M SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, 14a										
leisure	Site has good access to culture and leisure opportunities in the local area, including multiple places of worship, recreational areas and restaurants on New Leeds Road.											
		+/- P LT IR M SP1, SP3, SP4, SP16, H09, DS5, CO2 15a										
15 Safe & secure	location	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.										
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	The site is 950m from the nearest GP surgery, Bradford Moor Practice, putting it outside the desired distance. The site is within the target distance of a hospital being within 1.4km of Leeds Road Community Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.											
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education		00m south		bury Prir	mary Lea	dership	Academy and within 500m of Laisterdyke S	Secondary				
10		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment		ld provide hities with r					broad range of high quality and diverse emp m.	loyment				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		ng the dem					Id have a minor beneficial impact on the loca and enhancing the pool of potential employe					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/079 – Furnace Road,		PDL, Broadley			Preferred
Oakenshaw	0.41	Artstone Ltd.	90% Brownfield	14	Option: SE22/H
0	05/070	1	1	1	1

Summary of assessment for SE/079:

Major adverse effects due to proximity of the site to major hazards (middle and outer zones). Minor adverse effects predicted for the water resources and air quality SA Objectives, as predicted for most sites. A minor adverse effect in relation to the cultural heritage SA Objective due to the proximity (within 50m) of a listed building. The site would be a good opportunity to deliver biodiversity net gains and improvements to the local character, given its current condition and use. The site is well located to provide residents with good access to shops, jobs, cultural spaces, and health facilities, with particularly good access to public transport options. The site is just outside the desired range for schools.

		Effect on	SA Obje	ective				
SA Objective	Baseline trend	Score of effect		Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c
3 Land & Buildings	MSA with w	hich it coir ould impro	ncides. ve the	It is unknown resource-effic	if the e	xisting	e of land, depending on the potential imp buildings on-site could be re-used but th evelopment. Site is entirely situated with	ne re-use of
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is in Flo	od Zone 1		t low risk of s		vater flo		
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources				rface water bo ninor increase			, adjacent to or within 100m of the site.	
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversity	Natural Eng	land's GI r	networ		is curre	ntly a 1	ersity designation. Site is situated entirel 00% brownfield, development would pre	
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape & townscape					de an o		g the development is in-keeping with the ity to improve the local character.	
		-	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	its setting.				C C		ver, intervening vegetation may reduce a ernible impact on any other heritage ass SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	
		-					HO9	
9 Air quality	homes wou	ld be expe	cted to	e a discernible result in a mi ransport move	nor incr	ease ir	AQMA or CAZ. The construction and oc a air pollution in relation to existing levels	cupation of new due to pollution
10		++	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport							vices and is within 400m of Low Moor R though there is a lack of designated cyc	
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types and te minimum cr	enures of t iteria of po	he hou Iicies I	sing is provide	ed in lin (10 or m	e with t nore ho	s satisfying Bradford's housing needs, d he Local Plan policies. The developmer mes, or an area of more than 0.5ha), the flect local need.	t would meet the
12 Accessible		+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services							ervices and amenities in highly accessib g Checkheaton Road.	le locations

		Effect on	SA Obje	ective								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
13 Social		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
cohesion	community	interaction	, witho		oment b	eing of	in an existing community, encouraging a scale that could put pressure on local place.					
14 Culture &		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure		Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations along Checkheaton Road.										
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location whe	ere there a pment cou	ire curi Id pote	rently none, ar	nd so ar ce comn	n increa nunity o	troduce new potential targets and victims ase in crime at the site cannot be ruled o cohesion and wellbeing, or increase natu	ut. However,				
			Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Site is 1.5km east of Low Moor Medical Centre and 4km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development. Due to the proximity of the site to major hazards (middle and outer zones), a major negative effect is predicted.											
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education					skm sou	th west	ing it outside of the desired range. Apple t of the site, again putting it outside of the					
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment					<u>km of ni</u>		road range of high quality and diverse er ployment Zones.	mployment				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	increasing t businesses.	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
SE/089 – Tennis Avenue	0.23	Vacant scrub	Predominantly greenfield	11 dwellings	Preferred Option: SE23/H

Summary of assessment for SE/089:

Significant positive effects predicted for SA Objectives related to social cohesion, health, and education due to the accessibility of health and school facilities as well as the positive effect new development could have here on an area of high deprivation. Minor positive effects predicted for most other socio-economic themed SA Objectives due to the location of the site in relation to key services, jobs, and amenities.

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with new development on greenfield.

a land & and field and field and field and field and field 3 Land &			Effect on	SA Obje	ctive	1	T							
Buildings Site is greenfield. ALC Grade at the site is "Urban". Site coincides with a coal MSA. 4 Climate change resilience + P LT IR M SP6, SP9, SP10, SP15, H09, EN1, EN2, EN3, 4a - 4e 5 Water resources 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 resources Site is greenfield and potentially of some biodiversity value in its current condition, which new development at the site would be likely to result in a minor increase in water consumption. 6 6 Biodiversity & geodiversity & geodiversity value in its current condition, which new development would be likely to adversely affect. SP10, SP11, EN1, EN2, EN3, EN7, EN9 6a - 6h 7 Landscape & townscape - P LT IR M SP2, EN1, EN2, EN3, EN7, EN9 6a - 6h 8 Cultural heritage - P LT IR M SP2, EN1, EN2, EN3, EN7, EN9 6a - 6h 9 Air quality Development at this location would not result in a discernible effect on any landscape designation, including Nakes a positive contribution towards the local landscape and townscape character. The site is adjacent to existing built form, which would help to limit the magnitude for optential ef	SA Objective			Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
4 Climate change resilience + P LT IR M SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, 4a-4e 4 Climate 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 resources - P LT IR M SP9, EN1, EN2, EN7, EN9 5a-5e 6 Biodiversity & geodiversity & geodiversity ageodiversity geodiversity ageodiversity & geodiversity ageodiversity ageodiversity value in its current condition, which new development would be likely to adversely affect. P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b 7 Landscape & townscape - P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b 7 Landscape & townscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this site age a minor adverse effect on the local landscape and townscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this site geod to result in a minor incre	3 Land &								3a – 3f					
4 Climate change resilience 4 P L1 IK M EN7 4a-4a 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 resources Site is on coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption. 6 Biodiversity & geodiversity value in its current condition, which new development would be likely to adversely affect. 7 Landscape & townscape character. The site is adjacent to existing better to existing levels on any sensitive heritage asset or historic area. 7 Landscape & townscape character. The site is adjacent to existing better to existing bettere	Buildings	Site is g	reenfield. /	ALC Gr	ade at t	he site i	<u>s 'Urba</u>		1					
change resilience Site is in L-1 and has a very limited extent of land at a low insk of surice water flooding. Given the size of development. However, development could lead to an increase in impermeable surfaces, compared to current levels. 5 Water resources P LT IR M SP9, EN1, EN2, EN7, EN9 5a - 5e 5 Water resources Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption. 6a - 6h 6 Biodiversity geodiversity Site is greenfield and potentially of some biodiversity value in its current condition, which new development would be likely to adversely affect. P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b 7 Landscape & townscape - P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b Development at this location would not result in a discernible effect on any landscape designation, including reenfield that, in its current condition, potentiall werelopment at this site or adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on any sensitive heritage asset or historic area. 8 Cultural heritage - P LT <td< td=""><td>4 Climate</td><td></td><td></td><td>-</td><td></td><td></td><td></td><td>EN7</td><td></td></td<>	4 Climate			-				EN7						
5 Water P LT IR M SP9, EN1, EN2, EN7, EN9 5a - 5e Site does not coincide with a GSP2 and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption. 6 Biodiversity & generifield and potentially of some biodiversity value in its current condition, which new development would be likely to adversely affect. 7 Landscape & boxenscepe & townscape P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b Development at this location would not result in a discernible effect on any landscape designation, including for potential effects, but and this site could result in the loss of open greenfield that, in its current condition, potentially makes a positive contribution towards the local landscape and townscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out. 8 Cultural heritage O P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 None 9 Air quality Development at the site would be unlikely to have a discernible impact on an ACMA or CAZ. The construction and occupation o new homes sociated with homes and transport movements. 9a - 9c 10 Transport . P LT IR H SP7, SP9, DS4, H09, TR1, TR2, TR6, EN8, EN9, DS4, B9a - 9c <tr< td=""><td>change</td><td>the site i develop</td><td>in relation ment. How</td><td>to the a</td><td>areas, it</td><td>is expec</td><td>cted that</td><td>it it would be avoided through a careful lay</td><td>out of</td></tr<>	change	the site i develop	in relation ment. How	to the a	areas, it	is expec	cted that	it it would be avoided through a careful lay	out of					
resources Site does not coincide with a GSP2 and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption. 6 Biodiversity & geodiversity & geodiversity and the problem of the prob	5 Mator		-		LT									
8 Biolowersity Site is greenfield and potentially of some biodiversity value in its current condition, which new development would be likely to adversely affect. 7 Landscape & townscape P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b 7 Landscape & townscape P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b 7 Landscape & townscape P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b 7 Landscape & townscape P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b 0 Perliption Development at this location would not result in a discernible effect on any landscape designation, including townscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out. 8 Cultural heritage P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 None 9 Air quality Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation on new homes would be expected to result in a minor increase in air pollution in relation to existing levels due pollution associated with homes and transport movements. 10a - 10d 10 Transport + P						r increa		ater consumption.	pment at the site					
geodiversity Stite is greenined and potentially of some bodiversity value in its current condition, which new development would be likely to adversely affect. 7 Landscape & townscape P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b 7 Landscape & townscape 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 that, in its current condition, potentially makes a positive contribution towards the local landscape and townscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out. 8 Cultural heritage O P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 None 9 Air quality Development at the site would be unlikely to have a discernible impact on an AQMA or CAZ. The construction and occupation o new homes would be expected to result in a minor increase in air pollution in relation to existing levels due pollution associated with homes and transport movements. 9a - 9c 10 Transport + P LT IR H SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, HO8, HO9, HO10 10a -	6 Biodiversity &		-											
7 Landscape & townscape Development at this location would not result in a discernible effect on any landscape designation, including greenfield that, in its current condition, potentially makes a positive contribution towards the local landscape and townscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out. 8 Cultural heritage O P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 None 9 Air quality O P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 None 9 Air quality - P LT IR H SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, 9a - 9c 9 Air quality - P LT IR H SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, 9a - 9c 10 Transport - P LT IR H SP7, SP9, SP14, TR2, TR6, EN8, EN9, DS4, 9a - 9c 11 Housing + P LT IR H SP7, SP9, SP14, TR2, TR6, EN8, EN9, DS4, 10a - 10d 11 Housing * + P LT IR H SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, 10a - 10d 11 Housing * + P <td></td> <td></td> <td colspan="12">Site is greenfield and potentially of some biodiversity value in its current condition, which new development</td>			Site is greenfield and potentially of some biodiversity value in its current condition, which new development											
8 Cultural heritage Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area. 9 Air quality - P LT IR H SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 9a – 9c 9 Air quality Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation on new homes would be expected to result in a minor increase in air pollution in relation to existing levels due pollution associated with homes and transport movements. 10 Transport + P LT IR H SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, TR6 10a – 10d 10 Transport Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 1.8km south- west at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths. 11 Housing + P LT IR H SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 11a 12 Accessible + P LT IR H SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, H08, H09, H010 P1a		National greenfie and town for poter	Parks or A Id that, in i nscape cha ntial effects	AONBs ts curre aracter	. Howev ent cond . The sit	ver, resid lition, po e is adja	dential otentially acent to	development at this site could result in the y makes a positive contribution towards the existing built form, which would help to lin	loss of open local landscape nit the magnitude					
heritage Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area. 9 Air quality - P LT IR H SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, 9a – 9c 9 Air quality Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation on new homes would be expected to result in a minor increase in air pollution in relation to existing levels due pollution associated with homes and transport movements. 10 Transport + P LT IR H SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, 10a – 10d 10 Transport Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 1.8km southwest at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths. 11 Housing + P LT IR H SP8, H01, H02, H03, H04, H05, H06, H07, 11a 11 Housing The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (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 + P LT IR H SP2, SP3, SP8, SP9, S	8 Cultural		-	Р	LT									
9 Air quality - P L1 IR H HO9 9a-9c 9 Air quality Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation on new homes would be expected to result in a minor increase in air pollution in relation to existing levels due pollution associated with homes and transport movements. 10 Transport + P LT IR H SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR4, TR5, TR6 10a – 10d 10 Transport Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 1.8km southwest at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths. 11 Housing + P LT IR H SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO6, HO7, HO8, HO9, HO10 11a 11 Housing - + P LT IR H SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO6, HO7, HO8, HO9, HO10 11a 11 Housing - + P LT IR H SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO6, HO7, HO8, HO9, HO10 11a 11 Housing - + P LT IR H SP8, SP9, SP10, SP15, HO8, DS4, depending on the types and tenures of the housing is provided in line with th				e site v	vould be	unlikely	/ to hav	-	tage asset or					
10 Transport + P LT IR H SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, TR6 10a – 10d 10 Transport Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 1.8km southwest at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths. + P LT IR H SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 11a 11 Housing + P LT IR H SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 11a 12 Accessible + P LT IR H SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 11a			-	-				HO9						
10 Transport + P LT IR H SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, T0a – 10d 10 Transport Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 1.8km southwest at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths. 10a – 10d 11 Housing + P LT IR H SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 11a 11 Housing The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (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 + P LT IR H SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, 12a	9 Air quality	new hon	nes would	be exp	ected to	result i	n a min	or increase in air pollution in relation to exi						
west at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths. 11 Housing + P LT IR H SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 11a 11 Housing The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (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 + P LT IR H SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, 12a			+	Ρ	LT	IR	Н		10a – 10d					
11 Housing T F L1 IK F H08, H09, H010 H1a 11 Housing The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (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 + P LT IR H SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, 12a	10 Transport	west at I	Low Moor	Railwa	y Statior	n. Site h								
on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (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.								HO8, HO9, HO10						
12 Accessible P IT IR H SP2, SP3, SP9, SP10, SP15, H08, DS4, 12a	11 Housing	on the ty would m	/pes and te leet the mi	enures nimum	of the ho	ousing is of polici	s provic es H04	led in line with the Local Plan policies. The and H05 (10 or more homes, or an area o	e development f more than					
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)					
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
13 Social cohesion	(IMD) wi	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 diverse range of culture and leisure opportunities including pubs, restaurants, churches and parks in both directions along Tong Street.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	a locatio Howeve	n where th r, new dev	nere are elopme	e current ent could	ly none I potenti	, and so ally enl	would introduce new potential targets and vo o an increase in crime at the site cannot be nance community cohesion and wellbeing, t the local risk of crime.	ruled out.					
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	south-ea Residen for outdo	ist of a gei ts at the si	neral ho te wou se and o	ospital, S ld have g commun	St Luke': good ac	s Hospi cess to	nedical centre, Tong Medical Practice. The ital. a diverse range of semi-natural habitats w t, which could improve both physical and m	ith opportunities					
		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17 Education							lic Primary School, is 500m north-west of the 975m south-east of the site.	ne site. The					
		+	Р	LT	ĪR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment		nities in the					ss to a broad range of high quality and dive the Tong Street Employment Zone which i						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	such as		ing the	demano			could have a minor beneficial impact on the Is and services and enhancing the pool of p						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/092 – Upper Castle		Strip of greenfield			Preferred
Street	0.24	containing trees	Greenfield	9 dwellings	Option: SE24/HC
0	05/000		•	•	•

Summary of assessment for SE/092:

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. 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 greenfield site containing TPO woodland which would be lost, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives for this site.

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f	
Buildings	Site is gr	reenfield. A	ALC Gr	ade at tl	ne site i	s 'Urba	n'. Site coincides with a coal MSA.		
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change							flooding. However, development could lead to a	an increase in	
resilience	imperme	able surfa							
5 Water	0:10 100	-	P	LT	IR IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							ithin 100m of a surface waterbody. Developme ater consumption.	nt at the site	
	would be				IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6	Site is a	reenfield o	ntainir				s including trees and it is likely to be of some bid		
Biodiversity & geodiversity	its currer ecologic	nt condition al connecti	n. New ivity. Th	develop nere is a	oment h In area	ere cou of TPO	Including trees and it is included to be of some bid ind reduce biodiversity value at the site and reduce woodland within the site, which could be adver loss of trees or impacts on root zones.	uce local	
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	National that cont adversel would he	Parks or A tains GI ele y alter the elp to limit to pe and tow	ONBs ements local to the mag	. Howev of poter ownscap gnitude	rer, resin ntially h be and l for pote be rule	dential igh visu andsca ential ef ed out.	a discernible effect on any landscape designati development at this site could result in the loss ual amenity, including trees, and it would therefor pe character. The site is adjacent to existing bu fects, but at this stage a minor adverse effect o	of open greenfield ore be likely to illt form, which n the local	
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
heritage	Developi area.	ment at the	e site w	ould be	unlikel	y to hav	e a discernible effect on any sensitive heritage	asset or historic	
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality		ment targe					levelopment at this location could make achievi the pollution associated with the construction a		
10		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
Transport	Cite is within 150m of multiple bug stops with frequent convices. The pearset reilway station is 1.25km parth a								
44.110.000		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing							wards satisfying Bradford's housing needs, dep in with the Local Plan policies.	ending on the	
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
Accessible services	The nea	rest area c	of key s	ervices	and am	enities	is 400m south-west on Gaythorne Road and su	urrounding streets.	
		++	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a	

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
13 Social cohesion	without of without t	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 diverse range of culture and leisure opportunities in all directions surrounding the site including pubs, restaurants, places of worship and sports centres and clubs.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	new dev		could p	otential	y enhai	nce cor	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1,						
16 Health	south-ea Residen	ts would b ast of a ger ts would h exercise o	e withir neral ho ave exc	n 600m (ospital, \$ cellent a	of the n St Luke ccess t	l earest i 's Hosp o greer	CO2, CO3, DS1, DS5 medical centre, Woodroyd Medical Centre. The ital. n space, being in the immediate vicinity of Bowli rove both physical and mental health for the res	site is 800km ng Park, providing					
17 Education							SP6, SP14, SP16, EC3, DS5, CO2 ary School, is 250m south of the site. The neare st of the site.	17a – 17c st secondary					
40		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment							access to a broad range of high quality and dive the Bowling Employment Zone which is 100m						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy		creasing th					could have a minor beneficial impact on the loc d services and enhancing the pool of potential e						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status					
SE/099 – Westgate Hill Street	28.7	Greenfield land	Greenfield 100%	542 dwellings	SUE site/Preferred Option: SE47/H					
Summary of assessment for SE/099: Significant adverse effects predicted due to the loss of greenfield land, residing within the green belt and due to having a water body within the site boundary. Minor adverse effects predicted for air quality, biodiversity, landscape, transport, access to services and distance to educational facilities. The site is well located to provide residents with good access to outdoor spaces and leisure spaces, including pubs, cultural spaces, jobs and health facilities. This site is particularly positive for Bradford's housing requirements.										

		Effect on S	SA Obje	ctive								
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
Buildings	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 3.											
4 Climate		+	Ρ	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	improve		nclusio	n of GI ii	n develop	oment, a	e water flooding. The site's climate resilience although this is somewhat dependent on imp					
5 Water			Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources		s not coinc to result ir					erbody within the site boundary. Developmer umption.	nt at the site would				
6		-	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity & geodiversity		n. New dev					nd is likely to be of some biodiversity value in odiversity value at the site and reduce local e					
<u> </u>		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National could res trees, an adjacent	Parks or A sult in the I d it would to existing	ONBs oss of therefo reside	, howeve open gre ore be like ential buil	er the site enfield th ely to adv It form, w	is with nat cont versely hich wo	discernible effect on any landscape designati in the green belt. However, residential develor ains GI elements of potentially high visual an alter the local townscape and landscape cha buld help to limit the magnitude for potential e e and townscape cannot be ruled out.	opment at this site nenity, including racter. The site is				
	Ŭ	-	Ρ	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	within 10 House'.	0m of the Tong Cons ter the sett	site bo servatio	undary - on Area is	Grade II s 900m n	Listed I orth ea	on Scheduled Monuments. There are two Li Building 'barn at Shawfield Farm' and 'The K st of the site. It is likely that new developmen assets, particularly as large swathes of the sit	ings Arm Public t at this large site				
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	homes w		kpected	to resul	t in a min	or incre	on an AQMA or CAZ. The construction and c 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	at Low N	loor Railw	ay Stat	ion, this	is outside	of the	ent services. The nearest railway station is 4 desired range. The site has good access for of cycle paths.					
		++	P	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimun	The site could make a major positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (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.										
		-	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
12 Accessible services		Residents at the site would not have good access to key services and amenities including the nearest supermarket being 1.5km west along Tong Street.										
		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
13 Social cohesion	without of without t	disrupting of	cohesiv oment l	veness of being of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and communi put pressure on local services and facilities of	ty interaction,				
14 Culture &		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces.										
		+/-	Р	LT	IR	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.											
		+	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	is 5.6km	Site is 2.4km west of the nearest GP surgery, Tong Medical Practice, this is outside of the desired range. The site is 5.6km north west of the nearest hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.										
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education							School, is 2km west of the site. The nearest , these are both outside of the desired range					
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment							broad range of high quality and diverse emp s, Tong Street and Law Street employment z					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by inc local bus	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status					
SE/100 – Raikes Lane	22.18	Greenfield land	Greenfield 100%	582 dwellings	Preferred Option: SE46/H					
Summary of assessment for SE/100: Significant adverse effects predicted due to the loss of greenfield land and residing within the green belt. Minor adverse effects predicted for air quality, biodiversity, landscape, transport, access to services and distance										

to educational facilities. The site is well located to provide residents with good access to outdoor spaces and leisure spaces, including pubs, cultural spaces, jobs and health facilities. This site is particularly positive for Bradford's housing requirements.

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
Buildings		reenfield a t the site is		uld consi	st of the I	oss of >	>0.4ha of greenfield land. Site coincides with	a coal MSA. ALC				
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	improve		inclusio	n of GI ii	n develop	oment, a	e water flooding. The site's climate resilience although this is somewhat dependent on impl					
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources					likely to r		erbody adjacent to both the north and south f a minor increase in water consumption.					
6		-	P	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 diversity value at the site and reduce local eq					
		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National could res trees, an adjacent	Parks or A sult in the l nd it would to existing	AONBs loss of therefc g reside	, howeve open gre ore be like ential buil	er the site enfield th ely to adv It form, w	is within nat cont versely a hich wo	liscernible effect on any landscape designation in the green belt. However, residential develocations GI elements of potentially high visual and alter the local townscape and landscape chain uld help to limit the magnitude for potential e e and townscape cannot be ruled out.	opment at this site nenity, including racter. The site is				
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	There is one Listed Building within the site boundary (Grade II Listed 'Barn to south west of Raikes Hall Farmhouse on opposite side of road'. There is also a cluster of five listed buildings to the north of the site (100m). It is likely that new development at this large site would alter the setting of these sensitive heritage assets, particularly as large swathes of the site are currently greenfield.											
		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	homes w		xpected	to resul	t in a min	or incre	on an AQMA or CAZ. The construction and c 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												
		++	P	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimun	The site could make a major positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (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.										
		-	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
12 Accessible services	Residents at the site would not have good access to key services and amenities including the nearest supermarket being 1.5km west along Tong Street.												
		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
13 Social cohesion	without of without t	disrupting of	cohesiv oment l	veness of being of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and commun put pressure on local services and facilities	ity interaction,					
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.											
		+	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	is locate Residen	Site is 2.5km west of the nearest GP surgery, Tong Medical Practice, this is outside of the desired range. The site is located 5.1km from the nearest hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.											
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education							School, is 2km west of the site. The nearest the test of the site are both outside of the desired range						
10		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment							broad range of high quality and diverse employment is, Tong Street and Law Street employment is						
		+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	as by inc local bus	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.											

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/102 – Grayswood Drive, Holme Wood	0.41	Green open spaces with small areas of hard standing	Predominantly greenfield	13 dwellings	Preferred Option: SE25/H

Summary of assessment for SE/102:

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. Minor positive effects were predicted for most other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas. A significant adverse effect is predicted on the land and buildings SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site.

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f		
Buildings	Site is pr	redominan	tly gree	enfield. /	ALC Gra	ade at t	he site is 'Urban'. Site coincides with a coal MS	A.		
4 Climate		+	Р	LT	IR	М	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	an increase in		
Tesillerice	imperme		P	прагео	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water	Site doe	s not coinc		h a GSF			ithin 100m of a surface waterbody. Developme			
resources							ater consumption.			
6		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
Biodiversity &	condition	n. New dev					and it is likely to be of some biodiversity value biodiversity value at the site and reduce local e			
geodiversity	connectivity.									
7		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
Landscape							a discernible effect on any landscape designati			
&							development at this site could result in the loss ositive contribution towards the local landscape			
townscape							y to adversely affect this and to alter the local of			
	Charaoto	0	P		R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
8 Cultural heritage	Developi area.	ment at the	e site w	ould be			ve a discernible effect on any sensitive heritage			
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	homes w		pected	d to resu	ult in a r	ninor in	ct on an AQMA or CAZ. The construction and c crease in air pollution in relation to existing leve s.			
40		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	at Bradfo	ithin 210m ord Interchanited amou	ange R	ailway	Station.	with fre Site ha	quent services. The nearest railway station is 2 sourcess for pedestrians, but somewhat I	.67km north-west imited for cyclists		
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	types an minimum	d tenures of n criteria of	of the h [:] policie	nousing es H04 a	is provi and H05	ded in l 5 (10 or	n towards satisfying Bradford's housing needs, ine with the Local Plan policies. The developme more homes, or an area of more than 0.5ha), t uses to reflect local need.	ent would meet the		
	400000	+/-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
12	There ar						ervices approximately 300m east of the site, ind			
Accessible	superma	irket and p	harma	cy, but i	ndustria	al servic	es are prevalent in the local area. Residents m	ay have to travel		
services										
	amenitie	s to satisfy	their c	laily nee	eds.	r		1		
		++	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		

		Effect on S	SA Obje	ctive		1						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
13 Social cohesion	without of without t	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 &		+	Ρ	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure							a diverse range of culture and leisure opportu- along Tong Street and Wakefield Road.	nities including				
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where the	re are c could p	otentiall	r none, y enhai	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	Residents would be within 250m of the nearest medical centre, Holme Wood Health Centre. The site is 3.1km east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, 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, Knowleswood Primary School, is 400m south of the site. The nearest secondary school, Bradford Forster Academy, is 700m west of the site.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment		The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Cutler Heights Employment Zone which is adjacent to the										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		creasing th				homes	could have a minor beneficial impact on the loc d services and enhancing the pool of potential e					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/111- Mead View,		Site appears to be a mix of hard			
Holme Wood (1) / SE/181		standing and			Preferred
- Mead View, Holme	0.68	existing buildings, with area of green	Mix	41 dwellings	Option: SE27/HC
Wood		open space and			
		grasses			

Summary of assessment for SE/111:

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. 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 and employment areas. The site is partially greenfield, so is likely to be of some biodiversity and visual value in its current condition, and therefore minor adverse effects were predicted for a range of natural environment themed SA Objectives. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Permanence Duration Reversibility Certainty		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings							at the site is 'Urban'. Site coincides with a coal es for reusing structures or construction materia	
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	of the sit	e in relatio	n to the	e areas,	it is ex	pected	a low and medium risk of surface water floodin that it would be avoided through a careful layou e in impermeable surfaces, compared to currer	it of development.
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							ithin 100m of a surface waterbody. Developme ater consumption.	nt at the site
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	some bio corridor.	odiversity v	/alue in al deve	its curre lopment	ent con here w	dition. vould lik	ious GI elements including trees and so the sit The site coincides with Natural England's Gree rely reduce the site's biodiversity value and wou sland	n Infrastructure
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National amenity, on site w landscap would he	Parks or A including yould be in be and tow elp limit the	AONBs trees, N corpora inscape e magn	. The sit which wo ated into e cannot itude of	e is pai ould like the ne be rule potentia	rtial gre ely be lo ew deve ed out, o al effect	a discernible effect on any landscape designati enfield and contains GI elements of potentially ost in the development. It is unclear whether the lopment, but at this stage a minor adverse effe despite the fact the site is adjacent to existing b ts. The development could be an opportunity to n-keeping with the existing built form of the loca	high visual building currently ct on the local uilt form which improve the effect
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop area.	ment at the	e site w	ould be	unlikel	y to hav	e a discernible effect on any sensitive heritage	asset or historic
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes w		xpected	d to resu	lt in a r	ninor in		
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	10 Site is within 200m of multiple bug stops with frequent convises. The negrest relively station is 2.04							
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures n criteria of	of the h f policie	ousing i s H04 a	is provi Ind H05	ded in l 5 (10 or	n towards satisfying Bradford's housing needs, ine with the Local Plan policies. The developm more homes, or an area of more than 0.5ha), t uses to reflect local need.	ent would meet the

		Effect on S	SA Obje	ctive		1					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
12		+/-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
Accessible services	pharmac	There are of local shops and services in approximately 100m north of the site including a local supermarket and pharmacy. However, residents may have to travel up to 1km west on Wakefield Road or 900m south-west onto Tong Street to access a broader range of services and amenities to satisfy their daily needs.									
		++	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
13 Social cohesion	without of without t	disrupting o	ohesiv	eness contractions of	of existin a scale	ng com	within an existing community in an area of high munity, encouraging participation and commun ay put pressure on local services and facilities	ity interaction,			
14 Culture &		+	Ρ	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, places of worship and parks along Tong Street and Wakefield Road.										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location out. How	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.									
		++	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	east of a Resident outdoor	general hets at the sit	ospital, te woul nd com velopm	St Luke d have munity	e's Hos good ao engage	pital. ccess to	medical centre, Holme Wood Health Centre. The a diverse range of semi-natural habitats with a which could improve both physical and mental h	opportunities for health for the			
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education							ary School is 350m south-west of the site. The t of the site.	nearest secondary			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment							ess to a broad range of high quality and diverse the Cutler Heights Employment Zone which is				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		reasing th					could have a minor beneficial impact on the loc d services and enhancing the pool of potential e				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status	
SE/114 – Somerton Drive,	× /				Preferred Option:	
Holme Wood	0.27	Open green space	Greenfield	5 dwellings	SE28/H	

Summary of assessment for SE/114:

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.

No major adverse effects have been predicted for the site, but minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site

		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 gr	eenfield. A	LC Gr	ade at tl			n'. 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		FZ1 and is able surfa					flooding. However, development could lead to a els.	in increase in		
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							ithin 100m of a surface waterbody. Developme ater consumption.	nt at the site		
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
Biodiversity & geodiversity			biodive		ue at th		buld potentially be of some biodiversity value. N and reduce local ecological connectivity.	ew development		
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
Landscape & townscape	National that, in it characte	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, potentially makes a positive contribution towards the local landscape and townscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.								
8 Cultural	. .	0	<u> </u>	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
heritage	Developi area.	ment at the		T			e a discernible effect on any sensitive heritage			
		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	homes w		<pre>cted</pre>	d to resu	ult in a n	ninor in	ct on an AQMA or CAZ. The construction and c crease in air pollution in relation to existing leve s.			
10		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	at Bradfo	ord Interch	ange R	ailway S	Station.	Site ap	quent services. The nearest railway station is 3 pears to be accessible via walking and cycling, otentially deter people from walking or cycling re	the lack of		
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (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	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
Accessible services	The nea	rest area o	of key s	ervices	and am	enities	is 400m south of the site along Tong Street.			
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		

		Effect on S	SA Obje	ctive	1	1						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
13 Social cohesion	without of without t	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		ts at the sistaurants,					a diverse range of culture and leisure opportuing Street.	nities including				
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where the	re are o could p	otentiall	r none, a y enhar	and so nce con		out. However,				
		++	Ρ	LT	IR	н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
	Residents would be within 400m of the nearest medical centre, Tong Medical Practice. The site is 3.5km south- east of a general hospital, St Luke's Hospital.											
16 Health	Residen outdoor	ts at the si	te wou nd com	ld have munity	good ad	ccess to	a diverse range of semi-natural habitats with o which could improve both physical and mental h					
17		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education							blic Primary School is 400m south-west of the s	ite. The nearest				
		+	Р	LT	IR	Ĥ	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	opportur	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Cutler Heights and Tong Street Employment Zones which are both within 600m of the site.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		creasing th				homes	could have a minor beneficial impact on the loc d services and enhancing the pool of potential e					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status				
SE/118 – Kaycell Street, Bierley	0.62	PDL, vegetation	60% Greenfield	23 dwellings	Preferred Option: SE29/H				
Summary of assessment for SE/118:									

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

		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 – 3d			
Buildings	Site coincides with the coal MSA. Site has urban grade ALC soils. Site is PDL and would constitute an efficient use of land, depending on the potential impacts on the coal MSA.										
	use of la	nd, depen	ding on t	ne poten	tial impac	cts on t	ne coal MSA. SP8, SP9, SP10, SP15, HO9, EN1, EN2,				
4 Climate		+	Р	LT	IR	М	EN3, EN7	4a – 4e			
change resilience							ding. However, development could lead to a	n increase in			
Teshienee	imperme	able surfa									
5 Water	Sito is no	- ot in a CSI		LT urface wr	IR	H	SP9, EN1, EN2, EN7, EN9 100m of site. Development would result in	5a – 5e			
resources							ation to existing levels.	a minor net			
6		+	P	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
Biodiversity &							is directly impacted by development on the s ment could be an opportunity to enhance the				
geodiversity							inectivity of the local and wider ecological ne				
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
Landscape & townscape							e development would be an opportunity to in eping with the existing built form of the local				
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3				
heritage	Develop	ment at the	e site wo	uld be ur	likely to	have a	discernible impact on any heritage asset or	historic area.			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e			
9 Air quality	homes w		xpected t	o result i	n a mino	r increa	n an AQMA or CAZ. The construction and o ase in air pollution in relation to existing level				
40		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e			
10 Transport	the site,		utside of	the desi	red range	e. The s	es. Bradford Interchange Railway Station is site has good access for pedestrians, but so				
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an minimum	d tenures n criteria of	of the ho f policies	using is p H04 and	provided H05 (10	in line) or mo	is satisfying Bradford's housing needs, depe with the Local Plan policies. The developme re homes, or an area of more than 0.5ha), th to reflect local need.	nt would meet the			
12 Accessible		+	Ρ	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 , EC5, HO3, HO12	12a			
Accessible services		ld offer res s along Ro			ess to key	/ servic	es and amenities, being within a 250m walk	of services and			
		+	P	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
13 Social cohesion	high dep that may is within	rivation, e	ncouragii ure on lo ne A6177	ng partici cal servio ' which c	ipation ar ces and f ould pote	nd com acilities entially	with high quality housing within an existing munity interaction, without the development or could alter the local sense of community impact on the quality of life of new residents pances.	being of a scale and place. Site			

	Baseline trend	Effect on S	SA Objecti	ive				Mitigation code(s)			
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies				
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	Site would offer residents with good access to cultural and leisure areas, being within a 250m walk of that varied array of cultural and leisure spaces along Rooley Road.										
		+/-	Р	LT	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.										
		++	Р	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5				
16 Health	Site is within 400m of the nearest GP surgery, Rooley Lane Medical Centre and 1km of Cygen Hospital, Bierley 1km south. Site would provide new residents with good access to the countryside and a diverse range of semi- natural habitats, and outdoor exercise opportunities via the local PRoW network.										
47		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
17 Education	The nearest primary school, Newhall Community Primary School, is within 800m south west of the site. The nearest secondary school, Bradford Academy is within 500m north of the site.										
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 Bradford 3km to the north of the site. Site is also within 5km of eleven Employment Zones surrounding Bradford.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		ng the dem					Id have a minor beneficial impact on the loca and enhancing the pool of potential employe				

Site reference	e and Name	Size (ha)	Existing	site uses	Brow split	nfield/greenfield	Potential development	Status				
SE/128 – Bie Bierley	rley Lane,	3.34	Grazing		Gree	nfield	114 dwellings	Preferred Option: SE30/H				
effects predic development	adverse effect ted for most on greenfield	ct is predicte natural envii d. The site is	d on the lan onment the well locate	med SA O d to provid	bjective e reside	es, primarily as a rent shere with good	the loss of greenfield lan result of the effects associa access to cultural space travel up to 1km to access	ated with es, jobs, buses,				
	E	Effect on SA O	bjective									
SA Objective	Baseline trend		Permanence	Reversibility	Certainty	Mitigating or enhan	cing Local Plan policies	Mitigation code(s)				
		P		IR	Н	SP4, SP8, SP9, HC		3a – 3d				
3 Land & Buildings	uncertain.		nt would res	ult in the lo			I potentially comprise BMV arcel of greenfield and so v					
4 Climate change		+ P	LT	IR	M	EN3, EN7	0, SP15, HO9, EN1, EN2,	4a – 4e				
resilience		Z1 and not a ble surfaces,				ng. However, dev	elopment could lead to an	increase in				
5 Water		- P	LT	IR	Н	SP9, EN1, EN2		5a – 5e				
resources		Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.										
6	Increase II	- P		IR	M		EN2, EN3, EN7, EN9	6a – 6h				
Biodiversity & geodiversity	network, d	evelopment with Natural	here may ir England's (directly im Green Infra	pact th	ese sites e.g. redu	brity habitat and part of the uced air quality/disturbanc opment on this large greer connectivity.	e. The site also				
7		- P		IR	М	SP2, EN1, EN3, EN		7a, 7b				
Landscape & townscape	impacts or		and charact	er of the lo	ocal are	a. However, giver	ne loss of greenfield could In the site is bounded by ex					
8 Cultural		O n	/a n/a	n/a	Н	SP2, SP10, EN3, E	N4, EN5, EN6, DS3					
heritage	Developm	ent at the sit	e would be	unlikely to	have a	discernible impac	t on any heritage asset or	historic area.				
		- P		IR	М	HO9	R2, TR6, EN8, EN9, DS4,	9a – 9e				
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		+ P	LT	IR	М	TR6	09, TR1, TR2, TR3, TR4, TR5,	10a – 10e				
Transport		Site is within 300m of several bus stops with frequent services. Low Moor Railway Station is 2km northwest of the site. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.										
		+ P		IR	М	HO8, HO9, HO10	03, HO4, HO5, HO6, HO7,	11a				
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depe											
12 Accessible		- P	LT	IR	М	SC1, SC2, SP2, SF HO8, DS4, CO2 , E	23, SP8, SP9, SP10, SP15, C5, HO3, HO12	12a				
services						access to services or Tong Street (1)	s, as residents would have <m east).<="" north="" td=""><td>to go further than</td></m>	to go further than				
13 Social		+ P	LT	IR	М	SP9, SP10, SP15, DS3, DS4	CO1, EC4, TR4, EN6, DS2,	13a				
13 Social cohesion	encouragir	ng participati	on and corr	munity inte	eractior	n, without the deve	housing within an existing elopment being of a scale of community and place.	community, that may put				

		Effect on SA Objective									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	Site would benefit from excellent access to cultural and recreational spaces and places in and around the South Bierley area.										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe &	New residential development at the site would introduce new potential victims or targets of crime at a vacant										
secure	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.										
		+	Ρ	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	Site is 1	Site is 1km south of the nearest GP surgery, Rooley Lane Medical Practice and 2.8km north west of the nearest									
	hospital, St Luke's Hospital.Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.										
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education	The nearest primary school, Newhall Park Community Primary School, is within 800m north west of the site. The nearest secondary school, Bradford Academy is 1.3km from the site, putting it just outside the target range.										
40		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	Site wou	Site would provide residents with good access to a broad range of high quality and diverse employment									
	opportur	nities with '	11 Emplo	yment Z	ones with	nin 5km		•			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/129 – Shetcliffe Lane	6.55	Greenfield land	Greenfield 100%	229 dwellings	Alternative

Summary of assessment for SE/129: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, biodiversity and landscape. The site is well located to provide residents with good access to jobs, transport, services and health and educational facilities.

		Effect on SA Objective									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings		Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 3.									
4 Climate		+	Ρ	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		+	Р	LT	IR	М	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		-	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 diversity value at the site and reduce local ec				
*		-	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	ONBs ements local to help to	. Howeve of poten wnscape limit the	er, reside tially high e and lan magnitud	ntial de h visual idscape 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 response otential effects, but at this stage a minor advect.	of open greenfield bre be likely to sidential built			
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop	ment at the	e site w	ould be i	unlikely t	o have a	a discernible impact on any heritage asset or				
9 Air quality	homes w	vould be ex ed with ho	kpecteo mes an	d to resul d transpo l	t in a mir ort move I	nor incre ments.	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and o ease in air pollution in relation to existing leve SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	Is due to pollution			
		+	Р	LT	IR	Н	TR6	10a – 10d			
10 Transport	Site is within 500m of multiple bus stops with frequent services. The nearest railway station is 2.5km north east at Low Moor Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.										
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an minimum	owards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), th to reflect local need.	nt would meet the								
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services	Residen	ts at the si	te woul	d have g	ood acce	ess to ke	ey services and amenities including those on	Bierley Lane.			
		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	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.										
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
14 Culture &		Residents at the site would have good access to a range of culture and leisure opportunities including pubs,									
leisure	restaura						including Judy Woods to the south west.				
		+/-	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.										
		+	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	is 3.3km Residen	south eas	t of the te woul	nearest d have g	hospital, ood acce	St Luke ss to a	ng Medical Centre, this is outside of the desire e's Hospital. diverse range of semi-natural habitats with o	-			
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education	The nea	rest prima	ry scho	ol, St Joł	າn's CofE	Prima	ry School, is 750m north of the site. The near	est secondary			
Education	school, 7	Fong Lead	ership /	Academy	/, is 1.7kr	n north	east 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							broad range of high quality and diverse emp zones in the south east Bradford.	loyment			
		+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	as by inc local bus	creasing th sinesses. A	e dema An impr	and for lo ovement	cal good	s and s iilt envii	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e ronment could lead to an improved attractiver o help tackle local deprivation.	mployees for			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential develop ment	Status
SE/177 – Brogden House Farm B, Bierley	5.8	Greenfield land/Green Belt	Greenfield 100%	203 dwellings	Alternative

Summary of assessment for SE/177: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, landscape and 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	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 3. Site is within the green belt.										
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	with the	he site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved ith the inclusion of GI in development, although this is somewhat dependent on implementation and there is kely to be a net loss in GI regardless.									
5 Water		+	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							vaterbodies within 100m of the site. Developn er consumption.	nent at the site			
6		-	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity							nd is likely to be of some biodiversity value in				
&	condition. New development here could reduce biodiversity value at the site and reduce local ecologic connectivity. The site is adjacent to a priority habitat inventory.										
geodiversity	connecti	vity. The s	ite is ac	Jacent to	<u>a priorit</u> IR	y habita	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National that cont adversel form, wh	Parks or A tains GI ele y alter the	AONBs. ements local to help to	Howeve of poten wnscape limit the	er, residen tially high e and lan magnitud	ntial de n visual dscape de 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 w	ould be	unlikely to	b have a	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	homes w	ment woul vould be ex ed with ho	xpected	to resul	t in a min	or incre	on an AQMA or CAZ. The construction and o ease in air pollution in relation to existing leve	ccupation of new Is due to pollution			
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Low Mod	or Railway	Station	i, this is o	outside of	f the de	ent services. The nearest railway station is 2l sired range. The site has good access for per of cycle paths.	km south west at destrians, but			
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services	Residen	ts at the si	te woul	d have g	ood acce	ss to ke	ey services and amenities including those on	Bierley Lane.			
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			

		Effect on S	SA Obje	ctive	1						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Bierley Hall Woods to the north west.										
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
secure	new dev		could p	otentially	enhance	e comm	increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5				
16 Health	is 3.4km Residen	south eas	t of a h te woul	ospital, S d have g	St Luke's	Hospita ess to a	ng Medical Centre, this is outside of the desir	C C			
		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
17 Education	desired		neare	st second			ry School, is 1km north of the site, which is o g Leadership Academy, is 1.9km north east				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment							broad range of high quality and diverse emp zones in the south east Bradford.	bloyment			
		+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	as by inc local bus	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/green field split	Potential developme nt	Status
SE/178 – Brogden House Farm A, Bierley	1.44	Greenfield land/Green Belt	Greenfield 100%	50 dwellings	Alternative

Summary of assessment for SE/178: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, biodiversity, landscape, and 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	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings		Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 3. Site is within the green belt.									
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	ment, alth		water flooding. The site's climate resilience on his is somewhat dependent on implementation				
5 Water		+	Р	LT	IR	Μ	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							vaterbodies within 100m of the site. Develop er 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				
		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	that cont adverse form, wh	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.									
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop	ment at the	e site w	ould be	unlikely to	o have	a discernible impact on any heritage asset o	r historic area.			
	· · ·	-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	homes v	ment woul vould be ex ed with ho	xpected	d to resul	t in a min	or incre	on an AQMA or CAZ. The construction and o ease in air pollution in relation to existing leve	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	at Low N	/loor Railw	ay Stat	ion, this	is outside	of the	ent services. The nearest railway station is desired range. The site has good access for of cycle paths.				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an minimun	nd tenures	of the h f policie	nousing is es H04 a	s provide nd H05 (′	d in line 10 or m	owards satisfying Bradford's housing needs, with the Local Plan policies. The developm ore homes, or an area of more than 0.5ha), t to reflect local need.	ent would meet the			
12 Accessible		+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
services	Residen	ts at the si	te woul	d have g	ood acce	ess to k	ey services and amenities including those or	Bierley Lane.			
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			

		Effect on S	SA Obje	ctive	1	1				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.									
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Bierley Hall Woods to the west.									
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
secure	and so c	ould help t	to comb P	LT	cal risk o IR	f crime H	unity cohesion and wellbeing, or increase na SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5 ng Medical Centre, this is outside of the desir	16a, 16b		
16 Health	is The si Residen	ite is 3.4km	n south te woul <u>nd com</u>	east of a d have g munity e	hospital ood acce	, St Luk ess to a	ce's Hospital. diverse range of semi-natural habitats with c	opportunities for		
17 Education	desired	range. The	neare	st second			SP6, SP14, SP16, EC3, DS5, CO2 ry School, is 1km north of the site, which is o g Leadership Academy, is 1.9km north east			
18 Employment	Site wou	also outside of the desired range. + P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 1km from multiple employment zones in the south east Bradford.								
19 Economy	The con as by ind local bus	+ struction a creasing th sinesses. <i>F</i>	P nd occi ie dema An impr	LT upation o and for lo ovement	IR f new ho cal good in the bu	H mes co s and s iilt envii	SP6, SP14, SP16, EC1, EC2, EC3, EC4 uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e ronment could lead to an improved attractive o help tackle local deprivation.	employees for		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/046– Ned Lane, Holme Wood	2.92	Green open space	Greenfield, Green Belt	77 dwellings	SUE site/Preferred Option: SE13/G

Summary of assessment for SE/046:

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. 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. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. There is a small surface water body 30m south of the boundary, which could be impacted by the development.

		Effect or	SA Objective			T						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing <u>CSPR and</u> DM <u>Local Plan</u> policies	Mitigation code(s)				
3 Land & Buildings			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f				
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA.											
4 Climate		+	Р	LT	IR	М	EN1, EN2, EN3, EN7	4a – 4e				
change resilience	relation	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 elation to the areas, it is expected that it would be avoided through a careful layout of development. However, levelopment 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							Development at the site would tion to existing levels.	be expected to result				
6 Biodiversity		-	Р	LT	IR	М	EN7, EN9	6a – 6f				
0	could re Site (als	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. Black Carr Wood Local Wildlife Site (also Ancient Woodland) is 500m north east of the site and although not designated, the site is adjacent to Springfield Community Gardens. Park/ Shackleton Ancient Woodland is also 1.3km east of the site.										
		-	Р	LT	IR	М	OD2 ENIA ENI2 ENIS ENIS DO2	7a, 7b				
	Parks or current o New dev existing	AONBs conditior velopme resident	s. However, re n, potentially n ent here would	sidential d nakes a po be likely t which wou	levelopment a ositive contribu o adversely a Ild help to limi	at this site ution towa ffect this a it the magr	fect on any landscape designa could result in the loss of oper rds the local landscape and to and to alter the local character. nitude for potential effects, but a ruled out.	n greenfield that, in its wnscape character. The site is adjacent to				
		-	Р	LT	R	M	ODO ODIO ENIO ENIA ENIE ENIO	8a, 8b				
8 Cultural heritage	barn froi greenfie	nting roa Id site c	ad', 'Numbers	18 and 20 y have an	and adjoining adverse effect	g barn' and t on the so	Listed Buildings, namely 'Nur d '25, Ned Lane'. New develop etting of these sensitive herita	oment at this open				
		-	Р	LT	IR	н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
	homes	vould be		result in a	minor increas		or CAZ. The construction and llution in relation to existing lev					
10 Transport		-	Р	LT	IR	н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
	railway s	station is	s 3km north ea	ast at New	Pudsey Railv	vay Statior	including those along Stirling n, which is outside the target d vith a limited amount of cycle p	listance. The site has				

		+	Р	LT	IR	н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10						
TTTIOUSING	types an minimun	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the ypes and tenures of the housing is provided in line with the Local Plan policies. The development would meet the ninimum criteria of policies H04 and H05 (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		+	Ρ	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15 HO8, DS4, CO2						
convicos	The nea	esidents					llage store, appears to be 500 Road in order to access a broa						
13 Social		+	Ρ	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
cohesion	encoura	Pevelopment at the site would situate new residents with high quality housing within an existing community, ncouraging participation and community interaction, without the development being of a scale that may put pressure n 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	bar. The	site has	s excellent acc	cess to nur	merous outdo	or leisure	pportunities including a churc spaces including Springfield (dren's play park) on Dane Hill	Community Gardens, Drive.					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
secure	location developr	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	3.9km w Residen ⁻	est of a ts at the exercise	hospital, St Lu site would ha and commur	uke's Hosp ve good a	oital. ccess to a div	/erse range	Holme Wood Health Centre. e of semi-natural habitats with ove both physical and menta	n opportunities for					
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2						
17 Education	The nea school, E	rest prin Bradford	nary school, C Forster Acad	arwood Pi emy, is 2k	rimary Schoo m west of the	l, is 250m ı e site.	north west of the site. The ne	arest secondary					
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
							nge of high quality and divers hts Employment Zone, 1km v						
		+	Ρ	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
		asing the					nor beneficial impact on the lancing the pool of potential er						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status			
SE/137– Land west of Ned Lane	2.04	Green open space	Greenfield, Green Belt	53 dwellings	SUE site/Preferred Option: SE31/H			
Summary of assessment for SE/137:								

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. 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, in close proximity to Ancient Woodland. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

		Effect or	SA Objective									
SA Objective	Baseline trend	Score of effect	Permanence	Duration Reversibility		Certainty	Mitigating or enhancing CSPR and DM <u>Local Plan</u> policies	Mitigation code(s)				
3 Land & Buildings			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f				
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA.											
4 Climate		+	P	LT	IR	М	EN1, EN2, EN3, EN7	4a – 4e				
change resilience	relation	to the a	reas, it is expe	ected that i	t would be av	oided throu	of surface water flooding. Give ugh a careful layout of develop s, compared to current levels.					
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							. Development at the site wou ion to existing levels.	ld be expected to result				
6 Biodiversitv		-	Р	LT	IR	М	EN7, EN9	6a – 6f				
& geodiversity	develop Wood Lo	ment he ocal Wil	re could reduc	ce biodiver Ancient V	sity value at t	he site and	build potentially be of some bio d reduce local ecological conr east of the site. Park/ Shackl	nectivity. Black Carr				
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
& townscape	Parks or current o New dev existing	AONB condition velopme residen	s. However, re n, potentially n ent here would	sidential d nakes a po be likely to which wou	evelopment a sitive contribution adversely a adversely a	at this site o ution towar ffect this a it the magr	ect on any landscape designa could result in the loss of oper rds the local landscape and to nd to alter the local character. nitude for potential effects, but ruled out.	n greenfield that, in its winscape character. The site is adjacent to at this stage a minor				
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
	barn froi developi adverse	nting roa ment he ly alter t	ad' and 'Numb re, but it is co	ers 18 and nsidered to hese sensi	l 20 and adjoi b be likely tha	ning barn'. t new deve	I Listed Buildings, namely 'Nu I tis unclear how these may be elopment at this open greenfie hough any effects would be lir	be incorporated into new Id site would be likely to				
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
	homes v	vould be		result in a	minor increas		or CAZ. The construction and llution in relation to existing le	-				
		+	Р	LT	IR	н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
	Broadsto	one Way	y. The nearest	t railway st	ation is 2.8km	n north eas	including those along Copgro st at New Pudsey Railway Sta long Ned Lane.	tion. Site good access				
11 Housing		+	Р	LT	IR	н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10					
-							ying Bradford's housing needs al Plan policies. The developr					

			a of policies Ho mix and affor				r an area of more than 0.5ha),	that specify aspects					
12 Accessible		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
services	Site would provide residents with good access to the various services and amenities available on Broadstone Way which is within 600m of the site.												
13 Social		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
cohesion	encoura	ging par	ticipation and	communit	y interaction,	without the	uality housing within an existir e development being of a scal ommunity and place.						
14 Culture &		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	bar. The	site has	s excellent acc	cess to nu	merous outdo	or leisure	pportunities including a churcl spaces including Springfield C dren's play park) on Dane Hill	Community Gardens,					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location developi	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.											
		++	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	Residents would be within 730m of the nearest medical centre, Holme Wood Health Centre. The site is 3.9km east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.												
17 Education		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2						
			nary school, C I Forster Acad				vest of the site. The nearest se	condary					
18		+	Р	LT	IR	Н	EU3, EU4	18a, 18b					
Employment							ange of high quality and divers hts Employment Zone, 800m						
		+	Р	LT	IR	Н	EU3, EU4	19a, 19b					
19 Economy		asing the					inor beneficial impact on the lo ancing the pool of potential en						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/1 –		Site is partially PDL for			
Neville Rd /	1.57	commercial uses, with the remainder of the site	Mix	Employment	Preferred Option (retain): SE29/E
Lower Lane		greened over and potentially greenfield			

Summary of assessment for EM/1:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. An additional major adverse effect arises for the climate change resilience SA Objective due to a large area in the centre of the site at medium and high risk of surface water flooding. Due to the relative size of this area, it may be difficult to avoid. Minor positive effects were predicted for other socio-economic themed SA Objectives due to the additional benefits of a new employment site, such as the potential for increasing the local offering of services and amenities and opportunities to learn new skills.

The site is a mix of PDL and greenfield. 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)					
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f					
Buildings							the site is 'Urban'. Site coincides with a coal I	MSA. Site would					
5	likely be	an efficien	t use of	the land	resourc	e subje	ect to the potential effects on the MSA. SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3,						
4 Climate			Р	LT	IR	М	EN7	4a – 4e					
change	Site is in	FZ1. A la	ge area	in the ce	entre of	the site	is at medium and high risk of surface water f	looding which					
resilience	may be o	Site is in FZ1. A large area in the centre of the site is at medium and high risk of surface water flooding which may be difficult to avoid due to the size of this area relative to the site's size. Development could also lead to an											
	increase	in imperm					Irrent levels.	1					
5 Water		-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources							in 100m of a surface waterbody. Developmer	nt at the site					
6		e likely to r	P	LT	IR	IN Wate	er consumption. SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
o Biodiversity	Site is a	- mix of PDI		-				•••					
&	Site is a mix of PDL and greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at												
geodiversity		and reduce						voloity value at					
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
7							discernible effect on any landscape designation						
Landscape							and greenfield, and contains GI elements in						
&							s adjacent to existing built form, which would						
townscape		r cannot b			at this s	lage a	minor adverse effect on the local townscape a	and landscape					
	onaraoto	0	P	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None					
8 Cultural	Develop						a discernible effect on any sensitive heritage						
heritage	area.				,								
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality							velopment at this location could make achieving						
- · ···			ts increa	isingly d	ifficult, d	ue to th	ne pollution associated with the construction a	and occupation of					
	new hom	ies.					SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,						
10		-	Р	LT	IR	Н	TR6	10a – 10d					
Transport	Site is ov	/er 400m f	rom the	nearest	bus stor	. The r	nearest railway station is 1.8km north-west at	Bradford					
•	Interchar	nge Railwa	ay Statio	n. Site h	as good	acces	s for pedestrians and cyclists for cyclists.						
		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	Site is al	located for	emplov	ment lar	nd and th	nerefore	e will not provide a contribution towards Brad	ord's housing					
	u		Subidy				Frende a contribution terraido Bradi	2					

		Effect on S	SA Object	tive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
12		+	Р	LT	IR	н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
Accessible services	The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.												
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None					
cohesion							ent at a location where it is in proximity to sin affect the cohesion of residential communities						
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None					
leisure		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.											
		+	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	potential		pride in	the loca	al area. I	f the sit	ittered PDL with high-quality and secure deve e were to not be allocated and redeveloped, a rates.						
		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None					
16 Health	Site is pr Objective	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA											
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education	Site wou	ld provide	new em	ploymer	nt land th	at offer	s skills learning opportunities for local people	and employees.					
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment	The proposed development would provide new employment opportunities in Bradford's city centre.												
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	that wou	ld contribu	ite towar	ds the lo	ong term	succes	new employment space within the Bowling E as of Bradford's economy. Due to the site's lo to the vitality of Keighley centre.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/3 – Dick Lane	0.55	Site appears to be predominantly greenfield, with an area of hard standing used for car parking	Predominantly greenfield	Employment land	Preferred Option: SE43/E

Summary of assessment for EM/3:

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

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

MA significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a predominantly greenfield site.

		Effect on S	SA Object	ive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f					
Buildings	Site is p	redominan	tly greer	field. Al	C Grad	e at the	site is 'Urban'. Site coincides with a coal MS	Á.					
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.											
	Imponne	-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e					
5 Water resources							in 100m of a surface waterbody. Developme er consumption.	nt at the site					
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
Biodiversity & geodiversity	its curre		n. New c				GI elements and it is likely to be of some bio reduce biodiversity value at the site and reduce						
<u> </u>		-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
Landscape & townscape	National Parks or AONBs. The site is predominantly greenfield and contains GI elements of potentially high visual amenity, including trees, which would be lost in the development. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local townscape and landscape character cannot be ruled out.												
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None					
heritage	Develop area.	ment at the	e site wo	ould be ι			a discernible effect on any sensitive heritage						
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
ff9 Air quality	homes v	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new nomes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.											
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	Bradford		ge Railv	/ay Stati	on. Site		ient services. The nearest railway station is 2 od access for pedestrians, but somewhat lim						
11 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	Site is al needs.	llocated for	r employ	ment la	nd and th	herefore	e will not provide a contribution towards Brad	ford's housing					
12 Accessible		+	Р	LT	IR	н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
services		ision of ne and amen		oyment o	developr	nent he	re could potentially help to enhance the loca	offering of key					

		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)					
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	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 &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None					
leisure	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.												
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	crime at Howeve	The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.											
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None					
16 Health	Site is pr Objective		r employ	ment pu	irposes a	and so	it would be unlikely to have a discernible effe	ct on this SA					
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education	Site wou	Id provide	new em	ploymer	nt land th	at offer	s skills learning opportunities for local people	and employees.					
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment	The prop	posed deve	elopmen	t would j	provide r	new em	ployment opportunities in local area.						
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy		of Bradfor					nployment space that would contribute towar velopment could also provide a significant boo						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/12 – Staithgate	12.18	Trees and vegetation	Greenfield	Employment	Preferred Option:
Lane North	12.10	Trees and vegetation	Greenneid	land	SE40/E

Summary of assessment for EM/12:

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.

The site is within 300m of the CAZ, and due to the size of the proposed development it could potentially make achieving air quality improvement targets within the CAZ more difficult. As a result, a significant adverse effect has been predicted for the air quality SA Objective. A significant adverse effect is predicted on the land and buildings SA Objective 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 large greenfield site adjoining deciduous woodland priority habitat. There is a Grade II Listed Building 175m east of the site, and due to the proposed size of the development, the setting of this could be adversely altered.

		Effect on	SA Objec	tive	1							
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 MSA.	reenfield. A	ALC Gra	de at the	e site is (Grade (3, which could include BMV soils. Site coin	cides with a coal				
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	at high a	Site is in FZ1. Site has a limited extent of land at a low risk of surface water flooding and a very limited extent at high and medium risk. It is expected that these areas could be avoided through a careful layout of development. However, development could also lead to an increase in impermeable surfaces, compared to										
		-	Р	LT	IR	Μ	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	to water		evelopm	ent at th	e site wo		thin the site's boundary. Development here expected to result in a minor increase in w					
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	Site is greenfield containing various GI elements including trees. The site is therefore 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 north western perimeter of the site adjoins deciduous woodland priority habitat. Odsal Wood Ancient Woodland, which is also an LWS, is 70m north west of the site and could be affected by development at the site such as through impacts on root zones, loss of functionally linked land, or potential effects on tree root zones.											
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National visual ar commer	Parks or A menity, inc cial premis	AONBs. luding tr ses, whic	The site ees, whi ch may h	contains ich would nelp to lir	s a larg l be los nit the	discernible effect on any landscape design le open greenfield area with GI elements of st in the development. To the north of the s magnitude for potential effects, but at this s ape cannot be ruled out.	potentially high te is existing				
	TI O	-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	could potentially advargally alter the setting of this sensitive heritage asset although this would be limited by											
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	quality ir		nt target				e site, development at this location could m due to the pollution associated with the con					
10 Transport	•	-	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				

							nearest railway station is 1.72km south-wes ians and cyclists for cyclists.	at Low Moor				
11 Housing	Raiway	0	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	Site is al needs.	located for	employ	ment lar	nd and t	herefor	e will not provide a contribution towards Bra	adford's housing				
12 Accessible		+	Р	LT	IR	Η	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
services		ision of ne and amen		oyment o	developr	nent he	ere could potentially help to enhance the loo	cal offering of key				
13 Social		0	n/a	n/a	n/a	Η	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	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 &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None				
leisure		oposed fo				ent and	would be unlikely to have a discernible eff	ect on the local				
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	The construction and occupation of a new employment site would introduce new potential targets and victims of crime, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.											
16 Llooth	•	0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None				
16 Health	Site is pr Objective		r employ	/ment pu	urposes	and so	it would be unlikely to have a discernible e	ffect on this SA				
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
17 Education	Site wou employe		new em	ploymer	nt land th	nat offe	rs skills learning opportunities for local peo	ole and				
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment	The prop	osed deve	elopmen	t would	provide	new en	ployment opportunities in Bradford.					
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	Zone, the		ontribute	e toward	s the lon	g term	new employment space within the Euroway success of Bradford's economy. The propo					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/14 – Westgate Hill Street	1.50	Green open space	Greenfield	Employment land	Preferred Option:SE41/E

Summary of assessment for EM/14:

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

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site, which adjoins Tong Moor LNR and LWS. The southern perimeter is adjacent to Inmoor Dike, the water quality of which could be impacted by the development.

		Effect on S	SA Object	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e				
Buildings	Site is greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a coal MSA.											
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience		FZ1 and i able surfa	ces, con		o curren	t levels						
	011	-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	not withi		Develo	pment at	t the site		e. Development here could pose a risk to wa be expected to result in a minor increase in v					
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity & geodiversity	here cou the site a	Ild reduce adjoins Tor	biodiver ng Moor	sity valu LNR an	e at the d LWS,	site and which c	d potentially be of some biodiversity value. N I reduce local ecological connectivity. The so ould be exposed to increased recreational di elopment at the site.	uth-west corner of				
-		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National condition characte	Parks or A n, could po er. The site	AONBs. tentially is adjac	Howeve be maki ent to ex	r, develo ng a pos kisting si	opment sitive co milar b	discernible effect on any landscape designation could result in the loss of open greenfield that partribution towards the local landscape and to uilt form, which would help to limit the magnit the local landscape and townscape cannot b	it, in its current ownscape ude for potential				
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
heritage	Develop area.	ment at the	e site wo	ould be u	Inlikely to	_	a discernible effect on any sensitive heritage	asset or historic				
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	homes w		<i>kpected</i>	to result	in a mir	or incre	on an AQMA or CAZ. The construction and c 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	at Low N	Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 4.38km south-west at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.										
11 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
i i i iousing	Site is al needs.	located for	r employ	ment lar	nd and th	nerefore	e will not provide a contribution towards Brad	ford's housing				
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
Accessible services		ision of ne and amen		oyment o	developr	nent he	re could potentially help to enhance the local	offering of key				

		Effect on S	SA Object	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None				
cohesion							ent at a location where it is in proximity to sin affect the cohesion of residential communities					
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None				
leisure		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.										
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	crime at Howeve	The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.										
		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None				
16 Health	Site is pr Objective		r employ	/ment pu	irposes	and so	it would be unlikely to have a discernible effe	ct on this SA				
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	Site wou	Ild provide		ploymer	nt land th	at offer	rs skills learning opportunities for local people	and employees.				
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment	The prop	oosed deve	elopmen	t would j	provide r	new em	ployment opportunities in Bradford.					
19 Economy	Zone, th	The proposed development would provide new employment opportunities in Bradford. +++ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 19a, 19b The proposed development would deliver 1ha+ of new employment space within the Westgate Hill Employment Zone, that would contribute towards the long term success of Bradford's economy. Due to the site's location, the proposed development could also provide a boost to the vitality of the local area.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/18 – Euroway Trading Estate,	0.51	Green open	Greenfield	Employment	Preferred
Commondale Way	0.51	space	Greenneid	land	Option:SE32/E

Summary of assessment for EM/18:

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

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, largely due to the potential impacts of new development on a 100% greenfield site and nearby deciduous woodland priority habitat.

		Effect on S	SA Object	ive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)		
Q Land R			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f		
3 Land & Buildings	Site is greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a coal MSA.									
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
resilience		FZ1 and i able surfa	ces, con		o curren	t levels				
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources			esult in a				in 100m of a surface waterbody. Development of a surface waterbody.			
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
Biodiversity & geodiversity	condition connecti	n. New dev vity. Toad	elopmer Holes B	nt here c eck, Oał	ould rec kenshaw	luce bio / LWS,	nd it is likely to be of some biodiversity value odiversity value at the site and reduce local ec which is also an area of deciduous woodland sely affected by development at the site.	cological priority habitat, is		
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National elements local tow	Parks or A s of potenti	AONBs. ially high id landso	Howeve visual a cape cha	r, develo amenity, aracter, a	pment includi althoug	discernible effect on any landscape designation could result in the loss of open greenfield that ng trees, and it would therefore be likely to act the site is adjacent to existing similar built for	t contains GI lversely alter the		
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
heritage	Develop area.	ment at the		ould be u	Inlikely to		a discernible effect on any sensitive heritage	asset or historic		
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	homes w		kpected	to result	in a mir	or incre	on an AQMA or CAZ. The construction and c 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		Station. Si					nearest railway station is 860m south-west at ans, but somewhat limited for cyclists with a l			
		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	Site is al needs.	located for	employ	ment lar	nd and th	nerefore	e will not provide a contribution towards Brad	ord's housing		
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		
Accessible services		vision of ne and amen		oyment o	developr	nent he	re could potentially help to enhance the local	offering of key		

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)				
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None				
cohesion							ent at a location where it is in proximity to sin affect the cohesion of residential communities					
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None				
leisure		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.										
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	crime at However	The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.										
		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None				
16 Health	Site is pr Objective		r employ	ment pu	irposes	and so	it would be unlikely to have a discernible effe	ct on this SA				
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	Site wou	ld provide	new em	ploymer	nt land th	at offer	s skills learning opportunities for local people	and employees.				
18			Р	LT	IR	Η	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment	The prop	osed deve	elopmen	t would p	provide r	new em	ployment opportunities in Bradford.					
19 Economy	would co	The proposed development would provide new employment opportunities in Bradford. ++ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 19a, 19b The proposed development would deliver a new employment space within the Euroway Employment Zone, that would contribute towards the long term success of Bradford's economy. The proposed development could also provide a boost to the vitality of the local area.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/19 – Staithgate Lane, South	2.87	Green open space	Greenfield	Employment land	Preferred Option: SE42/E

Summary of assessment for EM/19:

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

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. There are three areas designated as LWS, LNR and/or deciduous woodland priority habitat within 30m of the site, which could be adversely affected by development here. A small surface waterbody is 60m east of the site; new development could pose a risk to the water quality.

		Effect on S	SA Objec	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e
Buildings	Site is g MSA.	reenfield. A	ALC Gra	de at the	e site is (Grade 3	3, which could include BMV soils. Site coincid	les with a coal
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change							at a low, medium and high risk of surface wa	
resilience							However, development could lead to an incl	rease in
	Imperme	able surfa	P	IT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water	A small	unnamed					of the site's boundary. Development at the si	
resources							sumption at this location in relation to existin	
-		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
							nd it is likely to be of some biodiversity value	
6	condition	n. New dev	elopme	nt here c	could rec	luce bio	odiversity value at the site and reduce local e	cological
Biodiversity							s 20m south of the site, which is also an area	
&							look LNR, which is also an LWS, is 30m sou	
geodiversity							bitat is 15m east of the site. New developme ity habitat, such as through increases in recr	
							itial development is employment land) or loss	
	linked la			e infineu	given in	e polei	and development is employment land) of loss	ses of functionally
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7							discernible effect on any landscape designati	
Landscape							could result in the loss of open greenfield that	
&							would therefore be likely to adversely alter the	
townscape					the site	is near	existing similar built form, which would help	to limit the
	magnitu	de of poter	ntial effe	CtS.	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
8 Cultural	Develop	,					a discernible effect on any sensitive heritage	
heritage	area.	ment at th			ininkery t	Unave	a discernible enect on any sensitive heritage	
	urou.	-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
0 Air quality	Develop	ment woul	d not ha	ve a diso	cernible	impact	on an AQMA or CAZ. The construction and o	occupation of new
9 Air quality							ease in air pollution in relation to existing leve	els due to pollution
	associat	ed with ho	mes and	transpo	ort move	ments.		
		-	Р	LT	IR	н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport							nearest railway station is 980m south-west at	
	-		te has g	ood acc	ess for p	pedestri	ans, but somewhat limited for cyclists with a	limited amount of
	cycle pa	ths.		1	1	1		1
11 Housing		0	Р	LT	IR	Н	SP8, H01, H02, H03, H04, H05, H06, H07,	11a
0							HO8, HO9, HO10	

		Effect on S	SA Object	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.											
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible services		vision of ne		byment o	developr	nent he	re could potentially help to enhance the loca	l offering of key				
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	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 &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None				
leisure		roposed fo of cultural				ent and	would be unlikely to have a discernible effect	ct on the local				
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	crime at Howeve	The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.										
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None				
	Site is p Objectiv		r employ	/ment pu	urposes	and so	it would be unlikely to have a discernible effe	ect on this SA				
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	Site wou	Ild provide		ploymer			s skills learning opportunities for local people	e and employees.				
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment	The prop		elopmen				ployment opportunities in Bradford.	1				
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	would co		wards th	ne long t	erm suc	cess of	nployment space within the Euroway Employ Bradford's economy. The proposed develop					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/21 – AH Marks Works, Wyke Lane	5.42	Agricultural fields	Greenfield	Employment land	Preferred Option: SE38/E

Summary of assessment for EM/21:

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.

An area covering approximately 15% of the site is at medium or high risk of surface water flooding. It is unclear if this could be entirely avoided through a careful layout of the development, and therefore a second major adverse effect has been predicted for the climate change resilience SA Objective.

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

The site is greenfield including trees and hedgerows, which would likely be lost in the development, and so minor adverse effects were predicted for a range of natural environment themed SA Objectives. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. There are two Grade II Listed Buildings within 120m of the site, the settings of which could be adversely affected by the development, particularly considering the size of the site.

		Effect on	SA Objec	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f				
Buildings	Site is gi MSA.	reenfield. A	ALC Gra	ide at the	e site is (Grade	3, which could include BMV soils. Site coin	cides with a coal				
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	flooding careful la	Site is in FZ1. An area covering approximately 15% of the site is at medium and high risk of surface water flooding and a slightly larger area is a low risk. It is unclear if this land could be entirely avoided through a careful layout of development. Development could also lead to an increase in impermeable surfaces, compared to current levels.										
		-	Р	LT	IR	Μ	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	water qu	A small, unnamed surface waterbody is within the site's boundary. Development here could pose a risk to water quality. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.										
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	be of sor		ersity val	ue in its	current	conditio	ncluding trees and hedgerows. The site is t on. New development here could reduce bi					
		-	P	LT	IR	M M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National elements the local	Parks or A s of potent	AONBs. ially higł e and la	Howeve h visual ndscape	er, develo amenity, e charact	opment includi ter, alth	discernible effect on any landscape design could result in the loss of open greenfield ing trees, and it would therefore be likely to nough the site is adjacent to existing similar ets.	that contains GI adversely alter				
		-	P	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	Building	'1-4, Cow	Close L	ane'. Ne	w devel	opmen	g 'Cow Close Cottages'. 120m south is the t at this large open greenfield site would be age assets.					
		-	P	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	new hon		be expe	ected to I	result in a	a mino	on an AQMA or CAZ. The construction an rincrease in air pollution in relation to exist vements.					
10 Transport		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
							nearest railway station is 1.33km north at L access to the site for pedestrians and cycli					
11 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				

		Effect on S	SA Objec	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)			
	Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.										
12 Accessible		+	Ρ	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services		ision of ne and amen		oyment o	developi	ment he	ere could potentially help to enhance the loc	al offering of key			
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None			
cohesion							nent at a location where it is in proximity to s lversely affect the cohesion of residential co				
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None			
eisure		roposed fo of cultural			es.	ent and	I would be unlikely to have a discernible eff				
15 Safe & secure	of crime	+/- P LT IR L SP1, SP3, SP4, SP16, H09, DS5, CO2 15a The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat									
	the local risk of crime.										
16 Health		0	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None			
	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.										
17 Education	Site wou employe	•	P new em	LT ploymer	IR nt land th	L nat offe	SP6, SP14, SP16, EC3, DS5, CO2 rs skills learning opportunities for local peop	17a, 17b ole and			
18 Employment	The prop	++ bosed deve nt to which					SP6, SP14, SP16, EC1, EC2, EC3, EC4 poloyment opportunities in Bradford. Howev ald impact on employment opportunities in a				
19 Economy	The prop that wou to which	++ posed deve Id contribu	te towai f agricul	ds the lo tural land	ong term d could i	n succe	SP6, SP14, SP16, EC1, EC2, EC3, EC4 mployment space adjacent to an existing en ss of Bradford's economy. However, it is un on local agricultural economy. The propose al area.	certain the extent			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/46 – Land to		Site appears to be a vacant			
the East of		plot of land that is			
Laisterdyke and	1.99	predominantly green open space. Some areas of the site	Predominantly greenfield	Employment land	Preferred Option: SE33/E
South of Leeds		appear to be hard standing that	greenneid	lanu	3E33/E
Road		has greened over.			

Summary of assessment for EM/46:

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

A major adverse effect arises for the climate change resilience SA Objective due to approximately 15% of the site being at medium and high risk of surface water flooding, and it being unclear whether this land could be entirely avoided through a careful layout of the development.

A second significant adverse effect has been predicted for the air quality SA Objective as a result of the site being partially within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. Minor positive effects were predicted for a range of 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. In addition, a significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a predominantly greenfield site. A Grade II Listed Building (2-34 Mortimer Row BD3) is adjacent to the northern perimeter of the site; development here would be likely to alter the setting of this sensitive heritage asset.

		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)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f				
Buildings	Site is pr	redominan	tly greer	nfield. Al	C Grad	e at the	site is 'Urban'. Site coincides with a coal MS	A.				
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	flooding.	It is uncle	ar if this	land cou	uld be er	ntirely a	6 of the site is at medium and high risk of sur voided through a careful layout of developme aces, compared to current levels.	face water ent. Development				
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources		Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.										
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity & geodiversity	its currer		n. New c				GI elements and it is likely to be of some bio reduce biodiversity value at the site and redu					
		-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National amenity, townsca	Parks or A including	AONBs. trees, ar dscape	The site nd develo characte	is predo opment er, althou	ominant at this s	discernible effect on any landscape designation by greenfield and contains GI elements of pot site would therefore be likely to adversely alter site is surrounded by existing built form which	entially high visual r the local				
8 Cultural		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
heritage							Listed Building '2-34, Mortimer Row BD3'. Ne e likely to alter the setting of this sensitive he					
			P	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	improver		ts increa	asingly d			pment at this location could make achieving a ne pollution associated with the construction a					
10 Transport		+	P	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport							ent services. The nearest railway station is 2 od access for pedestrians and cyclists.	.17km west at				

		Effect on S	SA Object	tive	1							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
11 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	Site is al needs.	llocated for	r employ	ment lar	nd and th	nerefore	e will not provide a contribution towards Brad	ford's housing				
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
services		ision of ne/ and amen		oyment o	developr	nent he	re could potentially help to enhance the local	l offering of key				
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None				
cohesion	This site would situate new employment development at a location where it is in proximity to similar and ex uses, and where it would be unlikely to adversely affect the cohesion of residential communities.											
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None				
leisure		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.										
		+	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	potential		pride in	the loca	al area. I	f the sit	ittered PDL with high-quality and secure deve e were to not be allocated and redeveloped, a rates.					
16 Health		0	n/a	n/a	n/a	Η	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None				
TOTIEalth	Site is pr Objective		r employ	/ment pu	Irposes	and so	it would be unlikely to have a discernible effe	ect on this SA				
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	Site wou	Ild provide					s skills learning opportunities for local people					
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment	The prop	posed deve	elopmen				ployment opportunities in Bradford.					
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	that wou		ite towar	ds the lo	ong term	succes	mployment space adjacent to the Bowling En as of Bradford's economy. The proposed dev					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/53 – Land East of Sticker Lane	1.35	Greenfield plot covered in scrub and trees	Greenfield	Employment land	Preferred Option: SE34/E

Summary of assessment for EM/52:

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

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

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

The site is greenfield and contains various GI elements including trees. Minor adverse effects were predicted for a range of natural environment themed SA Objectives due to the potential impacts of new development on such a site.

		Effect on S	SA Object	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f				
Buildings	Site is g	reenfield. /	LC Gra	de at the	site is '	Urban'.	Site coincides with a coal MSA.	1				
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	size of th	ne site in re	elation to	the are	as, it is e	expecte	at a low and medium risk of surface water flo ed that it would be avoided through a careful l o an increase in impermeable surfaces, comp	ayout of				
5 Wator		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources							in 100m of a surface waterbody. Developme er consumption.	nt at the site				
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity & geodiversity	biodivers	Site is greenfield containing various GI elements including trees. The site is therefore 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.										
<u> </u>		-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National contains adversel	Parks or A GI elemer	ONBs. AONBs. AONBS	Howeve tentially vnscape	r, reside high vis and lan	ntial de ual ame dscape	discernible effect on any landscape designati velopment at this site could result in the loss enity, including trees, and it would therefore b character, although the site is adjacent to ex I effects.	of greenfield that be likely to				
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
heritage	Develop area.	ment at the	e site wo	ould be u	inlikely t		a discernible effect on any sensitive heritage	asset or historic				
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	improver		ts increa	asingly d			pment at this location could make achieving a ne pollution associated with the construction a					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	at Bradfo	ithin 275m ord Interch nited amou	ange Ra	ailway St	ation. Si	th frequ ite has g	ent services. The nearest railway station is 2 good access for pedestrians, but somewhat I	2.2km north-west imited for cyclists				
		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	Site is al needs.	llocated for	r employ	ment lar	nd and th	herefore	e will not provide a contribution towards Brad	ford's housing				
		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				

		Effect on S	SA Object	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
12 Accessible services		The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.										
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None				
cohesion							ent at a location where it is in proximity to sim affect the cohesion of residential communities					
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None				
leisure		roposed fo of cultural				ent and	would be unlikely to have a discernible effect	t on the local				
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	crime at	a location r, new dev	where the	nere are	currently	y none,	nent site would introduce new potential targe and so an increase in crime at the site canno ase natural surveillance, and so could help to	ot be ruled out.				
		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None				
16 Health		Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.										
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	Site wou	Ild provide	new em	ploymer	nt land th	at offer	s skills learning opportunities for local people	and employees.				
18	++ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b											
Employment	The prop	oosed deve	elopmen	t would	provide r	new em	ployment opportunities in Bradford.					
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	Zone, th		ontribute	e towards	s the lon	g term	nployment space within 90m of the Bowling E success of Bradford's economy. The propose I area.					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/54 – Land adjoining Lower Lane, Parry Lane and Sticker Lane	0.78	Green open space with a small area of hard standing in the western corner	Predominantly greenfield	Employment land	Preferred Option: SE35/E

Summary of assessment for EM/54:

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

A significant adverse effect has been predicted for the air quality SA Objective due to the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for other socio-economic themed SA Objectives due to the additional indirect benefits of a new employment site, such as the potential to increase 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 the greenfield aspects of the site.

		Effect on S	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	Site is pr	Site is predominantly greenfield. ALC Grade at the site is 'Urban'. 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					oding. However, development could lead to a	n increase in			
	imperine	-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources			ide with	a GSPZ	and is r	not with	in 100m of a surface waterbody. Developmer er consumption.				
6	would be	-	P		IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity				g various	GI elen	nents in	cluding trees. The site is therefore likely to be	e of some			
&						ew deve	elopment here could reduce biodiversity value	e at the site and			
geodiversity	reduce id	ocal ecolog	pical con		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, although the site is adjacent to existing built form which would help to limit the magnitude of potential effects.										
0 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
8 Cultural heritage	Develop area.	ment at the	e site wo	ould be u	inlikely to	o have	a discernible effect on any sensitive heritage	asset or historic			
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	improver		ts increa	asingly d			ent at this location could make achieving air a pollution associated with the construction a				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a - 10d			
10 Transport	Bradford	Site is within 275m of multiple bus stops with frequent services. The nearest railway station is 2km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.									
		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	Site is al needs.	located for	employ	ment lar	nd and th	herefore	e will not provide a contribution towards Brad	ord's housing			
		+	Ρ	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			

		Effect on S	SA Object	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
12 Accessible services	The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.											
13 Social	O n/a n/a H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4						None					
cohesion							ent at a location where it is in proximity to sim affect the cohesion of residential communities					
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None				
leisure		roposed fo of cultural				ent and	would be unlikely to have a discernible effect	t on the local				
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	crime at	a location r, new dev	where the	nere are	currently	y none,	nent site would introduce new potential targe and so an increase in crime at the site canno ase natural surveillance, and so could help to	ot be ruled out.				
		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None				
16 Health	Site is pr Objective	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA										
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	Site wou	Ild provide	new em	ploymer	nt land th	at offer	s skills learning opportunities for local people	and employees.				
18	++ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b											
Employment	The prop	posed deve					ployment opportunities in Bradford.					
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	that wou		te towar	ds the lo	ong term	succes	nployment space adjacent to the Bowling Err ss of Bradford's economy. The proposed deve					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE44/E– Shetcliffe Lane	0.42	PDL with hardstanding and some vegetation	Brownfield	Employment land	Preferred Option: SE44/E

Summary of assessment for SE/44E:

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

It is anticipated that effects on the natural environment-related SA Objectives would largely be neutral as the site is located within an existing urbanised industrial and commercial area. There may be the opportunity to enhance the development's impact on townscape character, visual amenity and biodiversity through high quality design and the delivery of biodiversity net gain.

		Effect on	SA Objecti	ve							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &		+	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings		Site is PDL comprising hardstanding and vegetation. The ALC Grade at the site is Urban. The 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						te is at a	a low risk of surface water flooding. A si	mall area of the			
	site is at	low risk fr +/-	om surfac	ce water flo	ooding.	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water	There ar						hin 100m of the site. Site does not coin				
resources	GSPZ. D		ent at the	site would			esult in a minor increase in water consu				
6 Biodiversity		0	n/a	n/a	n/a	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
& geodiversity		velopment eature of e			e unlikely		t in any discernible effects on an ecolog	gical designation			
		0	n/a	n/a	n/a	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	and the existing	Yorkshire	Dales Na al and ind	tional Park lustrial are	. The site	is not	y designated landscapes, such as the N ocated in Green Belt land. The site is lo of this site is therefore likely to have a n	cated with an			
8 Cultural		0	n/a	n/a	n/a	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop	ment at th	is site wo	uld be unli	kely to ha	ive a di	scernible effect on any heritage assets	of historic areas.			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	Development would not have a discernible impact on an AQMA. The CAZ is approximately 1km north west of the site. Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new business premises and the potential transport movements and pollution associated with this.										
		+/-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	and Brad	is within 2 dford Inter for access	change, t	hey are bo	bus stop: oth approx	s along timately	Tong Street. The nearest railway statio 3km from the site. There are good wall	ns are Low Moor king and cycling			
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
	Site is a	llocated fo	r employr	ment and t	herefore v	vill not	provide a contribution towards Bradford	's housing needs.			
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services		ision of ne		yment dev	elopment	here c	ould potentially help to enhance the loca	al offering of key			
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
cohesion							at a location where it is in proximity to si ely affect the cohesion of residential cor				

		Effect on	SA Objecti	ve								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.											
		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.											
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education	Site wou employe		new emp	oloyment la	and that o	ffers sk	ills learning opportunities for local peop	le and				
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment	The prop	posed dev	elopment	would pro	vide new	employ	ment opportunities.					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy							y 0.4ha of new employment space that tality of the local economy.	would contribute				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/099 – North of Westgate Hill and West of Tong Lane	5.27	Agricultural fields	Greenfield/ Green Belt	Employment land	Preferred Option: SE37/E
Summary of asses	sment for SE/0	99.			

Summary of assessment for SE/099:

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

Significant adverse effects predicted for the Land and Buildings SA Objective due to the loss of greenfield land.

		Effect o	n SA Obj	ective							
SA Objective	Baseline trend	Score of effect	Permanen ce	Duration	Reversibilit y	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 predominantly greenfield and so would not constitute an entirely efficient use of land. There will be a large (>0.4ha) loss of greenfield land. 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		clusion of	GI in dev	elopment,			oding. The site's climate resilience cou somewhat dependent on implementatio				
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	Developm	ent here c	ould pose	e a risk to v	water qua	lity. Dev	of the site directly adjacent to Ringsha velopment at the site would be expecte elation to existing levels.				
6 Riadivarsity		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity		odiversity v	alue at th	ne site and	l reduce lo	ocal eco	in its current condition. New developm ological connectivity. The development ated site.				
		-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	developm and also (site is adja	Site would not affect an AONB or National Park, however the site is within the green belt. 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 chance cannot be ruled out.									
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	within 100 House'. To	om of the s ong Conse would alte	ite bound ervation A	ary - Grad Irea is 800	e II Listeo m north o	l Buildin f the site	heduled Monuments. There are two Ling 'barn at Shawfield Farm' and 'The Ki e. It is likely that new employment deve ge assets, particularly as large swathes	ngs Arm Public elopment at this			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	likely to in	crease air	pollution	at the site	in relation	n to exis	AQMA or CAZ. Development at this sit sting levels due to the construction and ments and pollution associated with th	occupation of			
		-	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 these along Westgete Hill Street										
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
ç	Site is allo	cated for	employme	ent and the	erefore wi	ll not pr	ovide a contribution towards Bradford's	housing needs.			

		Effect o	n SA Obj	ective							
SA Objective	Baseline trend	Score of effect	Permanen ce	Duration	Reversibilit y	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
12 Accessible		+	Р	LT	IR	н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services	The provision services a			ment deve	lopment h	iere col	uld potentially help to enhance the local	offering of key			
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
cohesion		This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.									
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.										
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.										
17 Education	+ P LT IR L SP6, SP14, SP16, EC3, DS5, CO2 17a – 17c Site would provide new employment land that offers skills learning opportunities for local people and employees. employees. 17a – 17c										
18 Employment		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment	The propo	osed devel	opment v	vould provi	ide new e	mploym	nent opportunities in Bradford.				
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
	The proposed development would deliver new employment space that would contribute towards the long term success and help to significantly boost the vitality of Bradford's economy.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/063 – Westgate Hill			Greenfield, Green	7 dwellings	
Street, Tong	0.47	Vacant field	Belt (partial)	(based on 35dph)	Preferred Option: SE19/H

Summary of assessment for SE/063:

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

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site which is 130m north of the Tong Moor LWS and LNR. Two small surface waterbodies are within 100m of the site, the water quality of which could be at risk from the development.

		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)		
3 Land &			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3f		
Buildings	Site is gi a coal M		LC Gr	ade at tl	he site i	s Grad	e 3, which could potentially include BMV soils.	Site coincides with		
4 Climate		+	Р	LT	IR	М	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 els.	an increase in		
5 Water		-	Р	LT	IR	Μ	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							ithin 100m of the site boundary. Development a onsumption at this location in relation to existin			
		-	Р	LT	IR	М	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. Site is 130m north of the Tong Moor LWS and LNR, which could be exposed to increased recreational disturbances as a result of residential development at the site.									
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that, in its current condition, potentially 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 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	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
heritage	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.									
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, 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 associated with homes and transport movements.								
10		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	Bradford	Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 5km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.								
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)		
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.									
12		+/-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		
Accessible services	600m so	uth-west c	of site, o	otherwis	e resid	ents are	ervices in proximity to the site. There is a conve e likely to be required to travel 1km south into B daily needs. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3,			
		+	Р	LT	IR	Н	DS4	13a		
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.									
14 Culture &		+	Р	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure	Site would have good access to a range of culture and leisure opportunities including a pub, takeaway and a number of outdoor leisure spaces.									
		+/-	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.									
		+	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	The site Residen Park and	is 5.4km s ts at the si d East Bier	outh-ea te woul ley Gol	ast of St ld have g lf Club, v	Luke's good ao with op	Hospit ccess to portunit	y, Tong Medical Practice, putting it outside the	ding at Pit Hill		
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education		The nearest primary school, Birkenshaw CE Primary School, is 700m south of the site. The nearest secondary school, Tong High School, is 750m west of the site.								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including a number of Employment Zones in close proximity to the site, such as the Westgate Hill Street Employment Zone which is adjacent to the site.									
		+	Р	LT	IR	Η	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for loca 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/87- – Parry Lane	4.90	PDL with hardstanding and some trees	Brownfield	Employment land	Preferred Option SE36/E

Summary of assessment for EM/85:

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

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

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

The site is brownfield containing hardstanding and trees. There are pockets of land within the site that are at medium and high risk of surface water flooding, which is expected to be avoided through careful layout of the development.

		Effect on S	A Objectiv	/e						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f		
Buildings	Site is bi	rownfield.	ALC Grad	e at the sit	e is Urbar	n. Site o	coincides with a coal MSA.			
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	Site is in FZ1 and parts of the site are at a low, medium and high risk of surface water flooding 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		0	n/a	n/a	n/a	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							vithin a GSPZ. Development at the situation at this location in relation to exist			
6 Biodiversity & geodiversity		+/-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
7 Landscape & townscape	the site. Employr over 7kn Develop National	However, on nent develor n from the O ment at this Parks or A	developm opment a site. n/a s location ONBs.	ent of this t this site is n/a would not	site could s unlikely t n/a result in a	preser o affect <u>M</u> a discer	development here could reduce biodiv an opportunity to deliver biodiversity t any ecological designations. The ne SP2, EN1, EN3, EN5, EN6, DS2, DS3 mible effect on any landscape designation pration, including troop. It is surrounder	/ net gain. arest SSSI is 7a, 7b ation, including		
townscape	The site largely comprises hardstanding with some vegetation, including trees. It is surrounded by commercial development. Development at this site could therefore present an opportunity to enhance townscape character.									
		0	n/a	n/a	n/a	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	Limited',		pproxima				building to premises occupied by Tar Due to intervening built form, any imp			
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	improver	Site falls entirely within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new employment land uses.								
40 T		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport							The nearest railway station is 1.6km n pedestrians and cyclists.	orth west at		
11 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		

		Effect on S	SA Objectiv	/e									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	Site is al housing		employm	nent land a	nd therefo	ore will	not provide a contribution towards Bra	adford's					
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
services		The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.											
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	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 &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None					
leisure		roposed for			opment ar	nd wou	ld be unlikely to have a discernible eff	ect on the local					
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	victims of	of crime, ar	nd so an ii	ncrease in	crime at t	he site	site would introduce new potential tar cannot be ruled out. However, new d ould help to combat the local risk of c	evelopment					
	·	0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None					
16 Health	Site is p Objectiv		r employn	nent purpo	ses and s	o it wo	uld be unlikely to have a discernible e	ffect on this SA					
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
17 Education	Site wou employe		new emp	loyment la	nd that of	iers ski	lls learning opportunities for local peo	ple and					
19 Employment		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	The prop						nent opportunities in Bradford.						
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy							ment space within the Bowling Emplo						
							Bradford's economy. The proposed d	evelopment					
	could als	so provide	a poost to	o the vitality	y of the lo	cal area	a.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/85 – Land adjoining Rockhill Lane and Greenfield Lane	4.89	Vacant PDL plot	Brownfield	Employment land	PO Reserve

Summary of assessment for EM/87:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site falling entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. Minor positive effects were predicted for other socio-economic themed SA Objectives due to the additional benefits of a new employment site, such as the potential for increasing the local offering of services and amenities and opportunities to learn new skills.

The site is vacant PDL, so employment development here could be an efficient use of land and provide opportunities to deliver biodiversity net gains. New development could ensure that the site has a more positive influence on the local townscape character, though this is dependent on the implementation of the development.

The site has limited areas at medium and high risk of surface water flooding, meaning a minor adverse effect arises for the climate change resilience SA Objective, but given the comparatively large size of the site it is expected that these areas could be mostly avoided through a careful layout of the development.

		Effect on S	SA Object	tive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f					
Buildings		Site is PDL. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of the											
	land reso	and resource subject to the potential effects on the MSA.											
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change	Site is in	FZ1 and h	nas som	e limited	areas a	t mediu	im and high risk of surface water flooding, wit	h a larger extent					
resilience							tion to the areas of medium and high risk, it is						
							layout of development.						
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources							in 100m of a surface waterbody. Developmer	nt at the site					
resources	would be	e likely to re					er consumption.						
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
Biodiversity		Site is PDL and appears to be vacant hard standing. It is considered likely that the site is of limited biodiversity value in its current condition. New development here would be unlikely to result in any discernible effects on a											
&													
geodiversity		the introdu				ba oppe	prtunity to deliver biodiversity net gains at the	site such as					
	unougn	+	P		IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b					
7	Develop			n would			discernible effect on any landscape designation						
Landscape							cant hard standing, and new development he						
& townscape							more positive influence on the local townsca						
townscape	through	the implem		n of a hig	h-qualit	y desig	n which incorporates GI elements of high visu	al amenity value.					
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None					
heritage		ment at the	e site wo	ould be u	inlikely to	o have	a discernible effect on any sensitive heritage	asset or historic					
	area.		-										
	Develor		P	LL LL	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and c	9a – 9c					
9 Air quality							a major increase in air pollution in relation to o						
	Dusiness	s premises					SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5,						
		+	Р	LT	IR	Н	TR6	10a – 10d					
10 Transport	Site is w	ithin 400m	of multi	ple bus s	stops wi	th frequ	ent services. The nearest railway station is 2	.01km north-west					
							good access for pedestrians, but somewhat li						
		nited amou					- · ·	-					
		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	Site is al	located for	employ	ment lar	nd and th	herefore	e will not provide a contribution towards Brad	ford's housing					
	needs.												

		Effect on S	SA Object	tive				
SA Objective	Baseline trend Score of effect Score of up <		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		ision of ne and amen	•	byment o	developn	nent he	re could potentially help to enhance the local	offering of key
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
cohesion	ohesion This site would situate new employment development at a location where it is in proximity to sim uses, and where it would be unlikely to adversely affect the cohesion of residential communities.							
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
leisure		roposed fo of cultural				ent and	would be unlikely to have a discernible effec	t on the local
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	crime at Howeve	a location	where ti elopmer	nere are nt could p	currently potential	y none,	nent site would introduce new potential targe and so an increase in crime at the site canno ase natural surveillance, and so could help to	ot be ruled out.
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
To Health	Site is pr Objective		r employ	/ment pu	irposes	and so	it would be unlikely to have a discernible effe	ct on this SA
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education	Site wou	Ild provide	new em	ploymer	nt land th	at offer	s skills learning opportunities for local people	and employees.
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment	The prop	oosed deve	elopmen	t would p	orovide r	new em	ployment opportunities in Bradford.	
		++	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	The proposed development would deliver a new employment space within the Rewling Employment Zere							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/92 – The Old Boiler House,		Vacant PDL		Employment	
Land adj. Factory Street	0.54	plot	Brownfield	land	PO Reserve

Summary of assessment for EM/92:

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

A significant adverse effect has been predicted for the air quality SA Objective due to the site being within 100m of the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult.

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.

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

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

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings		DL. ALC G					coincides with a coal MSA. Site would be an a MSA.	efficient use of the
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is in	FZ1 and is						
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							in 100m of a surface waterbody. Developme er consumption.	nt at the site
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	site is of any disc	limited bio	diversity	/ value in a biodive	n its curr rsity des	ent con signatio	g with one small building. It is considered to l dition. New development here would be unlik n and would be a good opportunity to deliver f GI elements.	kely to result in
	Ŭ	+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National developr the local	Parks or A ment here	ONBs. may the e charac	The site refore be ter throu	is PDL v e an opp ugh the i	with vac ortunity	discernible effect on any landscape designation cant hard standing and a small low-quality but to ensure that this location has a more position that this location has a more position of a high-quality design which incorp	ilding, and new tive influence on
	Clothona	+	P		R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	developr	ment and ir	nvestme elp enha	nt at this	oins the s brownf setting	Grade ield site	II Listed Building 'Former Dudley Hill Picture , which appears to be in a derelict and disus ensitive heritage asset.	Palace'. New
1			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	improver		ts increa	asingly d			nt at this location could make achieving air q ne pollution associated with the construction a	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport								
		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	Site is al needs.	llocated for	employ	ment lar	nd and th	nerefore	e will not provide a contribution towards Brad	ford's housing
		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
12 Accessible services		ision of ne and amen		byment o	developn	nent he	re could potentially help to enhance the local	offering of key
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
cohesion							ent at a location where it is in proximity to sim affect the cohesion of residential communities	
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
leisure Site is proposed for employment development and would be unlikely to have a discernible offering of cultural or leisure facilities.							would be unlikely to have a discernible effec	t on the local
		+	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	potential		pride in	the loca	al area. If	the sit	ittered PDL with high-quality and secure deve e were to not be allocated and redeveloped, t rates.	
		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
16 Health	Site is pr Objective	•	r employ	/ment pu	irposes a	and so	it would be unlikely to have a discernible effe	ct on this SA
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education	Site wou	Id provide	new em	ploymer	nt land th	at offer	s skills learning opportunities for local people	and employees.
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment	The prop	oosed deve	elopmen	t would j	orovide r	new em	ployment opportunities in Bradford.	
		++	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	The proposed development would deliver a new employment space within the Bowling Employment							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM114 – Land South of New Farm	28.6	Agricultural	Greenfield and Green Belt, with small area of PDL and agricultural buildings	Employment land	Rejected

Summary of assessment for EM114:

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

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

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land and air quality due to the size and type of the development and proximity to the PRN and motorway network. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a predominantly greenfield and Green Belt site which contains trees and hedgerows in part of the site. Two Grade II listed buildings are situated in the north-east of the site, and it is likely that new employment development at this largely greenfield site would alter the setting of these sensitive heritage assets.

	Baseline	Effect on	SA Object	tive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a - 3f	
Buildings	Site is p	redominan	tly greer	field. Sit	e is prec	ominant	lly ALC Grade 3.		
4 Climate change		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience									
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							e site boundary or within 100m of the site. De ater consumption at this location in relation to	-	
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
Biodiversity & geodiversity	biodiversity value in its current condition. New development here could reduce the biodiversity value of the								
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	

	Baseline	Effect on S	SA Object	tive									
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
7 Landscape & townscape	National greenfie hedgero The site	Parks or A ld and Gre ws, and it is adjacen	AONBs. en Belt I would th it to exis	However and that erefore t ting resid	r, new de contains pe likely dential be	evelopm s GI elen to adver uilt form,	scernible effect on any landscape designation ent at this site could result in the significant nents of potentially high visual amenity, inclu- sely alter the local landscape character to a which would help to limit the magnitude for landscape cannot be ruled out.	loss of open uding trees and significant extent.					
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
8 Cultural heritage	the site. Howeve	It is unclea r, it is cons	ar how th sidered to	nis area o o be likel	of the sit ly that ne	e would ew emplo	and Cow Close Farm' are within the north-e be incorporated into any wider development byment development on this predominantly heritage assets.	or landscaping.					
		-	Р	LT	IR	н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	busines to polluti	s premises ion associa	would b ated with	e expec these b	ted to re usinesse	sult in a es and tr	n an AQMA or CAZ. The construction and o major increase in air pollution in relation to e ansport movements, which are likely to be o en its proximity to the nearby motorway junct	existing levels due f significant scale					
		+	Ρ	LT	IR	н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	approxir	Site is under 400m from a high frequency bus corridor. The nearest railway station, Low Moor Railway Station, is approximately one mile from the site to the north. Site has limited access for pedestrians and major cycle infrastructure (national route 66) is a little under 1 mile from the site.											
11 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
TTTTOUSING	Site is a needs.	llocated for	r employ	rment lar	nd and th	herefore	will not provide a contribution towards Bradf	ord's housing					
12 Accessible		+	Ρ	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 services and amenities.												
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None					
cohesion	and sep	This site would situate new employment development at a location where it is within close proximity to housing and separated from similar and existing uses of scale. The total effect (divisive and cohesion factors) is considered neutral.											

	Baseline	Effect on S	SA Object	live								
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		roposed fo of cultural			•	ent and v	vould be unlikely to have a discernible effec	t on the local				
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	crime at	a location r, new dev	where the	nere are	currently	/ none, a	ent site would introduce new potential targe and so an increase in crime at the site canno se natural surveillance, and so could help to	ot be ruled out.				
		-	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None				
16 Health	its proxir	Site is proposed for employment purposes and is situated within both the inner and middle COMAH Zones due to its proximity to Nufarm Chemical Works. Treated as whole area – occupancy / population levels will need to be limited within the inner zone.										
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	Site would provide new employment land that offers skills learning opportunities for local people and employees.											
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	the exter	The proposed development would provide new employment opportunities in Bradford. However, it is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.										
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		The proposed development would deliver a new employment space that would contribute towards the long term success of Bradford's economy. The proposed development could also provide a boost to the vitality of the local area.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/064 – Lower Woodlands		Multiple farm			
Farm, Oakenshaw	6.62	buildings on site	90% Greenfield	Yield unknown	Discounted
Summary of assessment for	SE/064	•	•	•	·

Summary of assessment for SE/064: A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects are predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents here with good access to shops, jobs, buses, cultural spaces, schools, and health facilities. However, it is not within the target distance of all health, school and transport facilities.

		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)	
2 Land 8			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c	
3 Land & Buildings							grade 3 ALC and has the potential to contain B		
Dullulings	large gre	enfield site	e (>0.4	ha) and			d be considered an inefficient use of the land re	esource.	
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
4 Climate change resilience	however medium	it is expec	ted that	at with ca od risk o	areful p on the w	lanning /estern	the site's southern boundary coincide with FZ2 these areas could be avoided. There are smal perimeter of the site. Development could lead t els.	l patches of	
		-	P P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources	of this wa		ould th	erefore	be affe	cted by	he form of a run-off stream, is within the site bout the construction and occupation of the site. Site		
0		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
6 Biodiversity & geodiversity	within the within a	e site boun Natural En	ndary w gland's	/hich ma s GI netv	y be lo: vork. D	st as a evelopr	us Woodland Priority Habitat site and there are result of development. Additionally, the site is s nent here would reduce the site's biodiversity v of a large area greenfield.	ituated entirely	
7		-	P		IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b	
Landscape & townscape	alter the	local chara	acter a	nd dimin	n an AC hish the	NB or I tranqui	National Park. The loss of a large greenfield site illity for existing residents. Given the residential ation to character is not expected to be significa	development	
		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	of Lower	Woodland	ds Farn	nhouse)	. It is ur nent hei	ithin the hknown re woul	site boundary (Lower Woodlands Farmhouse whether these buildings will be retained as par d negatively impact on the character of these a	t of the ssets.	
		-	P .	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality	homes w		<i>cpected</i>	d to resu	ilt in a n	ninor in	ct on an AQMA or CAZ. The construction and c crease in air pollution in relation to existing leve s.		
10		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
Transport	however	some resi	dents v	would lik	ely be s	situated	quent services. Site is within 1km of Low Moor d within the 800m target distance. The site is ve of designated cycle paths in the local area.	Railway Station, ry accessible for	
		+	Ρ	LT	IR	1	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	make a r	minor posit	tive cor	ntributior	n towar	ing nee ds satis	ds is currently unknown. It would be expected fying Bradford's housing needs, depending on the Local Plan policies.		
12		+	Р	ĹŤ	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
Accessible							nge of services and amenities in highly access	ible locations	
services	being wit	thin a 500r	n walk	of servi	ces and	ameni	ties along Checkheaton Road.		
		+/-	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a	

		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)			
13 Social cohesion	tacilities or could alter the local sense of community and place. Site is adjacent to the M606 which would be likely										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure		lld have ex along Ch				verse ra	nge of culture and leisure opportunities in highl	y accessible			
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		+	Р	LT	IR	н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	Site is over 2km from the closest GP Surgery Low Moor Medical Centre, Site is within 5km of St Luke's Hospit										
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education	tion Site is within 600m north west of Woodlands CE Primary School. Appleton Academy, which provides seconda education is 2.3km south west of the site, again putting it outside of the desired range.										
18		+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment							ss to a broad range of high quality and diverse nine Employment Zones.	employment			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		ng the dem					could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ				

SE/066 – Wilson Disused open space 3.33 standing and Browner		1
Road, Wyke 3.33 standing and Brow vegetated areas with horse grazing	No yield as currently in HSE zone.	Discounted

Summary of assessment for SE/066: No significant adverse effects predicted for the site. Whilst the site is technically PDL, it appears to have been 'taken over' by nature and so minor adverse effects have been predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on such land. The site is well located to provide residents here with good access to buses, jobs, health facilities, and cultural spaces, with particularly good access to schools. Residents may need to travel up to 1km to access some services, such as shops.

		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	3b, 3c
3 Land & Buildings	MSA wit	h which it c nation whic	coincid	es. SE/0)66 is o	n a land	cient use of land, depending on the potential ir dfill site and therefore there are likely to be issued before development could commence. The	ies with soil
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	Site is in	Flood Zon	ie 1 an	d not at	risk of	surface	water flooding.	
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	Site wou	ld likely res	sult in a d poter	a minor	increas	e in wa	are within, adjacent to or within 100m of the site ter consumption. As a former landfill site, the w , which could pose a threat to human health, p	ater resources
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversity	Site would have no adverse effects on a sensitive biodiversity designation. However, due to the present vegetated state of the site, development could reduce the site's biodiversity value and decrease local ecological connectivity.							
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape & townscape							Providing the development is in-keeping with popportunity to improve the local character.	the existing built
8 Cultural		0	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
heritage	Develop	ment would	d be ur	likely to	have a	discer	nible impact on any heritage assets or historic	areas.
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes w		pected	d to resu	ılt in a r	ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levels.	
10		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport							ervices and is within 1km of Low Moor Railway though there is a lack of designated cycle path	
		+	Р	LT	IR	L	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	make a r	minor posit	ive cor	ntributio	n towar /ided in	ds satis	eds is currently unclear. It would be expected the fying Bradford's housing needs, depending on th the Local Plan policies.	
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services		offers resides along the					ey services and amenities, being 1km from ser	vices and
		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.									
14 Culture & leisure		+	Р	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisule	The site	offers resid	dents v	vith goo	d acces	s leisu	e areas including Wyke Park which is within 60	Om of the site.		
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.									
		+	Р	LT	IR	н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	Site is within 1.1km of Sunny Bank Medical Practice, putting it outside the desired range. Site is within 4.5km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitat with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development									
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
Education	Site is w	ithin 800m	of App	leton A	cademy	which	provides primary and secondary education.			
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
Employment	Site is within 300m of Low Moor Employment Zone and 1.1km of Euroway industrial site, providing residents with good access to a broad range of employment opportunities.									
		+	Р	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,									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfiel d split	Potential development	Status
SE/072 – Carr House Gate, Wyke	3.66	Greenfield land	Greenfield 100%	128 dwellings	Discounted
Summary of assessment for SE/072: Si effects predicted for air quality, biodiversit good access to jobs, services and transpo	y, cultural	heritage and landso	ape. The site is well loc	ated to provide rea	sidents with

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
Buildings		reenfield a the site is		uld consi	st of the l	oss of :	>0.4ha of greenfield land. Site coincides with	a coal MSA. ALC				
4 Climate		+	Ρ	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	with the	is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved inclusion of GI in development, although this is somewhat dependent on implementation and there is be a net loss in GI regardless.										
5 Water		+	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							vaterbodies within 100m of the site. Developr er consumption.	nent 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 diversity value at the site and reduce local ed					
		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National that cont adversel form, wh	Parks or A tains GI ele ly alter the	AONBs. ements local to help to	Howeve of poten wnscape limit the	er, reside tially high e and lan magnitud	ntial de n visual dscape de for p	discernible effect on any landscape designation velopment at this site could result in the loss amenity, including trees, and it would therefor character. The site is adjacent to existing re- otential effects, but at this stage a minor adve- t.	of open greenfield bre be likely to sidential built				
		-	Р	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	generate						site. Short term negative effects would come ted that the development would detract from					
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	homes w		xpected	to resul	t in a min	or incre	on an AQMA or CAZ. The construction and c ease in air pollution in relation to existing leve					
		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Low Mod	or Railway	Station	i, this is d	outside of	f the de	ent services. The nearest railway station is 1 sired range. The site has good access for pe of cycle paths.					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimum	d tenures n criteria of	of the h f policie	iousing is s H04 ai	s provide nd H05 (1	d in line 10 or m	owards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), th to reflect local need.	ent would meet the				
12 Accessible		+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
services	Residen	ts at the si	te woul	d have g	ood acce	ess to k	ey services and amenities including those on	Woodside Road.				
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
13 Social cohesion	without of without t	disrupting of	cohesiv oment l	veness of being of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and communi put pressure on local services and facilities of	ty interaction,				
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Judy Woods to the south west.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
secure	Iocation where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance and so could help to combat the local risk of crime. + P LT IR H SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, 16a, 16b											
16 Health	T I CO1, CO2, CO3, DS1, DS5 IOa, IOD Site is 950m north of the nearest GP surgery, Sunny Bank Medical Centre, this is outside of the desired range. The site is within 4.5km of a hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement. IOA, IOD											
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	The site	is adjacen	t to Ap	pleton Ac	ademy, v	which is	both a primary and secondary educational fa					
18 Employment	opportur		, 1.5km	n from mu	iltiple em	ployme	SP6, SP14, SP16, EC1, EC2, EC3, EC4 broad range of high quality and diverse emp nt zones in the south of Bradford, including b					
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by inc local bus	creasing th sinesses. A	e dema An impr	and for lo ovement	cal good in the bເ	s and s iilt envii	uld have a minor beneficial impact on the loca ervices and enhancing the pool of potential e ronment could lead to an improved attractiver o help tackle local deprivation.	al economy, such mployees for				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/077 – Sumer Hall Ings,	0.50	Agricultural	0 (1)		
Delf Hill	2.59	land	Greenfield	Yield Unknown	Discounted

Summary of assessment for SE/077: A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents here with good access to buses, jobs, health facilities, and cultural spaces, with particularly good access to schools. Residents may need to travel up to 1km to access some services, such as shops.

		Effect on	SA Object	ive	I				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d	
Buildings							4ha) greenfield site and so would not consti with small areas of Grade 4 land on the wes		
4 Climate		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience							ding. However, development could lead to a	n increase in	
	imperme	able surfa	ces, com P	pared to	Current I	levels. H	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources	Site is no	ot in a GSI					100m of site. Development would result in		
resources							ation to existing levels.		
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
Biodiversity & geodiversity	There would be no sensitive biodiversity designations directly impacted by development on the site. However, development on this greenfield site would likely see a reduction in the site's biodiversity value and local habitat connectivity.								
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
Landscape & townscape							National Park. The loss of a large area of g I character of the local area.	eenfield would	
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3		
heritage	Develop	ment at the	e site wo	uld be ur	likely to	have a	discernible impact on any heritage asset or	historic area.	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e	
9 Air quality	homes w		xpected t	to result i	n a mino	r increa	n an AQMA or CAZ. The construction and ou use in air pollution in relation to existing level		
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e	
10 Transport	it outside		sired ran	ge. The s			ces. Site is 1.65km west of Low Moor Railwa cess for pedestrians, but somewhat limited t		
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	make a i	minor posi	tive contr	ribution to	owards s	atisfying	s currently unknown. It would be expected th g Bradford's housing needs, depending on th e Local Plan policies.		
12 Accessible		-	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 , EC5, HO3, HO12	12a	
Accessible		ld offer res and amer					services and amenities, being 1.4km from th	ne closest	
		+	Р	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a	

		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)	
13 Social cohesion	encoura	ging partic	ipation a	nd comm	nunity inte	eractior	with high quality housing within an existing a, without the development being of a scale t ar the local sense of community and place.		
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure	Site would offer residents with good access to leisure areas, being within close proximity to of an array of leisur spaces including Harold Park and the countryside, via local footpaths.								
		+/-	Р	LT	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.								
		++	Р	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	Site is within 800m of Low Moor Medical Practice and 4km of St Luke's Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.								
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
Education	Site is w	ithin 850m	of Apple	ton Acad	demy whi	ch prov	vides primary and secondary education.		
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities, with Low Moor Employment Zone within 500m and within 5km of Bradford City Centre.								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy		ng the dem					d have a minor beneficial impact on the loca and enhancing the pool of potential employe		

CE/004 Manahastan David La an PDL Runswick and the state of the state	Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/081 – Manchester Road 0.27 Motor company Brownfield No yield. Discounted	SE/081 – Manchester Road	0.27	PDL, Runswick Motor company	Brownfield	No yield.	Discounted

Summary of assessment for SE/081:

No significant adverse effects predicted for the site. Minor adverse effects predicted for the water resources SA Objective, as predicted for most sites. Given the site's current use is for a motor company, it is unclear how new development may impact on air quality. The site would be a good opportunity to deliver biodiversity net gains and improvements to the local character, given its current condition and use. The site is well located to provide residents with good access to shops, jobs, cultural spaces, and buses, with particularly good access to schools and health facilities.

		Effect on S	SA Objec	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c
3 Land & Buildings	MSA wit materials	h which it o	coincide prove th	s. It is ur e resour	nknown i ce-effici	if the ex	ent use of land, depending on the potential im xisting buildings on-site could be re-used but f any development. Site is entirely situated wit	he re-use of
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	Site is in	Flood Zor	ne 1 and	at low r			vater flooding.	
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							within, adjacent to or within 100m of the site	•
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversity	England	's GI netwo	ork (Spe	n Valley	Greenw	ay & C	biodiversity designation. Site is situated entire anal Road), as this site is currently a 100% bi ance the biodiversity value of the site.	
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape & townscape							roviding the development is in-keeping with the unity to improve the local character.	ne existing built form
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop						a discernible impact on any heritage asset or	
9 Air quality	indirectly as a mot	affect the	air qual ny it wou	ity withir	n it, maki	ing read	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 vever the site is only 20m south of an AQMA a ching air quality targets more difficult, howeve ether development would see an improvement	r as it current use is
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	putting it	outside ta	rget dist	ance for	a railwa	y statio	ent services. Site is 2.2km from Low Moor Ra on. The site is very accessible for pedestrians in the local area.	
		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	make a i	minor posit	tive cont	ribution	towards	satisfy	s is currently unknown. It would be expected t ing Bradford's housing needs, depending on t the Local Plan policies.	he amount, types
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	
Accessible services							ge of services and amenities in highly accessi g Manchester Road.	ble locations being
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	commun facilities	ity interact	ion, with Iter the I	nout the o	developr	ment be	nts within an existing community, encouraging eing of a scale that could put pressure on loca ty and place. This site would provide high-qua	I services and

		Effect on S	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
14 Culture &		+	Ρ	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure		ld have ex along Ma			o a diver	se rang	e of culture and leisure opportunities in highly	/ accessible			
		+/-	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	access to	o a diverse nent oppor	e range o	of semi-r	natural h	abitats	Luke's Hospital. Site would provide new reside with opportunities for outdoor exercise and co oth physical and mental health for the residen	ommunity			
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education		ithin 800m y Grange i					e west and Bankfoot Primary School to the no	orth. Co-op			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 3km of Bradford City Centre and 5km of 10 Employment Zones (e.g. Paradise Green and Thornton Road).										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	increasir business	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status	
SE/117 – Furnace Inn Street,		PDL, rocky field			Discounted	
Cutler Heights	0.23	and picnic area	80% Brownfield	Yield Unknown		

Summary of assessment for SE/117:

Significant adverse effect predicted for the air quality SA Objective due to the site being within a CAZ. No other significant adverse effects predicted. Whilst the site is predominately PDL, much of it appears to be open space and greened over, and the effects associated with development on such land has led to minor adverse effects being predicted for most natural environment themed SA Objectives. The site is well located to provide residents here with good access to buses, jobs, shops, cultural spaces, and health facilities, with particularly good access to schools.

		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	3b, 3c	
3 Land & Buildings							ute as an efficient use of land, depending on the entirely situated within a coal MSA. The ALC gr		
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience	Site is in	Flood Zon	ie 1 an	d at low		surface	water flooding.		
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							are within, adjacent to or within 100m of the site ter consumption.).	
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
Biodiversity & geodiversity	England [®] connecti	's GI netwo vity. Resid	ork and ential c	l the los: levelopr	s of son nent he	ne vege re wou	ve biodiversity designation. Site is partially situa etation could reduce the site's biodiversity value Id likely reduce the site's biodiversity value and tated areas.	e and ecological	
7		+/-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b	
Landscape &	Site would not affect an AONB or National Park. Development, if in-keeping with the existing built form of the local area, the site could provide an opportunity to improve the local character. However, the loss of a small								
townscape	picnic ar		ast of t				iminish tranquillity at the site.		
8 Cultural	Develop	O mont at the	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3 /e a discernible impact on any heritage asset o	8a, 8b	
heritage	Develop		P		IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality	air pollut		hin a C site in r	AZ and elation 1	would to existi	likely m ng leve	ake it difficult to achieve clean air targets due t ls, due to the construction and occupation of ne	o an increase in	
10		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	Railway	Station, pu	itting it	outside	of the o	desired	frequent services. The site is 2km east of Brad range. The site is very accessible for pedestria is in the local area.		
		0	Ρ	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	make a r	ninor posit	ive cor housin	ntributio	n towaro /ided in	ds satis line wit	eds is currently unknown. It would be expected fying Bradford's housing needs, depending on the Local Plan policies.	the amount, types	
12	0.1	+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
Accessible services							inge of services and amenities in highly access supermarket and within 150m of the site.	ible locations	
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a	
13 Social cohesion	encourag pressure A617, wi	ging partici on local s	pation ervices be like	and cor and face and face	nmunity cilities c pact on	interac or could the qua	lents within an existing community of high depr ction, without the development being of a scale alter the local sense of community and place. ality of life of new residents here as a result of e	that could put Site is adjacent to	

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure	Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations along Sticker Lane to the east and Leeds Road to the north.									
		+/-	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	Commur	hity Hospita	al to the	e north v	west of	the site	side of the preferred 800m range. Site is 1.1km . Residents would have excellent access to gre ts with opportunities for outdoor exercise and s	en spaces and a		
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
Education	Site is 30	00m West	of Fear	nville P	rimary S	School	and 1km South of Laisterdyke Leadership Acad	demy.		
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
Employment							ss to a broad range of high quality and diverse 11 Employment Zones.	employment		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	increasir business	construction and occupation of new homes could have a minor beneficial impact on the local economy, asing the demand for local goods and services and enhancing the pool of potential employees for local esses. An improvement in the built environment could lead to an improved attractiveness to the area, which encourage further inward investment to help tackle local deprivation.								

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/122 – Greenhill Mills,			-		_
Florence Street	0.80	PDL, retail lot	Brownfield	No yield	Discounted
0	fer 05/400	1	1	1	1

Summary of assessment for SE/122:

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

		Effect on	SA Object	ve					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
		+/-	Р	LT	IR	н	SP4, SP8, SP9, HO2, TR5SP4, SP8, SP9, HO2, TR5	3b, 3c	
3 Land & Buildings	Site is brownfield and would constitute an efficient use of land depending on potential impacts on the MSA Being a large industrial site, the introduction of new housing would constitute an efficient form of land use. Site is entirely situated within a coal MSA. The ALC grade of the land is urban.								
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience	Site is w	ithin FZ1 a	and not a	t risk of s	surface w	ater flo			
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							100m of site. Development would result in to existing levels.	a minor net	
6		+	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
Biodiversity & geodiversity							ensitive biodiversity designation and develop alue of the site.	oment would	
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b	
Landscape & townscape	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built form of the local area, the site would provide an opportunity to improve the local character.								
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3		
heritage		ment at thi hible impac					servation Area. Development at site would b ic areas.	e unlikely to have	
9 Air quality		-	Р	LT	IR	н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 All quality							elopment could make achieving air quality ir ociated with the construction and occupatior		
10		+	Р	LT	IR	н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
Transport	which ha		t services	s. The site	e is very		ices. Site is 1.8km of Bradford Interchange lible for pedestrians and cyclists although the		
		0	Р	LT	IR	н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	make a r	minor posi	tive contr	ibution to	owards s	atisfying	s currently unknown. It would be expected th g Bradford's housing needs, depending on the e Local Plan policies.		
12 A accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
Accessible services							of services and amenities in highly accessil along Leeds Road.	ole locations,	
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a	

		Effect on	SA Object	ive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.								
14 Culture &		+	Р	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure		rs resident and leisure					d leisure areas, being within 500m walk of a	varied array of	
		+/-	Р	LT	IR	Μ	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 vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.								
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	Resident	ts would h	ave exce	llent acc	ess to ou	tdoor s	is within 750m of Leeds Road Community F pace, which can have positive health effect d Seymour Park.		
17		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
Education	Site is w	ithin 800m	of Feve	rsham Pr	imary Ac	ademy	Site is 1.4km north of Bradford Foster Acad	lemy.	
		+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with the centre of Bradford 1.5km to the west of the site and ten other employment sites within 5km.								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	increasir business	ng the dem ses. An im	nand for l	ocal goo nt in the l	ds and se built envi	ervices ronmen	d have a minor beneficial impact on the loca and enhancing the pool of potential employe it could lead to an improved attractiveness to ackle local deprivation.	es for local	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/164 – Whitehall Road, Wyke	0.15	Site appears to be comprised of a residential garden and some existing buildings	Mix	4 dwellings (based on 35dph)	Alternative

Summary of assessment for SE/164:

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.

No major adverse effects have been predicted for the site, but minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a partial 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 – 3f
3 Land & Buildings	if the bui	Idings with	in the	site peri	meter w	ould be	at the site is 'Urban'. Site coincides with a coal e incorporated into new development here and postruction materials.	
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	avoided		careful	layout o	of devel	opment	a low risk of surface water flooding which is ex t. However, development could lead to an incre els.	
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources			esult in	a mino	<u>r increa</u>	se in w	ithin 100m of a surface waterbody. Developme ater consumption.	-
6	014	-	P	LT	IR .	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity		ondition. N					ements and it is likely to be of some biodiversit reduce biodiversity value at the site and reduce	
geeaneerery		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National amenity, local tow	Parks or A including	ONBs trees, a d land	. The sit and resid scape cl	e is larg dential of haracte	gely gre develop	a discernible effect on any landscape designat enfield and contains GI elements of potentially ment at this site would therefore be likely to ac igh the site is adjacent to existing built form wh	high visual versely alter the
			D	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
8 Cultural		0	Р					
8 Cultural heritage	Develop area.	-	e site w	ould be			e a discernible effect on any sensitive heritage	asset or historic
	area.	ment at the	e site w	vould be	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	e asset or historic 9a – 9c
	area. Develop homes w	ment at the	e site w P d not h cpected	vould be LT ave a di d to resu	IR scernib ılt in a r	H le impa ninor in	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s.	asset or historic 9a – 9c occupation of new
heritage 9 Air quality	area.	ment at the - ment would vould be ex ed with ho	e site w P d not h cpected mes ar P	LT ave a di to resund transp LT	IR scernib ilt in a r port mo	H le impa ninor in vement H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	 asset or historic 9a – 9c occupation of new els due to pollution 10a – 10d
heritage	area. Develop homes w associat Site is w Low Mod	ment at the ment would rould be ex ed with ho + ithin 250m	e site w P d not h cpected mes ar P of mul Statior	LT ave a di to resu d transp LT tiple bus	IR scernib Ilt in a r port mo IR s stops	H le impa ninor in vement H with fre	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 quent services. The nearest railway station is s for pedestrians, but somewhat limited for cyc	 asset or historic 9a – 9c occupation of new els due to pollution 10a – 10d I.8km north-east at
heritage 9 Air quality 10	area. Develop homes w associate Site is w Low Moo amount of	ment at the ment would yould be ey ed with hoo + ithin 250m or Railway of cycle pa +	e site w P d not h cpected mes ar P of mul Statior ths. P	LT ave a di d to resund transp LT tiple bus n. Site ha	IR scernib ilt in a r port mo IR s stops as good	H le impa ninor in vement H with fre acces	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 quent services. The nearest railway station is s for pedestrians, but somewhat limited for cyc SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	 asset or historic 9a – 9c occupation of new els due to pollution 10a – 10d 1.8km north-east at lists with a limited 11a
heritage 9 Air quality 10	area. Develop homes w associat Site is w Low Mod amount The site types an minimum	ment at the ment would yould be ey ed with hou + ithin 250m or Railway of cycle pa + could mak d tenures of n criteria of	e site w P d not h cpected mes ar P of mul Statior ths. P e a min of the h	LT ave a di d to resu nd transp LT tiple bus n. Site ha LT LT nor position nousing es H04 a	IR scernib ilt in a r port mo IR s stops as good IR is provi and H05	H le impa ninor in vement H with fre d acces H tributio ded in I 5 (10 or	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 quent services. The nearest railway station is s for pedestrians, but somewhat limited for cyc SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,	 asset or historic 9a – 9c occupation of new els due to pollution 10a – 10d 1.8km north-east at lists with a limited 11a depending on the ent would meet the

12 Accessible services	The nearest area of key services and amenities appears to be 600m west along Griffe Road.										
12 Social	+ P LT IR H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, J DS4	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	14a									
leisure	Residents at the site would have good access to a range of culture and leisure opportunities inclu restaurants, churches and a community centre in the centre of Wyke.	iding pubs,									
15 Safe & secure	+/- P LT IR M SP1, SP3, SP4, SP16, H09, DS5, CO2 The construction and occupation of new homes would introduce new potential targets and victims location where there are currently no residential receptors, and so an increase in crime at the site out. However, new development could potentially enhance community cohesion and wellbeing, or natural surveillance, and so could help to combat the local risk of crime.	cannot be ruled									
16 Health		portunities for									
17 Education		17a – 17c t secondary									
18 Employment											
19 Economy		ployees for local									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/159 – Whitehall Road, Wyke	1.03	Site appears to be comprised primarily of an agricultural field, with an area of hard standing and some buildings in the north of the site.	Predominantly greenfield	36 dwellings	Alternative

Summary of assessment for SE/159:

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

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

As a predominantly greenfield site, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site has a very limited extent of land at low, medium and high risk of surface water flooding along the southern perimeter, but this is expected to be avoided through a careful layout of 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 c			
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f		
3 Land & Buildings	with a co	al MSA. It	is uncl and, if	ear if th	e buildii would	ngs with	he site is Grade 3, which could include BMV so nin the site perimeter would be incorporated into opportunities for reusing structures or construc-	o new		
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	its south	ern perime	eter whi	ich throu ermeab	igh a ca le surfa	areful la ces, co	nd at a low, medium and high risk of surface wa yout is expected to be avoided. However, deve mpared to current levels.	elopment could		
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.							nt at the site		
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
Biodiversity & geodiversity	Site is predominantly 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.									
geeenerer	coologio	-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b		
7 Landscape & townscape	National amenity, townsca magnitud	Parks or A including pe and lan	AONBs trees, a dscape ntial ef	. The sit and deve e charac	d not re e is pre elopme ter. The	esult in domina nt at thi e site is	a discernible effect on any landscape designati antly greenfield and contains GI elements of pot s site would therefore be likely to adversely alte near to existing built form, which would help to a minor adverse effect on the local landscape a	entially high visual er the local limit the		
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
heritage	Develop area.	ment at the	e site w	ould be		y to hav	e a discernible effect on any sensitive heritage	asset or historic		
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	associated with homes and transport movements.									
10		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
Transport	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 1.63km north-east at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.									
11 Housing		+	P	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	types an minimum	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.											
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
Accessible services	The nea	rest area o	of key s	ervices	and am	nenities	appears to be 600m west along Griffe Road.						
13 Social		+	Р	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
cohesion	interactio		the de	velopme	ent beir	ng of a s							
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure							o a range of culture and leisure opportunities in n the centre of Wyke.	cluding pubs,					
15 Safe & secure	location new dev	where the	re are o could p	otentiall	[,] none, y enhai	and so nce con		out. However,					
		++	Р	LT	IR	н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	Residents would be within 800m of the nearest medical centre, Sunnybank Medical Centre. The site is 5.3km south of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, including at Cleckheaton Golf Club, which could improve both physical and mental health for the residents of the development.												
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education							ary School, is 450m north of the site. The near	est secondary					
	school, A		cadem				of the site.	40- 40-					
18 Employment	+/- P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b The site would provide residents with good access to a broad range of employment opportunities in the south of Bradford, including the Low Moor Employment Zone 1.2km north, as well as slightly further afield towards the regional city to the north. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.												
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	as by inc business could en	creasing th ses. An imp courage fu	e dema provem urther in	and for litent in the nward in	ocal go ie built vestme	ods and environ ent to he	could have a minor beneficial impact on the loc d services and enhancing the pool of potential e ment could lead to an improved attractiveness lp tackle local deprivation. However, it is uncer on local agricultural economy.	employees for local to the area, which					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/126 – Wyke Lane, Oakenshaw	5.26	Agricultural fields delineated by hedgerow and trees	Greenfield, Green Belt	184 dwellings (based on 35dph)	Alternative

Summary of assessment for SE/126:

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a large, 100% greenfield and Green Belt site which contains trees and is adjacent to Judy Wood LWS, which is also an area of Ancient Woodland and deciduous woodland priority habitat. There are a number of small waterbodies within 100m of the site; development here would pose a risk to the water quality of these. 200m north of the site is a Grade II* Listing Building and given the size of the site and that it sits upon raised ground, development here could minorly adversely alter the setting of this sensitive heritage asset.

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigation of		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f	
Buildings	Site is gr MSA.	reenfield. A	ALC Gr	ade at t	he site i	is Grad	e 3, which could include BMV soils. Site coincid	les with a coal	
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change							nd at a low risk of surface water flooding. Giver		
resilience							would be avoided through a careful layout of de		
	However, development could lead to an increase in impermeable surfaces, compared to current levels.								
5 Water	Anumbe	-	P	LI odioo n	IR	M	SP9, EN1, EN2, EN7, EN9 SW Wood, are within 100m of the site. Developr	5a – 5e	
resources							in water consumption at this location in relation		
	Would be	-	P	LT		M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 Biodiversity & geodiversity 7 Landscape & townscape	biodivers reduce la The sout deciduou such as The site site level Develop National and Great therefore	sity value in pocal ecolog th-western us woodlar through a falls within l and cons - ment at thi Parks or A en Belt lan e be likely f	n its cu perime ad prior loss of a a SSS <u>ultation</u> s locat AONBs d that of to adve	rrent co onnectivi teter of the function of Impace with Na LT ion wou . Howev contains	ndition. ity. he site a tat. New hally link t Risk Z atural E atural E I I I I I I I I I I I I I I I I I I I	New development of the second	s including trees. The site is therefore likely to be evelopment here could reduce biodiversity value Judy Wood LWS, which is also an area of Ancio opment at the site could adversely affect this se d or construction effects on root zones. urther consideration of the likely risks should be undertaken if necessary. SP2, EN1, EN3, EN5, EN6, DS2, DS3 a discernible effect on any landscape designation development at this site could result in the loss of potentially high visual amenity, including trees wnscape and landscape character, although the	e at the site and ent Woodland and nsitive woodland, e undertaken at the 7a, 7b on, including of open greenfield s, and it would	
•					elp to lin	nit the r	nagnitude of potential effects.	•	
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural							ilding 'Woodside Cottage, Woodside Farmhous		
heritage	of this large open greenfield, with sits atop raised ground that is likely viewable from a distance, could potentially adversely alter the setting of this sensitive heritage asset.								
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.								
		+	P	LT	IR	н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
10 Transport	at Low M		ay Stat	ion. Site			quent services. The nearest railway station is 2 ess for pedestrians, but somewhat limited for c		
		+	P	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	nousing es H04 a	is provi and H08	ded in l 5 (10 or	n towards satisfying Bradford's housing needs, ine with the Local Plan policies. The developm more homes, or an area of more than 0.5ha), uses to reflect local need.	ent would meet the	
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
Accessible services	The near	rest area o	of key s	ervices	and am	nenities	appears to be 400m east along Griffe Road.		
		++	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a	
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation 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 local sense of community and place.								
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure							a range of culture and leisure opportunities in n the centre of Wyke.	cluding pubs,	
		+/-	Р	LT	IR	М	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 nce con	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na ne.	l out. However,	
		++	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	of a gene Resident	eral hospitats at the site	al, St L te wou	uke's Ho d have g ould imp	ospital. good ac prove b	ccess to	medical centre, Sunnybank Medical Centre. The a diverse range of semi-natural habitats with a sical and mental health for the residents of the	opportunities for development.	
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
Education	The Site		outh-w	est of A			my which provides primary and secondary edu	1.0.1.01	
18 Employment	Bradford the regio	, including	the Lo the no	w Moor rth. It is	Employ uncerta	yment Z ain the e	SP6, SP14, SP16, EC1, EC2, EC3, EC4 Ess to a broad range of employment opportuniti Zone 1.3km north-east, as well as slightly furthe extent to which the loss of agricultural land coul cal area.	er afield towards	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	as by inc business	reasing th	e dema /er, it is	and for l	ocal go	ods and	could have a minor beneficial impact on the loo d services and enhancing the pool of potential o which the loss of agricultural land could impa	employees for local	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/070 – The Knowle, Whiteha Road, Wyke	1.78	Site is a mix of hardstanding and buildings as well as greenfield and open space	Mix (predominantly Green Belt)	61 dwellings (based on 35dph)	Discounted

Summary of assessment for SE/070:

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

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a largely greenfield and Green Belt site containing trees and hedgerows, There is a small waterbody 25m east of the site, the water quality of which could be impacted by the development. There is a limited extent of land at low, medium and high risk of surface water flooding in part associated with the waterbody, but it is expected that this could be avoided through careful layout of 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		mix of PDI Site coinci				Grades	s at the site are Grade 3, which could include B	MV soils, and		
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	associat	ed with a s	mall w	ater boo	ly. Thro	ugh a c	a low, medium and high risk of surface water fl areful layout is expected that these areas could e in impermeable surfaces, compared to currer	d be avoided.		
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							site. Site is not within a GSPZ. Development a onsumption at this location in relation to existin			
6	- P LT IR M SP10, SP11, EN1, EN2, EN3, EN7, EN9 6a – 6f									
Biodiversity & geodiversity	likely to l	Site is partially greenfield containing various GI elements including trees and hedgerows. The site is therefore 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.								
<u> </u>		-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National potential alter the limit the	Parks or A ly high visu local town	ONBs ual am scape for po	. The sit enity, in and land tential e	te is larg cluding dscape	gely gre trees, a charact	a discernible effect on any landscape designati eenfield and on Green Belt land which contains and development at this site would therefore be ter. The site is adjacent to existing built form, w is stage a minor adverse effect on the local lan	GI elements of likely to adversely hich would help to		
	townood	0	P	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
8 Cultural heritage	Develop area.	ment at the	e site w	ould be	unlikel		ve a discernible effect on any sensitive heritage	asset or historic		
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	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		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
Transport	Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 1.8km north at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.									
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect			Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
	types an minimum	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (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	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
Accessible services	The nea	rest area o	of key s	ervices	and am	nenities	appears to be 600m west along Griffe Road.						
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
13 Social cohesion	interactio		the de	velopme	ent beir	ng of a s	ng community, encouraging participation and c scale that may put pressure on local services a ace.						
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and a community centre in the centre of Wyke.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location out. How	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.											
		++	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	south of Residen outdoor	a general ts at the si	hospita te wou ncludin	al, St Lul ld have lg at Cle	ke's Ho good ao ckheato	spital. ccess to	medical centre, Sunnybank Medical Centre. Th o a diverse range of semi-natural habitats with o Club, which could improve both physical and m	opportunities for nental health for					
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education							nary School, is 675m north of the site. The nea st of the site.	rest secondary					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	Bradford	would prov I, including city to the	the Lo	sidents v w Moor	with go Employ	od acce yment 2	ess to a broad range of employment opportunitic Zone 1.3km north, as well as slightly further afie	es in the south of Id towards the					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	as by inc business	creasing th ses. An imp	e dema provem	and for l ent in th	ocal go ie built	ods and environ	could have a minor beneficial impact on the loc d services and enhancing the pool of potential e ment could lead to an improved attractiveness alp tackle local deprivation.	employees for local					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/104 – Lower Wyke			Greenfield, Green	87 dwellings (based on	
Lane, Wyke	2.51	Agricultural fields	Belt	35dph)	Alternative

Summary of assessment for SE/104:

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

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

As a greenfield and Green Belt site containing trees with an area of TPO woodland 25m to the north, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The northern corner of the site adjoins the Lower Wyke Conservation Area, and 20m north is a Grade II Listed Building; development at this large, open greenfield and Green Belt site would be likely to adversely alter the setting of these heritage assets/areas.

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f		
Buildings	Site is gi with a co		ALC Gr	ade at tl	ne site i	s predo	minantly Grade 3, which could include BMV sc	ils. Site coincides		
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change							nd at a low risk of surface water flooding. Giver			
resilience							would be avoided through a careful layout of de			
	Howeve	r, developr	nent co	LT			e in impermeable surfaces, compared to curren SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water	Site doo	- s not coinc			IR Z Tho	M	approximately 100m north of a small, unnamed			
resources							likely to result in a minor increase in water cons			
	003030	-	P		IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity &	biodivers	sity value i	n its cu	ng vario rrent co	us GI el ndition.	lements New de	including trees. The site is therefore likely to b evelopment here could reduce biodiversity valu	e of some e at the site and		
geodiversity	to increa	reduce local ecological connectivity. An area of TPO woodland is 25m north of the site, which could be exposed to increased recreational disturbances, or potentially construction related impacts on root zones, as a result of development at the site.								
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
Landscape & townscape	National that cont	Parks or A ains GI ele	ONBs ements	. Howev	er, resi ntially h	dential igh vist	a discernible effect on any landscape designati development at this site could result in the loss al amenity, including trees, and it would therefor pe character.	of open greenfield		
	didire.ee.	-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	Listed B	uilding 'Bla	inkney	Grange	Farmh	ouse ar	ke Conservation Area. 20m north of the site is d Barn'. New development at this large open g ne nearby Listed Building and Conservation Are	the Grade II reenfield site		
		-	Р	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	homes w		<i>cpected</i>	d to resu	ılt in a r	ninor in				
		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a - 10d		
10 Transport	at Low M topograp	loor Railwa	ay Stat on a h	ion. Site ill), and	e appea the lack	rs to be	quent services. The nearest railway station is 3 accessible via walking and cycling, although th ignated cycle paths in the local area, could pote	ne local		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	types an minimum	d tenures n criteria of	of the h policie	nousing es H04 a	is provi and H05	ded in l 5 (10 or	n towards satisfying Bradford's housing needs, ine with the Local Plan policies. The developme more homes, or an area of more than 0.5ha), t ises to reflect local need.	ent would meet the		

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services	The nea Bailiff Br		of key s	ervices	and am	nenities	appears to be 500m south-west on Birkby Lan	e in the centre of
		++	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	without of without t	disrupting of	cohesiv oment l	veness contractions of	f existii a scale	ng com	within an existing community in an area of high munity, encouraging participation and commun ay put pressure on local services and facilities	ity interaction,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	Site would have good access to a range of culture and leisure opportunities including a church, pub and the lo countryside.							
		+/-	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	The site Resident outdoor	is 6.4km s ts at the si	outh of te woul ncludin	f a gene ld have g g at Cro	ral hosp good ao w Nest	oital, St ccess to	Sunnybank Medical Centre, putting it outside th Luke's Hospital. o a diverse range of semi-natural habitats with Solf Club, which could improve both physical ar	opportunities for ad mental health for
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education							r and Infant School, is 600m south-west of the south-west of the site.	
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	Bradford afield to	l and Brigh wards the i	ithouse regiona	, includi I city to	ng the the nor	Low Mo th. It is	ess to a broad range of employment opportuniti oor Employment Zone 2.4km north, as well as s uncertain the extent to which the loss of agricu re in the local area.	slightly further
-		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc business	creasing th	e dema /er, it is	and for I	ocal go	ods and	could have a minor beneficial impact on the loo d services and enhancing the pool of potential o which the loss of agricultural land could impa	employees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/088 – 1 -2 Sugden		PDL, a derelict			
Street, Low Moor	0.25	house and vegetation	60% Greenfield	5 dwellings	Commitment
Summary of accompant for	CE/000.	-			

Summary of assessment for SE/088:

No significant adverse effects predicted for the site. Whilst the site is partial greenfield, in its current condition new development here could be an opportunity to deliver biodiversity net gains and improvements to the local character. The site is well located to provide residents with good access to shops, jobs, cultural spaces, health facilities and schools, with particularly good access to public transport options.

		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 – 3f				
3 Land & Buildings	Site is PDL and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.											
4 Climate	<u> </u>	+	P	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience							ce water flooding. However, development could current levels.					
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources		ld likely re			increas	e in wa	are within, adjacent to or within 100m of the site ter consumption.	-				
6	0.1	+/-	P	LT	IR	Μ	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
Biodiversity & geodiversity	Natural E biodivers	England's (GI netw of the si	vork. The	e site is ever as	partial the rer	ve biodiversity designation. Site is situated entir ly vegetated; therefore development here could naining area is brownfield, development could a the site.	I reduce the				
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b				
Landscape & townscape		Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built form of the local area, the site would provide an opportunity to improve the local character.										
8 Cultural		0	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
heritage	Develop	ment at the		ould be			e a discernible impact on any heritage asset of					
9 Air quality	homes w		pected	d to resu	ilt in a n	ninor in	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and c crease in air pollution in relation to existing leve s.					
10		++	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport		is very acc					quent services and is within 600m of Low Moor cyclists although there is a lack of designated cy					
11 Housing		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
TTTTodding						ded in l	n towards satisfying Bradford's housing needs, ine with the Local Plan policies.					
12	0.1	+	P	LT	IR			12a				
Accessible							inge of services and amenities in highly access ties along Checkheaton Road.	ible locations				
services	being wi	+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
13 Social cohesion	commun	ity interact	ion, wi	thout the	e develo	opment	lents within an existing community, encouraging being of a scale that could put pressure on loc nity and place.					
		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				

		Effect on SA Objective								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
14 Culture &	Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible									
leisure	locations	along Che						45		
		+	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	location new dev	where ther	e are o could p	currently otentially	none, a y enhar	and so nce con	would introduce new potential targets and victil an increase in crime at the site cannot be ruled munity cohesion and wellbeing, or increase na ne.	out. However,		
		+	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	Site is 1.6km east of Low Moor Medical Centre and 4km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development									
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
Education	Site is 800m west of Woodlands CE Primary School, putting it outside of the desired range. Appleton Academy,									
Education	which pr	ovides sec	ondary	educat	ion is 1	.7km so	outh west of the site, again putting it outside of t	he desired range.		
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
Employment	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 5km of nine Employment Zones.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/109 – Shetcliffe Lane	3.47	Open field	Greenfield	106 dwellings	Commitment: SE26/H

Summary of assessment for SE/109:

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

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site containing trees. The site is 100m north of High Royds Beck, and development here could pose a risk to the water quality.

minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify			Effect on SA Objective						
Buildings Site is greenfield. ALC Grades at the site are Grade 4 and Grade 5. Site coincides with a coal MSA. 4 Climate change residuation P LT IR M SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7 4a - 4e 4 Climate change residuation Site is in F21 and is at low risk of surface water flooding, with a very limited area at medium 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 resources Site does not coincide with a GSP2. The site is approximately 100m north of High Royds Beck, at its closest point. Development at the site would be likely to result in a minor increase in water consumption. 6 Image: Site does not coincide containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce cloal ecological connectivity. 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 local low social connectivity. 8 Cultural heritage and townscape annot be ruled out. 8 Cultural heritage and bacscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the	SA Objective			Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
4 Climate change resilience P LT IR M SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7 4a - 4e 4 Climate change resilience Site is in F21 and is at low risk of surface water flooding, with a very limited area at medium 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 resources P LT IR M SP9, EN1, EN2, EN7, EN9 5a - 5e 5 ite does not coincide with a GSPZ. The site is approximately 100m north of High Royds Beck, at its closest point. Development at the site would be likely to result in a minor increase in water consumption. 6a - 6f Biodiversity Site is greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development there could reduce biodiversity value at the site would reduce local ecological connectivity. 7a, 7b 7 Development at this location would not result in a discernible effect on any landscape designation, including that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out. 8 P									
4 Climate change resilience Site is in FZ1 and is at low risk of surface water flooding, with a very limited area at medium 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 resources - P LT IR M SP9_ENI_EN2_EN7_EN9 5a - 5e 5 Water resources - P LT IR M SP9_ENI_EN2_EN7_EN9 5a - 6e 6 - P LT IR M SP9_ENI_EN2_EN7_EN9 5a - 6e 6 - P LT IR M SP9_ENI_EN2_EN7_EN9 5a - 6e 6 - P LT IR M SP9_ENI_EN2_EN1_EN2_EN3_EN3_EN3_EN3_EN3_EN3_EN3_EN3_EN3_EN3	Buildings	Site is gr	eenfield. A	ALC Gr	ades at	the site	are Gr		ISA.
change resilience file doding. 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 resources			-	Р					
Structures Site does not coincide with a GSPZ. The site is approximately 100m north of High Royds Beck, at its closest point. Development at the site would be likely to result in a minor increase in water consumption. 6 P LT R M SP10, SP11, EN1, EN2, EN3, EN7, EN9 6a - 6f 8 Site is greenfield containing various GI elements including trees. The site is therefore 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. 7 P LT R M 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 trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out. 8 Cultural heritage P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 None 9 Air quality P LT R<!--</td--><td>change</td><td>flooding. layout of</td><td>Given the developm</td><td>size o</td><td>f the site</td><td>e in rela</td><td>tion to t</td><td>he areas, it is expected that it would be avoide</td><td>d through a careful</td>	change	flooding. layout of	Given the developm	size o	f the site	e in rela	tion to t	he areas, it is expected that it would be avoide	d through a careful
resources Site does not coincide with a GSP2. The site is approximately 100m north of High Royds Beck, at its closest point. Development at the site would be likely to result in a minor increase in water consumption. 6 P LT R M SP10, SP11, EN1, EN2, EN3, EN7, EN9 6a - 6f Biodiversity Site is greenfield containing various GI elements including trees. The site is therefore 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. 7 Development at this location would not result in a discernible effect on any landscape designation, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out. 8 Cultural heritage Q P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 None 9 Air quality Q P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 None 9 Air quality Development at thi			-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
6 Image: Ima									
& biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. reduce local ecological connectivity. 7 Landscape & 8 townscape 0 P 10 LT 10 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 cannot be ruled out. 8 Cultural heritage 9 Air quality 0 P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 None 9 Air quality 0 P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 None 10 0 P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 None 9 Air quality 0 P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 None 10 - P LT IR H SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 9a - 9c 9 Air quality - P </td <td>6</td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	6		-						
geodiversity reduce local ecological connectivity. 7 P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b 7 Landscape & atrians GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out. 8 Cultural heritage Q P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 None 9 Air quality Q P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 None 9 Air quality Q P LT R M SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 9a - 9c 9 Air quality A P LT IR H SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, 10a - 10d	Biodiversity								
7 Image: Control of the second se	÷.	biodivers	sity value in	n its cu	rrent co	ndition.	New de	evelopment here could reduce biodiversity valu	e at the site and
7 Landscape & Landscape & townscape & Cultural heritage > 0 P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 None B Cultural heritage O P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 None 9 Air quality O P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 None 10 Transport P LT IR H SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 9a - 9c 9 Air quality P LT IR H SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 9a - 9c 10 Transport + P LT IR H SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, inda - 10d 11 Howes and transport movements. - P LT IR H SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, inda - 10d 10a - 10d	geodiversity	reduce lo	ocal ecolog	pical co			r		
Landscape & Landscape 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 built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out. 8 Cultural heritage 0 P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 None 9 Air quality Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area. P LT IR H SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 9a - 9c 9 Air quality Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements. 10a - 10d 10 Transport + P LT IR H SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 10a - 10d 11 Housing + P LT IR H SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 11a 11 Housing + P LT IR <td< td=""><td></td><td></td><td>-</td><td>Р</td><td></td><td></td><td></td><td></td><td></td></td<>			-	Р					
8 Cultural heritage Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area. 9 Air quality - P LT IR H SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 9a – 9c 9 Air quality Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements. 10 Transport + P LT IR H SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 10a – 10d 10 Transport + P LT IR H SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 10a – 10d 10 Transport + P LT IR H SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 10a – 10d 10 Transport + P LT IR H SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 11a 10 Transport + P LT IR H SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 11a 11 Housing + P LT IR H SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9,	Landscape &	National that cont adversel would he	Parks or A ains GI ele y alter the elp to limit t	ONBs ements local to the ma	. Howev of pote ownscap gnitude	ver, resi ntially h be and l for pote	dential igh visu andsca ential ef	development at this site could result in the loss al amenity, including trees, and it would therefor pe character. The site is adjacent to existing bu	of open greenfield ore be likely to lilt form, which
heritage Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area. 9 Air quality - P LT IR H SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 9a – 9c Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements. 10 + P LT IR H SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, Transport 10a – 10d 10 Transport + P LT IR H SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, Transport associated with normes and transport movements. 10a – 10d 10 Transport + P LT IR H SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, Transport TR6 10a – 10d 10 Transport + P LT IR H SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, Transport TR6 10a – 10d 10 Transport + P LT IR H SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO4,			0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
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 + P LT IR H SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, to pollution is 3.5km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths. 11 Housing + P LT IR H SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, H1a 11 Housing + P LT IR H SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, H09, HO4, HO5, HO6, HO7, HO8, H09, H01, HO2, HO3, HO4, HO5, HO6, HO7, HO8, H09, H01, HO2, HO3, HO4, HO5, HO6, HO7, HO8, H04, H05, HO4, HO5, HO4, H05, H04, H05, HO4, H05, H04, H05, H04			ment at the	e site w	ould be	unlikel	y to hav	e a discernible effect on any sensitive heritage	asset or historic
9 Air quality 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 associated with nomes and transport movements. 10 + P LT IR H SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR4, TR5, Transport 10a – 10d 10 Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 3.5km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths. 11 Housing + P LT IR H SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO1 11a 11 Housing The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify			-	-					
10 Transport + P L1 IK H TR6 IUa – IUd 10 Transport Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 3.5km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths. 11 Housing + P LT IR H SP8, H01, H02, H03, H04, H05, H06, H07, H08, H1a 11a 11 Housing The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify	9 Air quality	homes w	ould be ex	pected	d to resu	ult in a r	ninor in	crease in air pollution in relation to existing leve s.	
Transport Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 3.5km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths. Image: The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify	Transport			•				TR6	
11 Housing + - - - HO9, HO10 -		at Bradfo	ord Interch	ange R	ailway S	Station.		s good access for pedestrians, but somewhat I	
types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify				•				HO9, HO10	
L ADDELIA AULTI AN TUUAITU TIIK ATU ATUUADIE TUUSES LU TETELI TUUSES LU TETELI.		types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the							
+/- P LT IR H SP2, SP3, SP9, SP10, SP15, H08, DS4, CO2 12a				-					12a

		Effect on SA Objective											
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
12 Accessible services	There are a number of local shops and services in proximity to the site, including a post office in the centre of Bierly. However, to access a broader range of services and amenities, residents may need to travel 1km northwest towards toe Goose Hill area.												
40.0		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
13 Social cohesion	interactio	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
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 and churches along Tong Street and Bierley Lane.											
		+/-	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	east of a Residen outdoor	i general h ts at the si	ospital, te woul nd com	St Luke d have munity	e's Hos good ad	pital. ccess to	medical centre, Tong Medical Practice. The site o a diverse range of semi-natural habitats with o which could improve both physical and mental h	opportunities for					
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education		The nearest primary school, St John's CE Primary School is 275m north-east of the site. The nearest secondary school, Bradford Academy, is 1.5km north-west of the site.											
18 Employment		+	Р	LT	IR	Η	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
	opportur	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Tong Street and Law Street Employment Zones which are within 650m of the site.											
19 Economy		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
		creasing th					could have a minor beneficial impact on the loc d services and enhancing the pool of potential e						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential developmen t	Status
SE/163 – Ned Lane, Holme Wood	54.25	Greenfield	Greenfield 100%	1,899	Alterna
		land/Green Belt		dwellings	tive
Summary of assessment for SE/163: S	ignificant a	dverse effects pred	icted due to the loss of greenfield	land, water res	ources
and biodiversity. Minor adverse effects pr	dicted for	air quality water re	sources biodiversity landscape	cultural baritad	0

and biodiversity. Minor adverse effects predicted for air quality, water resources, biodiversity, landscape, cultural heritage, transport and access to educational facilities. The site is well located to provide residents with good access to jobs, services and health. Most adverse effects are due to the significant size of the site, a resident in one area may have suitable access to all amenities whilst a resident at the other end of the site might have poorer access, however the size of the site and amount of potential dwellings is also a significant benefit of the site.

	Effect on SA Objective							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings							>0.4ha of greenfield land. Site coincides wit	h coal and
	sandstor	ne MSA's.	<u>ALC G</u>	rade at tl	he site is	<u>3. Site</u>	is within the Green Belt.	
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change	The site	is within F	Z1 and	is at low	risk of s	urface v	water flooding. The site's climate resilience	could be improved
resilience							nis is somewhat dependent on implementati	
	likely to	be a net lo	ss in G	I regardle	ess.	<u> </u>	· · ·	
5 Water			Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							erbody within the site boundary (Holme Bec	k). Development at
6	the site v	would be li		result in	a minor i IR		e in water consumption. SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity	Site is a	reenfield co	ntainir			l_∟ nents a	nd is likely to be of some biodiversity value	
&	condition	n. New dev	elopme	ent here	could rec	luce bio	diversity value at the site and reduce local	ecological
geodiversity							t networks within the site.	<u>-</u>
		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
		Parks or A	AONRs	Howeve	er reside	ntial de	velopment at this site could result in the los	s of open areenfield
Landscape & townscape	that cont adverse form, wh	tains GI ele ly alter the	ements local to help to	of poten wnscape limit the	tially high e and lan magnitud	n visual Idscape de for p	velopment at this site could result in the loss amenity, including trees, and it would there character. The site is adjacent to existing no otential effects, but at this stage a minor adv it.	fore be likely to esidential built
& townscape	that cont adversel form, wh local lan	tains GI ele ly alter the nich would dscape an	ements local to help to d towns P	of poten ownscape limit the scape ca LT	tially high e and lan magnitud nnot be i IR	n visual Idscape de for p ruled ou H	amenity, including trees, and it would there character. The site is adjacent to existing r otential effects, but at this stage a minor adv it. SP2, SP10, EN3, EN4, EN5, EN6, DS3	fore be likely to esidential built verse effect on the 8a, 8b
&	that cont adverse form, wh local lan There ar noise ge	tains GI ele ly alter the nich would dscape an - re multiple	ements local to help to d towns P listed b ue to co	of poten ownscape limit the scape ca LT wildings onstructio	tially high e and lan magnitud nnot be r IR Within 10 on, howe	n visual dscape de for p ruled ou H 0m aro ver it is	amenity, including trees, and it would there character. The site is adjacent to existing r otential effects, but at this stage a minor adv it. SP2, SP10, EN3, EN4, EN5, EN6, DS3 und the site. Short term negative effects wo expected that the development would also d	fore be likely to esidential built verse effect on the 8a, 8b uld come from the
& townscape 8 Cultural	that cont adversel form, wh local lan There an noise ge current g	tains GI ele ly alter the nich would dscape an - re multiple enerated du greenfield s	ements local to help to d towns listed b ue to co setting. P	of poten ownscape limit the scape ca LT uildings onstructio	tially high e and lan magnitud nnot be i IR within 10 on, howev	n visual dscape de for p ruled ou ruled ou H 00m aro ver it is	amenity, including trees, and it would there character. The site is adjacent to existing r otential effects, but at this stage a minor adv it. SP2, SP10, EN3, EN4, EN5, EN6, DS3 und the site. Short term negative effects wo expected that the development would also d SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	fore be likely to esidential built verse effect on the <u>8a, 8b</u> uld come from the detract from the 9a – 9c
& townscape 8 Cultural	that cont adversel form, wh local lan There an noise ge current of Develop homes v	tains GI ele ly alter the nich would dscape an - re multiple enerated du greenfield s - ment would	ements local to help to d towns P listed b le to co setting. P d not has opected	of poten ownscape limit the scape ca LT ouildings onstruction LT ave a dis t to resul	tially high e and lan magnitud innot be i IR within 10 on, howe IR ccernible t in a mir	n visual dscape de for p ruled ou H 00m aro ver it is H impact nor incre	amenity, including trees, and it would there character. The site is adjacent to existing r otential effects, but at this stage a minor adv it. SP2, SP10, EN3, EN4, EN5, EN6, DS3 und the site. Short term negative effects wo expected that the development would also d	fore be likely to esidential built verse effect on the 8a, 8b uld come from the detract from the 9a – 9c occupation of new
& townscape 8 Cultural heritage	that cont adversel form, wh local lan There an noise ge current of Develop homes v	tains GI ele ly alter the nich would dscape an re multiple enerated du greenfield s - ment would vould be ex	ements local to help to d towns P listed b le to co setting. P d not has opected	of poten ownscape limit the scape ca LT ouildings onstruction LT ave a dis t to resul	tially high e and lan magnitud innot be i IR within 10 on, howe IR ccernible t in a mir	n visual dscape de for p ruled ou H 00m aro ver it is H impact nor incre	amenity, including trees, and it would there character. The site is adjacent to existing r otential effects, but at this stage a minor adv it. SP2, SP10, EN3, EN4, EN5, EN6, DS3 und the site. Short term negative effects wo expected that the development would also SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and	fore be likely to esidential built verse effect on the 8a, 8b uld come from the detract from the 9a – 9c occupation of new
& townscape 8 Cultural heritage	that cont adversel form, wh local lan There an noise ge current g Develop homes v associat	tains GI ele ly alter the nich would dscape an - re multiple enerated du greenfield s - ment would vould be ex ed with ho - rithin 1.1km station is 3.	ements local to help to d towns listed b ue to co setting. P d not ha cpected mes an P n of mu 8km no	of poten ownscape limit the scape ca LT ouildings onstruction LT ave a dis d to resul d transp LT LT ltiple bus orth at No	tially high e and lan magnitud innot be i IR within 10 on, howev IR scernible t in a mir ort move IR stops with ew Pudse	n visual dscape de for p ruled ou ruled ou of maro ver it is impact ments. H H ith freque ey Raily	amenity, including trees, and it would there character. The site is adjacent to existing r otential effects, but at this stage a minor adv it. SP2, SP10, EN3, EN4, EN5, EN6, DS3 und the site. Short term negative effects wo expected that the development would also of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 uent services, this is outside of the desired r vay Station, this is outside of the desired ran for cyclists with a limited amount of cycle p	fore be likely to esidential built verse effect on the 8a, 8b uld come from the detract from the 9a – 9c occupation of new rels due to pollution 10a – 10d ange. The nearest nge. The site has
& townscape 8 Cultural heritage 9 Air quality	that cont adversel form, wh local lan There an noise ge current g Develop homes v associat	tains GI ele ly alter the nich would dscape an - re multiple enerated du greenfield s - ment would vould be ex ed with ho - rithin 1.1km station is 3.	ements local to help to d towns listed b ue to co setting. P d not ha cpected mes an P n of mu 8km no	of poten ownscape limit the scape ca LT ouildings onstruction LT ave a dis d to resul d transp LT LT ltiple bus orth at No	tially high e and lan magnitud innot be i IR within 10 on, howev IR scernible t in a mir ort move IR stops with ew Pudse	n visual dscape de for p ruled ou ruled ou of maro ver it is impact ments. H H ith freque ey Raily	amenity, including trees, and it would there character. The site is adjacent to existing r otential effects, but at this stage a minor adv it. SP2, SP10, EN3, EN4, EN5, EN6, DS3 und the site. Short term negative effects wo expected that the development would also of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 uent services, this is outside of the desired rar	fore be likely to esidential built verse effect on the 8a, 8b uld come from the detract from the 9a – 9c occupation of new rels due to pollution 10a – 10d ange. The nearest nge. The site has
& townscape 8 Cultural heritage 9 Air quality	that cont adversel form, wh local lan There an noise ge current g Develop homes v associat Site is w railway s good act The site amount housing policies	tains GI ele ly alter the nich would dscape an e multiple enerated du greenfield s e would be es ed with hou ed with hou station is 3. cess for pe	ements local to help to d towns listed b ue to co setting. P d not ha kpected mes an P n of mu .8km no edestria ke a ma ild pote d in line 05 (10	of poten ownscape limit the scape ca LT ouildings onstruction LT ave a dis d transp LT ltiple bus orth at Ne ns, but s LT ajor posit entially m e with the or more	tially high e and lan magnitud innot be i IR within 10 on, howev IR iccernible t in a mir ort move IR stops wi ew Pudse omewha IR ive contri ake a ma Local Pl homes, o	n visual dscape de for p ruled ou Mom aro ver it is impact nor incre ments. H ith freque y Railut t limited L ibution ajor pos an polic or an ar	amenity, including trees, and it would there character. The site is adjacent to existing r otential effects, but at this stage a minor adv it. SP2, SP10, EN3, EN4, EN5, EN6, DS3 und the site. Short term negative effects wo expected that the development would also d SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Jent services, this is outside of the desired r vay Station, this is outside of the desired ran for cyclists with a limited amount of cycle p SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	fore be likely to esidential built verse effect on the 8a, 8b uld come from the detract from the 9a - 9c occupation of new rels due to pollution 10a - 10d ange. The nearest nge. The site has aths. 11a s and with the nd tenures of the mum criteria of
& townscape 8 Cultural heritage 9 Air quality 10 Transport	that cont adversel form, wh local lan There an noise ge current g Develop homes v associat Site is w railway s good act The site amount housing policies	tains GI ele ly alter the nich would dscape an - re multiple enerated du greenfield s - ment would would be ex- ed with hole - ed with hole - rithin 1.1km station is 3. cess for per- tess for per- f	ements local to help to d towns listed b ue to co setting. P d not ha kpected mes an P n of mu .8km no edestria ke a ma ild pote d in line 05 (10	of poten ownscape limit the scape ca LT ouildings onstruction LT ave a dis d transp LT ltiple bus orth at Ne ns, but s LT ajor posit entially m e with the or more	tially high e and lan magnitud innot be i IR within 10 on, howev IR iccernible t in a mir ort move IR stops wi ew Pudse omewha IR ive contri ake a ma Local Pl homes, o	n visual dscape de for p ruled ou Mom aro ver it is impact nor incre ments. H ith freque y Railut t limited L ibution ajor pos an polic or an ar	amenity, including trees, and it would there character. The site is adjacent to existing r otential effects, but at this stage a minor adv it. SP2, SP10, EN3, EN4, EN5, EN6, DS3 und the site. Short term negative effects wo expected that the development would also SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Jent services, this is outside of the desired r vay Station, this is outside of the desired r for cyclists with a limited amount of cycle p SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 towards satisfying Bradford's housing needs itive contribution, depending on the types an cies. The development would meet the minin	fore be likely to esidential built verse effect on the 8a, 8b uld come from the detract from the 9a - 9c occupation of new rels due to pollution 10a - 10d ange. The nearest nge. The site has aths. 11a s and with the nd tenures of the mum criteria of

	Effect on SA Objective							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	without of without t	disrupting of	cohesiv oment t	eness of being of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and communi put pressure on local services and facilities of	ty interaction,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	restaura	nts, church	nes and	loutdoor	leisure s	spaces,	range of culture and leisure opportunities inc including Black Carr Wood to the north, Spri te surrounds.	
15 Safe & secure	The cons location new dev	+/- struction a where the	P nd occu re are c could p	LT upation o urrently otentially	IR f new ho none, and r enhance	M mes wo d so an e comm	SP1, SP3, SP4, SP16, HO9, DS5, CO2 ould introduce new potential targets and victir increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	out. However,
		+	P	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	The site Residen	is within 4	.8km of te woul	[:] a hospit d have g	al, St Lui	ke's Ho ess to a	, Tong Medical Practice, this is outside of the	-
		-	Р	LT	ĪR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
17 Education	desired i		neares				demy, is 1.5km south west of the site, which g Leadership Academy, is 2.1km south of the	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment							broad range of high quality and diverse emp zones in the south east of Bradford and in B	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc local bus	creasing th sinesses. A	ie dema An impr	and for lo ovement	cal good in the bເ	s and s iilt envii	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e ronment could lead to an improved attractive o help tackle local deprivation.	employees for

Bradford South West

- 1.1.21 Thirty-nine Preferred Option potential housing sites and three potential employment sites have been identified within Bradford South West.
- 1.1.22 Significant negative effects have been identified in relation to climate change resilience (SA Objective 4) for sites SW/035, SW/057, and SW/139 due to potential flood risk. Proposals are to incorporate sustainable urban drainage to help mitigate flood risk. Alternative site layouts are to be explored with a view to avoiding the areas of highest flood risk.
- 1.1.23 Significant negative effects have been identified in relation to air quality (SA Objective 9) for sites SW/029, SW/031, SW/036, SW/043, SW/048A, SW/052, SW/139 and SW/148. Development proposals should demonstrate how any adverse impacts on any nearby Air Quality Management Areas and/or Clean Air Zones (CAZ) will be avoided and how positive impacts will be delivered. In addition, a mitigation programme is to be prepared for development within CAZs.
- 1.1.24 Significant negative effects have been identified in relation to transport (SA Objective 10) for SW/124. Development proposals are to facilitate high rates of walking and cycling for accessing the site and travelling to key services and amenities. In addition, development proposals are to provide clear, safe and amenable walking links between the site and nearby bus stops. Major developments are to support community transport infrastructure, where feasible.
- 1.1.25 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for sites SW/10A (smaller site), SW/10B, SW/002, SW/005B, SW/006, SW/007, SW/013, SW/017, SW/021B, SW/022, SW/034A, SW34B, SW/045, SW/057, SW/059, SW/060, SW/065, SW/066, SW/124, SW/139 and SW/155. This is largely due to the loss of >0.4ha of greenfield land.
- 1.1.26 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 for a number of sites in south west Bradford. These sites have scored a major negative in relation to the biodiversity and geodiversity SA Objective.
- 1.1.27 Significant beneficial effects have been identified in relation to transport (SA Objective 10) for site SW/048A and in relation to social cohesion (SA Objective 13) for sites SW/013, SW/031, SW/033, SW/108, SW/119, SW/122 and SW/134.
- 1.1.28 Significant beneficial effects have been identified in relation to health (SA Objective 16) for sites SW/002, SW/013, SW/10A (smaller site), SW/017, SW/029, SW/031, SW/033, SW/036, SW/043, SW/052, SW/057, SW/065, SW/066, SW/088, SW/098, SW/108, SW/119, SW/122, SW/139, SW/148, SW/155, and SW/160.
- 1.1.29 Significant beneficial effects have been identified in relation to education (SA Objective 17) for sites SW/10B, SW/002, SW/013, SW/017, SW/029, SW/031, SW/033, SW/035 SW/036, SW/043, SW/048A, SW/052, SW/057, SW/060, SW/061B, SW/066, SW/098, SW/108, SW/122, SW/124, SW/139, SW/148, SW/155, SW/156, and SW/160.
- 1.1.30 Sites SW/005B, SW/006, SW007, SW/045 and SW/059 are the only sites which score negatively (minor) in relation to education (SA Objective 17).
- 1.1.31 While the majority of sites are likely to have a beneficial or neutral effect on cultural heritage (SA Objective 8), sites SW/002, SW/10A (smaller site), SW/013, SW/022, SW/034A, SW/34B, SW/035, SW/036, SW/045, SW/059, SW/066, SW/124, SW/139 and SW/10B score negatively (minor). Green infrastructure within or adjacent to these sites should be preserved and enhanced as much as practicable to screen potential negative impacts on setting and maximise positive impacts.
- 1.1.32 With regards to the potential employment sites, significant negative effects have been identified in relation to air quality (SA Objective 9) for all sites. Development proposals should demonstrate how any adverse impacts on any nearby Air Quality Management Areas and/or

Clean Air Zones (CAZ) will be avoided and how positive impacts will be delivered. In addition, a mitigation programme is to be prepared for development within CAZs. A major adverse effect is predicted in relation to land and buildings (SA Objective 3) for EM/8 due to the loss of greenfield land.

- 1.1.33 Significant positive effects have been identified in relation to employment (SA Objective 18) and economy (SA Objective 19) for EM12 and EM8, whilst for SE/047 a minor positive has been predicted for SA Objective 19.
- 1.1.34 In Bradford South West, there is also one Discounted site (SW/026), five Commitments (SW/075, SW/142, SW/150, SW/157 and SW/158), nine Rejected sites (SW/001, SW/040, SW/054, SW/055, SW/100, SW/105, SW/111, SW/159 and SW/161) and four Alternatives (SW/039, SW/10A, SW/10B and SW/034B) These are assessed below.

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

PO Ref	SHLAA									SA (Objeo	ctive								
	site Ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SW1/H	SW/002	-	-		-	-		-	-	-	+	+	+	+	+	+/-	++	++	+	+
SW2/H	SW/005B	-	-		+	-		-	0	-	+	+	+	+	+	+/-	+	-	+/-	+
SW3/H	SW/006	-	-		-	-		-	0	-	+	+	+	+	+	+/-	+	-	+	+
SW4/H	SW/007	-	-		+	-		-	0	-	+	+	+	+	+	+/-	+	-	+	+
SW5/H	SW/10A (smaller site)	-	-		+	+		-	-	-	+	+	+	+	+	+/-	++	+	+	+
SW6/H	SW/10B	-	-		+	-	-	-	-	-	+	+	+	+	+	+/-	+	++	+	+
SW7/H	SW/013	-	-		+	-		-	-	-	+	+	+	++	+	+/-	++	++	+	+
SW8/H	SW/017	-	-		-	-		-	0	-	+	+	-	+	+	+/-	++	+	+	+
SW9/H	SW/021B	-	-		+	-		-	0	-	+	+	-	+	+	+/-	+	+	+	+
SW10/H	SW/022	-	-		+	-		-	-	-	+	+	-	+	+	+/-	+	+	+	+
SW11/H	SW/029	-	-	+/-	+	-	-	-	0		+	+	+	+	+	+/-	++	++	+	+
SW12/H	SW/031	-	-	+/-	+	-	+	+	+		+	+	+	++	+	+/-	++	++	+	+
SW13/H	SW/033	-	-	+/-	+	-	+/-	+	+	-	+	+	+	++	+	+/-	++	++	+	+
SW14/H	SW/034A	-	-		-	-	-	-	-	-	+	+	-	+	+	+/-	+	+	+	+
SW15/H	SW/035	-	-	+/-		-		-	-	-	+	+	+	+	+	+/-	+	++	+	+
SW16/H	SW/036	-	-	+/-	-	-	+/-	+	+/-		+	+	+	+	+	+/-	++	++	+	+
SW17/H	SW/043	-	-	+/-	+	-	+/-	+	+		+	+	+	+	+	+/-	++	++	+	+
SW18/H	SW/045	-	-		-	-		-	-	-	+	+	-	+	+	+/-	+	-	+	+
SW19/H	SW/048A	-	-	+/-	+	-	+	+	0		++	+	+	+/-	+	+/-	+	++	+	+
SW20/H	SW/052	-	-	-	+	-	-	-	0		+	+	-	+	+	+/-	++	++	+	+
SW21/H	SW/057	-	-			-		-	0	-	+	+	-	+	+	+/-	++	++	+	+
SW22/H	SW/059 (part)	-	-		+	-		-	-	-	+	+	-	+	+	+/-	+	-	+	+
SW23/H	SW/060	-	-		+	-	-	-	0	-	+	+	+	+	+	+/-	+	++	+	+
SW24/H	SW/061B	-	-	+/-	+	-	+/-	+	0	-	+	+	+	+	+	+/-	+	++	+	+
SW25/H	SW/065	-	-		+	-	+	-	0	-	+	+	-	+	+	+/-	++	+	+	+
SW26/H	SW/066	-	-		-	-	-	-	-	-	+	+	-	+	+	+/-	++	++	+	+
SW27/H	SW/083	-	-	+/-	+	-		+	+	-	+	+	+	+	+	+/-	+	+	+	+
SW28/H	SW/088	-	-	+/-	+	-	-	+	0	-	+	+	-	+	+	+/-	++	+	+	+
SW29/H	SW/098	-	-	+/-	+	-	+	+	+	-	+	+	+	+	+	+/-	++	++	+	+
SW30/H	SW/108	-	-	-	+	-		-	0	-	+	+	-	++	+	+/-	++	++	+	+
SW31/H	SW/119	-	-	+/-	+	-	-	+	0	-	+	+	+	++	+	+/-	++	+	+	+

PO Ref	SHLAA		SA Objective																	
	site Ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SW32/H	SW/122	-	-	+/-	+	-	+	+	0	-	+	+	+	++	+	+/-	++	++	+	+
SW33/H	SW/124	-	-		+	-		-	-	-		+	+/-	+	+	+/-	+	++	+/-	+
SW34/H	SW/134	-	-	+/-	+	-	-	-	0	-	+	+	+	++	+	+/-	+	+	+	+
SW35/H	SW/139	-	-			-	-	-	-		+	+	+	+	+	+/-	++	++	+	+
SW37/H	SW/148	-	-	+/-	-	-	+/-	+	0		+	+	+	+	+	+/-	++	++	+	+
SW39/H	SW/155	-	-		+	-	-	-	0	-	+	+	+	+	+	+/-	++	++	+	+
SW40/H	SW/156	-	-	+/-	+	-	+	+	0	-	+	+	+	+	+	+/-	+	++	+	+
SW43/H	SW/160	-	-	+/-	+	-	+	+	+	-	+	+	+	+	+	+/-	++	++	+	+

Summary table of effect scores predicted for employment site options in Bradford South West (Preferred options):

PO Ref	Sito Pof		SA Objective																	
	Site Ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SW48/E	EM8	-	-		-	-	-	-	0		+	0	+	0	0	+/-	0	+	++	++
SW47/E	EM/112	-	-	+	-	-	-	-	-		+	0	+	0	0	+/-	0	+	++	++
SW47/E	SW/047	-	-	+/-	-	-	-	+	+/-		+	0	+	0	0	+/-	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
SW/002 – Back Fold, Clayton	1.55	Grazing	Predominantly greenfield, containing some buildings	30 dwellings	Preferred Option: SW1/H

Summary of assessment for SW/002:

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

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

Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The loss of open views at the site could adversely affect the local Conservation Area. Site is well located to provide residents with good access to shops, jobs, buses, and cultural spaces, with particularly good access to schools and health facilities.

		Effect on	SA Objec	tive	1	_				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty				
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d		
3 Land & Buildings							ite has urban grade ALC soils. Develop field and so would not constitute as an			
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
4 Climate change resilience	the site. number	It is unclea	ar if this gs being	land cou consider	ld be entred at the	tirely av	urface water flood risk that runs through oided through a careful layout of develo Development could lead to an increase i	opment given the		
		-	Р	LT	IR	Η	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources							in 100m of site. Development would res	ult in a minor net		
	increase	e in water o	P P	tion at tr	IS IOCATIO	on in rei	ation to existing levels. SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity & geodiversity	Develop biodivers The HR/	ment on th sity value a A Screenir	nis large and local ng proces	and pred habitat ss has id	dominant connecti entified t	tly gree vity. that like	frastructure corridor (which is not a con nfield site would likely see a reduction i ly significant effects on the South Penn ut at this stage.	n the site's		
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	negative	impacts c	on the qu	ality and	charact	er of the	r National Park. The loss of greenfield of e local area. However, given the site is character would be minor.			
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3			
8 Cultural heritage	and developments	elopment o	of open s nity to th	space, op	oen view	s and g	in proximity to a number of Listed Buildi reenfield which contains some high qua d Grade II Listed Buildings, could have	ality visual		
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e		
9 Air quality	of new h	iomes wou	uld be ex	pected to	o result i	n a min	on an AQMA or CAZ. The construction or increase in air pollution in relation to ort movements.			
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e		
10 Transport	north ea	st of the si	ite, puttir	ng it outs	ide of the	e desire	ces. Bradford Forster Square Railway S ed range. The site has good access for of cycle paths.			
11 Housing		+	P	LT	IR	М	SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010	11a		

		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)
	the type: would m	s and tenu eet the mi	ires of th nimum c	e housin riteria of	g is prov policies	ided in H04 an	ds satisfying Bradford's housing needs line with the Local Plan policies. The do d H05 (10 or more homes, or an area o nd affordable houses to reflect local need	evelopment of more than
12 Accessible		+	Ρ	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services		Ild offer re the wider			ess to ke	y servi	ces and amenities along Bradford Road	adjacent to the
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	of high c	leprivation hat may p	, encour	aging pa	rticipatio	n and c	s with high quality housing within an ex community interaction, without the deve I facilities or could alter the local sense	lopment being of
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							rral and leisure areas, being within 500r Road and the wider Clayton area.	n of a varied
15 Safe & secure	vacant lo	ocation wh	ere curre	ently the	re are no	ne, but	SP1, SP3, SP4, SP16, HO9, DS5, CO2 duce new potential victims or targets of could potentially enhance community of could help to combat the local risk of cr	ohesion and
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	with goo		to the co	untryside	and a d		St Luke's Hospital. Site would provide n range of semi-natural habitats, and out	
		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
17 Education		ithin 400m o the north		ton St Jo	hn C of I		ary School and 800m of Beckfoot Thorn	ton Secondary
18 Employment		+ ts would h e to the ea				H byment	SP6, SP14, SP16, EC1, EC2, EC3, EC4 opportunities with five Employment Zo	18a, 18b nes within 5km
19 Economy	The con econom	+ struction a	P Ind occu ng the de	LT pation of emand fo	IR new hor		SP6, SP14, SP16, EC1, EC2, EC3, EC4 Ild have a minor beneficial impact on th nd services and enhancing the pool of p	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/005B – Westminster Avenue	1.72	Grazing	Greenfield	60 dwellings	Preferred Option: SW2/H

Summary of assessment for SW/005B:

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

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

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

		Effect on SA Objective										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigat					
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d				
3 Land & Buildings							Site has Grade 4 ALC soils. Development wor vould not constitute as an efficient use of land					
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience		FZ1 and i eable surfa					ing. However, development could lead to an	increase in				
		-	P	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources							in 100m of site. Development would result in lation to existing levels.	a minor net				
			P	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity & geodiversity	site's no developr the loss The site	rth western ment here of greenfie falls withir	n corner would re eld. n a SSSI	coincide duce the Impact	es with N e site's t Risk Zor	latural E biodiver	ons directly impacted by development on the England's Green Infrastructure corridor. Resid sity value and would reduce local habitat con ne South Pennine Moors SAC/SPA/SSSI. Fur evel and consultation with Natural England u	dential nectivity due to ther consideration				
	necessa	ry. The HF	RA Scree	ening pro	ocess ha	is identi	fied that likely significant effects on the South out at this stage	Pennine Moors				
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
Landscape & townscape	impacts	on the qua	ality and	characte	er of the	local ar	or National Park. The loss of greenfield could ea and cause a minor negative impact on the ne loss of visual amenity.					
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
heritage	Develop	ment at the					a discernible impact on any heritage asset or					
		-	P	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e				
9 Air quality	homes w		xpected	to result	in a mir	nor incre	on an AQMA or CAZ. The construction and c ease in air pollution in relation to existing leve					
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e				
10 Transport	site, putt		de of the	e desirec	l range.	The site	ces. Bradford Interchange Railway Station is e has good access for pedestrians, but some					
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimum	d tenures n criteria o	of the ho f policies	ousing is 6 H04 an	provide d H05 (d in line 10 or m	rds satisfying Bradford's housing needs, dep with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), th to reflect local need.	ent would meet the				
12 Accessible		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
services	Site wou	ld offer res	sidents g	ood acc	ess to k	ey serv	ices and amenities in the wider Clayton area.					
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				

		Effect on S	SA Object	tive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
13 Social cohesion	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.												
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure		Site would offer residents with good access to cultural and leisure areas, being within 800m of a varied array of cultural and leisure spaces in the wider Clayton area.											
		+/-	Р	LT	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.												
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5						
16 Health	Site is over 1km from the closest GP Surgery, Cowgill Surgery, putting it outside of the desired range. Site is within 5km of St Luke's Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.												
47		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
17 Education		Site is within 1km of Clayton Village Primary School and 1.3km of Beckfoot Thornton Secondary School, both of which are outside the desired range.											
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	site to th	e east aro	und Brad	dford. Ho	owever,	is unce	t opportunities with five Employment Zones w rtain the extent to which the loss of agricultur in the local area.						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	increasir business	ng the dem	and for ver, it is	local goo	ods and	service	uld have a minor beneficial impact on the loc s and enhancing the pool of potential employ which 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
SW/006 – Ferndale, Clayton	2.13	Grazing	Greenfield	56 dwellings	SUE SIte / Preferred Option: SW3/H

Summary of assessment for SW/006:

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

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

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
2 Land 8			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d
3 Land & Buildings							Site has Grade 4 ALC soils. Development wou	
	loss of a	large (>0.	4ha) are	a of gre	enfield a	nd so v	would not constitute as an efficient use of land	
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	the size	of the site	in relatio	on to the	areas, i	t is exp	at a low, medium and high risk of surface wa ected that it would be avoided through a care o an increase in impermeable surfaces, comp	ful layout of
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							nin 100m of site. Development would result in elation to existing levels.	a minor net
	Inforodoo		P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	reduce tl The site South Pe undertak process	ne site's bi is located ennine Mo en at the s	odiversit approxir ors SAC site level ied that	ty value nately 4 /SPA/SS and cor likely sig	and wou .7km eas SSI Impansultation	IId redu st of the act Risk n with N	nfrastructure corridor. Residential developmer lice local habitat connectivity due to the loss of a South Pennine Moors SAC/SPA/SSSI. The a Zone. Further consideration of the likely risks Natural England undertaken if necessary. The on the South Pennine Moors SPA/SAC are tr	f greenfield. site falls within the should be HRA Screening
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Landscape & townscape	impacts	on the qua	ality and	characte	er of the	local ai	or National Park. The loss of greenfield could rea and cause a minor negative impact on the ne loss of visual amenity.	
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
heritage	Develop	ment at the	e site wo	uld be u	inlikely t	o have	a discernible impact on any heritage asset or	
9 Air quality	homes w		xpected	to result	in a mir	or incre	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and o ease in air pollution in relation to existing leve	
40		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
10 Transport	the site,		outside o	f the des	sired ran	ge. The	ices. Bradford Interchange Railway Station is a site has good access for pedestrians, but sc	
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures n criteria of	of the ho f policies	ousing is H04 an	provide d H05 (*	d in line 10 or m	rds satisfying Bradford's housing needs, depe e with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), th es to reflect local need.	nt would meet the
12 Accessible		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 , EC5, HO3, HO12	12a
services	Site wou	ld offer res	sidents g	jood acc	ess to k	ey serv	ices and amenities in the wider Clayton area.	1
						1	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	

		Effect on S	SA Object	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
13 Social cohesion	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure		Site would offer residents with good access to cultural and leisure areas, being within 800m of a varied array of cultural and leisure spaces in the wider Clayton area.										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location	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.										
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Site is over 1km from the closest GP Surgery, Cowgill Surgery, putting it outside of the desired range. Site is within 5km of St Luke's Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.											
47		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
17 Education		ithin 1km c e outside t				y Schoo	ol and 1.6km of Beckfoot Thornton Secondary	School, both of				
4.0		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment		ts would ha			to empl	oymen	t opportunities with five Employment Zones w	ithin 5km of the				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		ng the dem					uld have a minor beneficial impact on the loca s and enhancing the pool of potential employ					

Site reference and Name	Size Existing site (ha) uses		Brownfield/greenfield split	Potential development	Status
SW/007 – Brook Lane, Clayton	1.12	Grazing	Greenfield	35 dwellings	Preferred Option: SW4/H

Summary of assessment for SW/007:

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

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

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

		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)					
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d					
Buildings							Site has Grade 4 ALC soils. Development wou vould not constitute as an efficient use of land						
4 Climate change		+	P	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
resilience		Site is in FZ1 and 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	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources							in 100m of site. Development would result in lation to existing levels.	a minor net					
0			P	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h					
6 Biodiversity & geodiversity	reduce th HRA Scr	ne site's bi	iodiversi bcess ha	ty value as identif	and wou ied that	ıld redu likely si	frastructure corridor. Residential developmer ice local habitat connectivity due to the loss o gnificant effects on the South Pennine Moors	f greenfield. The					
7		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
Landscape & townscape	impacts	on the qua	ality and	characte	er of the	local ar	or National Park. The loss of greenfield could ea and cause a minor negative impact on the ne loss of visual amenity.						
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3						
heritage	Develop	ment at the					a discernible impact on any heritage asset or	historic area.					
		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e					
9 Air quality	homes w		xpected	to result	in a mir	or incre	on an AQMA or CAZ. The construction and o ease in air pollution in relation to existing leve						
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e					
10 Transport	the site,		outside o	f the des	sired ran	ge. The	ices. Bradford Interchange Railway Station is a site has good access for pedestrians, but so						
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an minimum	d tenures n criteria o	of the ho f policies	ousing is 6 H04 an	provide d H05 (*	d in line 10 or m	rds satisfying Bradford's housing needs, depe with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), th as to reflect local need.	nt would meet the					
12 Accessible		+	P	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 , EC5, HO3, HO12	12a					
services	Site wou	ld offer res	sidents g	jood acc	ess to k	ey serv	ices and amenities in the wider Clayton area.						
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
13 Social cohesion	encourag	ging partic	ipation a	ind comr	munity ir	teractio	ts with high quality housing within an existing on, without the development being of a scale ter the local sense of community and place.						
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					

		Effect on S	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
14 Culture &							ural and leisure areas, being within 800m of a	a varied array of			
leisure	cultural a	and leisure	spaces	in the w	ider Cla	yton are					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure											
		+	Р	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	Site is over 1km from the closest GP Surgery, Cowgill Surgery, putting it outside of the desired range. Site is within 5km of St Luke's Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.										
47		-	Р	LT	İR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
17 Education		ithin 1km o e outside t				y Schoo	ol and 1.6km of Beckfoot Thornton Secondar	y School, both of			
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment		ts would have east aro			to emp	loymen	t opportunities with five Employment Zones w	vithin 5km of the			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		ng the dem	•				uld have a minor beneficial impact on the loc s and enhancing the pool of potential employ	•			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfiel d split	Potential development	Status
SW/10A – Langberries, Clayton (smaller site)	6.95	Greenfield land/Green Belt	Greenfield 100%	150 dwellings	Preferred Option: SW5/H

Summary of assessment for SW/10A:

Significant adverse effects predicted due to the loss of greenfield land.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is related to potential recreation impacts. Significant positive effects are predicted in relation to the health SA Objective, largely due to the site's proximity to healthcare

facilities.

Minor adverse effects predicted for air quality, landscape, cultural heritage 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	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal and a sandstone MSA. ALC Grade at the site 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							vater flooding. The site's climate resilience co				
resilience		inclusion c be a net lo				nough th	nis is somewhat dependent on implementatio	n and there is			
5 Water		+	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							vaterbodies within 100m of the site. Developr er consumption.	nent at the site			
			P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. There are also multiple grassland habitat networks within the site boundary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.										
		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National that cont adversel form, wh	Parks or A ains GI ele y alter the	ONBs ements local to help to d towns	Howeve of poten wnscape limit the scape ca	er, reside tially high e and lan magnitud nnot be r	ntial de n visual dscape de for po ruled ou		of open greenfield ore be likely to sidential built erse effect on the			
		-	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	generate						site. Short term negative effects would come ted that the development would also detract t				
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, 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 associated with homes and transport movements.									
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Bradford	Site is within 500m of multiple bus stops with frequent services. The nearest railway station is 4.9km north east at Bradford Interchange Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.									
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an minimum	d tenures n criteria of	of the h f policie	iousing is s H04 ar	s provide nd H05 (*	d in line 10 or m	owards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), th s to reflect local need.	ent would meet the			

		Effect on S	SA Obje	ctive	1								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
12 Accessible		+	Ρ	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
services	Residen	Residents at the site would have good access to key services and amenities including those on Highgate Road.											
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
13 Social cohesion	without of without t	lisrupting o	ohesiv oment b	eness of being of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and communi put pressure on local services and facilities of	ity interaction,					
14 Culture &		+	Ρ	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, including Horton Bank country park to the east of the site.											
		+/-	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.												
		++	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	Mayfield Medical Centre is approximately 320m north east of the site. The site is within 4km of a hospital, Bradford Royal Infirmary. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.												
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education							ry School, is 570m north east of the site. The 4km north of the site, this is outside of the de						
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment							broad range of high quality and diverse emp zones in the south Bradford and Bradford ci						
		+	Р	LT	IR	ĹН	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	as by inc local bus	reasing th inesses. A	e dema In impr	and for lo ovement	cal good in the bu	s and s iilt envii	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e onment could lead to an improved attractive o help tackle local deprivation.	employees for					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfiel d split	Potential development	Status				
SW/10A – Langberries, Clayton (full site)	16.11	Greenfield land/Green Belt	Greenfield 100%	362 dwellings	Alternative				
Summary of assessment for SW/10A: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, landscape, cultural heritage and access to educational facilities. The site is well located to									

ettects predicted for air quality, landscape, cultural heritage and access to educational facilities. The site is well located to provide residents with good access to jobs, services, transport and health facilities. Significant positive effects are predicted in relation to health and education SA Objectives, largely due to the proximity of facilities and services to the site.

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e					
Buildings							>0.4ha of greenfield land. Site coincides with	a coal and a					
	sandstor	ne MSA. A	LC Gra	ide at the	e site is g	rade 4.	Site is within the green belt. SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3,						
4 Climate		+	Р	LT	IR	L	EN7	4a – 4e					
change resilience	with the	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.											
5 Water		+	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources							vaterbodies within 100m of the site. Developm	nent at the site					
0	would be	e likely to r	esult in			in wate	er consumption.	C- 01					
6 Biodiversity	Site is a	- reenfield c	<u> </u>		IR s GL elen	L nents a	SP10, SP11, EN1, EN2, EN3, EN7, EN9 Nd is likely to be of some biodiversity value in	6a – 6f					
&							diversity value at the site and reduce local ec						
geodiversity							bitat networks within the site boundary.	Jere great					
		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
7							discernible effect on any landscape designation						
Landscape							velopment at this site could result in the loss						
&							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						
		dscape an											
		_	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
8 Cultural	There ar	e multiple	listed b	uildings	surround	ling the	site. Short term negative effects would come						
heritage	generate	ed due to c					ted that the development would also detract f						
	greenfie	ld setting.											
		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality							on an AQMA or CAZ. The construction and o ease in air pollution in relation to existing leve						
		ed with ho											
	45500141	+	P	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	10a – 10d					
10 Tronoroart	0:10 10 10						TR6						
10 Transport							ent services. The nearest railway station is 5. de of the desired range. The site has good ac						
							a limited amount of cycle paths.	0000					
	podootna						SP8, H01, H02, H03, H04, H05, H06, H07,						
		+	Р	LT	IR	Н	H08, H09, H010	11a					
11 Housing							owards satisfying Bradford's housing needs,						
TTTTodding							with the Local Plan policies. The developme						
							ore homes, or an area of more than 0.5ha), the	hat specify					
12	aspecis	Such as no					s to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,						
Accessible		+	Р	LT	IR	Н	CO2	12a					
services	Residen	ts at the si	te woul	d have a	ood acce	ess to k	ey services and amenities including those on	Highgate Road.					
			Р	LT		Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	13a					
		+		LI	IR		DS3, DS4	130					

		Effect on	SA Obje	ctive		1							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
13 Social cohesion	without of without t	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Horton Bank country park to the east of the site.												
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	where the	re are c could p	currently otentially	none, an enhance	d so an e comm	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,	out. However,					
16 Health	Royal In Residen	firmary.	te woul	ld have g	ood acce	ess to a	CO1, CO2, CO3, DS1, DS5 rth of the site. The site is within 4km of a hos diverse range of semi-natural habitats with o	pital, Bradford					
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education		rest prima Beckfoot T					ry School, is 600m north of the site. The near f the site.	rest secondary					
40		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment							broad range of high quality and diverse emp zones in the south Bradford and Bradford cit						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	as by inc local bus	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.											

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfiel d split	Potential developme nt	Status
SW/10B – Highgate Grove, Clayton	4.47	Greenfield	0 (114000)	101	A.1/
Heights (full site)	4.47	land/Green Belt	Greenfield 100%	dwellings	Alternative

Summary of assessment for SW/10B: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, cultural heritage, landscape, 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	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
Buildings		Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal and a sandstone MSA. ALC Grade at the site 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							water flooding. The site's climate resilience of					
resilience		inclusion c be a net lo			ess.		nis is somewhat dependent on implementatio	-				
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources		s not coinc to result ir					erbody within 100m of the site. Developmen sumption.	t 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 rec	luce bio	nd is likely to be of some biodiversity value in odiversity value at the site and reduce local e itat networks within the site boundary.					
geouversity	Connecti	-	P		IR		SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National that cont adversel form, wh	Parks or A ains GI ele y alter the	AONBs ements local to help to	. Howeve of poten wnscape limit the	er, reside tially high e and lan magnitud	ntial de n visual Idscape de for p	discernible effect on any landscape designat velopment at this site could result in the loss amenity, including trees, and it would theref e character. The site is adjacent to existing re otential effects, but at this stage a minor adv it.	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	generate						site. Short term negative effects would come ted that the development would also detract					
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	homes w		xpected	d to resul	t in a mir	nor incre	on an AQMA or CAZ. The construction and ease in air pollution in relation to existing level					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Bradford	I Interchan	ge Rail	way Stat	ion, this	is outsid	ent services. The nearest railway station is de of the desired range. The site has good a 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 minimun	d tenures n criteria of	of the h f policie	nousing is es H04 ai	s provide nd H05 (′	d in line 10 or m	owards satisfying Bradford's housing needs, with the Local Plan policies. The developm ore homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the				
	•	+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				

		Effect on S	SA Obje	ctive	1	1						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
12 Accessible services	Residen	ts at the si	te woul	d have g	jood acce	ess to k	ey services and amenities including those on	Highgate Road.				
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
13 Social cohesion	without of without t	disrupting of	cohesiv oment l	veness 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 Horton Bank country park to the ea					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	The site Resident	is within 4	km of a te woul	a hospita d have g	l, Bradfor	d Roya ess to a	G Walker- Cowgill Surgery, this is outside of t I Infirmary. diverse range of semi-natural habitats with c					
		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
17 Education	desired i		neare	st secon			ry School, is 1.1km north of the site, this is ou kfoot Thornton School, is 1.9km north of the					
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment							broad range of high quality and diverse emp zones in the south Bradford and Bradford circ					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by inc local bus	creasing th sinesses. A	e dema An impr	and for lo	cal good in the bu	s and s iilt envi	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e ronment could lead to an improved attractive o help tackle local deprivation.	mployees for				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status	
SW/013 – Theakston Mead/Thrisk		Open				
Grove	1.08	grassland	Greenfield	34 dwellings	Preferred Option: SW7/H	

Summary of assessment for SW/013:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and

thus cannot be ruled out at this stage.

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

		Effect on S	SA Obje	ctive		1						
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 – 3d				
3 Land & Buildings		Site coincides with the coal and sandstone MSA. Site has urban grade ALC soils. Development would result in the loss of a large (>0.4ha) parcel of greenfield and so would not constitute as an efficient use of land.										
4 Climate		+	P	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience		FZ1 and i able surfa					flooding. However, development could lead to	an increase in				
5 Water		-	P	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							ithin 100m of site. Development would result in relation to existing levels.	a minor net				
6			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
Biodiversity & geodiversity	due to th	e loss of g	greenfie	eld. The	HRA S	creenin	biodiversity value and would reduce local habi g process has identified that likely significant e s cannot be ruled out at this stage.					
7	1 ennine	-	P		IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
Landscape & townscape	impacts	on the qua	uld have	e no effe d charac	ect on a ter of th	n AON ne local	B or National Park. The loss of greenfield could area. However, given the site is adjacent to ex Id be minor.	have negative				
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3					
8 Cultural heritage							and is within 300m of Clayton Conservation Are ty to these assets may have a negative impact					
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e				
9 Air quality	homes w		xpected	d to resu	ult in a r	ninor in	ct on an AQMA or CAZ. The construction and or crease in air pollution in relation to existing level s.					
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e				
10 Transport	east of the		tting it o	outside	of the d	esired ı	ervices. Bradford Forster Square Railway Static range. The site has good access for pedestrian paths.					
		+	Р	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimum	d tenures of n criteria of	of the h f policie	nousing es H04 a	is provi and H05	ded in I 5 (10 or	wards satisfying Bradford's housing needs, dep ine with the Local Plan policies. The developm more homes, or an area of more than 0.5ha), t uses to reflect local need.	ent would meet the				
12 A sesseible	•	+	P	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2, EC5, HO3, HO12	12a				
Accessible services		ld offer res wider Clay			ccess to	o key se	ervices and amenities along Bradford Road adja	acent to the site				
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
-			-		•		· · · · · · · · · · · · · · · · · · ·					

		Effect on S	SA Obje	ctive										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
13 Social cohesion	without of without t	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.												
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a						
leisure	Site wou cultural a	Site would offer residents with good access to cultural and leisure areas, being within 500m of a varied array of cultural and leisure spaces along Bradford Road and the wider Clayton area.												
		+/-	P	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a						
15 Safe & secure	location	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.												
		++	Ρ	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b						
16 Health	Site is within 500m of Cowgill Surgery and 4km of St Luke's Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.													
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b						
Education	Site is w to the no		of Cla	yton St .	John C	of E Pr	mary School and 1.2km of Beckfoot Thornton	Secondary School						
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
Employment		ts would ha	•		ss to en	nploym	ent opportunities with five Employment Zones v	vithin 5km of the						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
19 Economy		ng the dem					could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/017 – Frensham Drive	0.81	Green open space	Greenfield, Green Belt	26 dwellings	Preferred Option: SW8/H

Summary of assessment for SW/017:

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

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, education facilities and employment areas.

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

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

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

		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 gr	reenfield. A	ALC Gr	ade at t	he site i	s 'Urba	n'. Site coincides with sandstone and coal MS/	As.			
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate change resilience	size of th	ne site in re	elation	to the a	reas, it i	is expe	nd at a low and medium risk of surface water fl cted that it would be avoided through a careful to an increase in impermeable surfaces, comp	layout of			
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							approximately 25m west of a small steam in Ho result in a minor increase in water consumptio				
			P	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. Western perimeter of the site adjoins Horton Bank Country Park LWS, which is also an area of deciduous woodland priority habitat. Northern perimeter of the site adjoins TPO woodland. New development at the site could lead to adverse effects on the nearby LWS, priority habitat and TPO woodland such as through increases in recreational disturbances or direct construction effects on root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.										
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National and Gree therefore	Parks or A en Belt lan e be likely f	ONBs d that o to adve	. Howev contains ersely alt	ver, resi GI eler ter the l	dential nents c ocal tov	a discernible effect on any landscape designat development at this site could result in the loss of potentially high visual amenity, including tree wnscape and landscape character, although the nagnitude of potential effects.	s of open greenfield s, and it would			
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Developi area.	ment at the	e site w	vould be	unlikel	y to hav	ve a discernible effect on any sensitive heritage	e asset or historic			
-	u. eu	-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	homes w		<i>kpected</i>	d to resu	ult in a n	ninor in	ct on an AQMA or CAZ. The construction and 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			
10 Transport	at Bradfo	Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 4.22km north-east at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.									
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	types an minimum	d tenures o criteria of	of the l f policie	nousing es H04 a	is provi and H0	ided in l 5 (10 or	n towards satisfying Bradford's housing needs, line with the Local Plan policies. The developm more homes, or an area of more than 0.5ha), uses to reflect local need.	ent would meet the					
12		-	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
Accessible services	Resident amenities		eed to	travel 1k	m east	toward	is Great Horton Road to access a broad range	of services and					
13 Social		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
cohesion	interactio	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure							o a diverse range of culture and leisure opportue site, particularly along Great Horton Road.	inities including					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new deve	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 adjacent	est of a ge is at the si Horton Ba	neral h te wou ank Co	ospital, 3 ld have o untry Pa	St Luke excelle irk, with	e's Hosp nt acces n opport	medical centre, Horton Bank Top Practice. The bital. ss to a diverse range of semi-natural habitats, i unities for outdoor exercise and community en or the residents of the development.	including at					
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education			Busin			e Colle	ry School, is 400m north-east of the site. The n ge, is 1.6km south-east of the site.	earest secondary					
18 Employment	opportun						SP6, SP14, SP16, EC1, EC2, EC3, EC4 o a broad range of high quality and diverse em the Paradise Green Employment Zone which						
	east.			1.7	חו	11		10a 10b					
	The ecre	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the log	19a, 19b					
19 Economy		reasing th					d services and enhancing the pool of potential						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/021B – South of Highgate		Agricultural	0 (1)		
Road	0.44	grazing	Greenfield	30 dwellings	Preferred Option: SW9/H

Summary of assessment for SW/021B:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and

thus cannot be ruled out at this stage.

Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. Site is well located to provide residents with good access to shops, jobs, buses, where a second back facilities

cultural spaces, schools, and health facilities.

		Effect on	SA Object	tive	1	1							
SA Objective	Baseline trend	A Mitidating or enhancing Local Plan bolicies		Mitigating or enhancing Local Plan policies	Mitigation code(s)								
Q L and R			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c					
3 Land & Buildings							e is a large (>0.4ha) greenfield site and so we	ould not constitute					
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	Site is in Flood Zone 1 and not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.												
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources							e within, adjacent to or within 100m of the site consumption.						
6			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h					
Biodiversity & geodiversity	therefore identified	e reduce th	ne site's / significa	biodiver	sity valu	e and e	eenfield site within Natural England's GI Corri cological connectivity. The HRA Screening p Pennine Moors SPA/SAC are triggered and	rocess has					
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b					
Landscape &	alter the	local char	acter and	d diminis	sh the tra	anquillit	tional Park. The loss of a large greenfield site y for existing residents. Given the residential	development					
townscape	would be		to existii n/a			alterati H	on to character is not expected to be significa SP2, SP10, EN3, EN4, EN5, EN6, DS3	int.					
8 Cultural heritage	There ar residenti	e several	e site wo Grade II es the de	Listed B	Buildings	o have within	a discernible impact on any heritage asset or 300m (northwest) of the site, however due to be screened and therefore unlikely to have a r	existing					
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	homes w	ment woul vould be ex ed with ho	xpected	to result	in a mir	or incre	on an AQMA or CAZ. The construction and o ease in air pollution in relation to existing leve	ccupation of new Is due to pollution					
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	outside t	Site is within 65m of a bus stop with frequent services. Site is over 5km from Low Moor Railway Station, putting it outside target distance for a railway station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.											
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	on the ty meet the	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (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	LŤ	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
Accessible services							ces and amenities. The site is approximately vices and amenities.	1km east of					
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					

		Effect on S	SA Object	tive	1							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
13 Social cohesion	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure							s to culture and leisure spaces and activities. local countryside.	The site is within				
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where the	e are cu could po	irrently r tentially	none, an enhance	d so an e comm		out. However,				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Hospital.	Site woul PRoW ne	d provid	e reside	nts with	good ad	edical Centre and 1.2km west of Westwood F ccess to outdoor exercise opportunities via Fo physical and mental health for the residents	sters Park and				
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education		ithin 550m y Seconda	· · ·		s Lane P	rimary	School and is within 1.4km (northeast) of Que	ensbury				
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	opportur	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 3km of Paradise Green Employment Zone and within 6km of Bradford City Centre, providing residents with good access to a broad range of employment opportunities.										
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		ng the dem					uld have a minor beneficial impact on the loca s and enhancing the pool of potential employe					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/022 – Stocks Lane, Old		Green open			Preferred Option:
Dolphin, Clayton Heights	0.81	space	Greenfield, Green Belt	26 dwellings	SW10/H

Summary of assessment for SW/022:

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

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

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, health and education facilities, and employment areas, although residents may need to travel beyond the target distance to access services and amenities. As an open greenfield and Green Belt site, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. There are 14 Grade II Listed Buildings within 260m of the site; development here has the potential to adversely alter the settings of these sensitive heritage assets, although this may be limited by the presence of screening vegetation and built form.

		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 gr	reenfield. A	LC Gr	ade at tl	he site i	is Grad	e 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		FZ1 and i able surfa					flooding. However, development could lead to a els.	an increase in
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							ithin 100m of a surface waterbody. Developme ater consumption.	ent at the site
6			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	here cou The HRA	Id reduce	biodive g proce	ersity val ess has	lue at th identifie	ne site a ed that l	buld potentially be of some biodiversity value. Nand reduce local ecological connectivity. Ikely significant effects on the South Pennine National Stage.	
		-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National and Gree landscap	Parks or A en Belt lan be and tow	ONBs d that, nscape	. Howev in its cu e charac	ver, resi irrent co cter. The	dential ondition e site is	a discernible effect on any landscape designat development at this site could result in the loss , potentially makes a positive contribution towa adjacent to existing built form, which would he a minor adverse effect cannot be ruled out.	of open greenfield rds the local lp to limit the
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Highgate sensitive	Road. Ne	ew deve assets, form.	elopmer althoug	nt at this h this w	s open g ould be	Om of the site, to its north-west along New Hou greenfield site could potentially alter the setting e limited by the existing presence of screening	of some of these vegetation and
		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes w		xpected	d to resu	ult in a r	ninor in		
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	at Low M		ay Stat	ion. Site			quent services. The nearest railway station is a set of pedestrians, but somewhat limited for c	
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures n criteria of	of the h f policie	nousing es H04 a	is provi and H05	ded in l 5 (10 or	n towards satisfying Bradford's housing needs, ine with the Local Plan policies. The developm more homes, or an area of more than 0.5ha), t uses to reflect local need.	ent would meet the
		-	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
12 Accessible services		There are a very limited number of local shops and services in proximity to the site. Residents would likely need to travel 1.3km west into Queensbury to access services and amenities to satisfy their daily needs.											
13 Social		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.												
14 Culture &		+	Ρ	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 parks along Highgate Road and in Queensbury.											
15 Safe & secure	+/- P LT IR M SP1, SP3, SP4, SP16, H09, 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.												
		+	P	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	distance Residen outdoor	. The site i ts at the si	s 4.4kr te woul nd com	n south- d have imunity	west of good a	f a gene ccess to	ery, Horton Bank Top Practice, putting it outsid eral hospital, St Luke's Hospital. a diverse range of semi-natural habitats with o which could improve both physical and mental h	opportunities for					
17 Education							SP6, SP14, SP16, EC3, DS5, CO2 ry School, is opposite the north-eastern perime ry, is 1.7km south-west of the site.	17a – 17c ter of the site. The					
18 Employment	Site wou opportur	+ Ild provide hities in the	P resider Queer	LT nts with nsbury a	IR good a and We	H ccess te stwood	SP6, SP14, SP16, EC1, EC2, EC3, EC4 o a broad range of high quality and diverse emp Park; at the Paradise Green Employment Zone e regional city in the north-east.						
19 Economy	The cons	+ struction a creasing th	P nd occi	LT upation	IR of new	H homes	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the loc d services and enhancing the pool of potential e						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/029 – Dirkhill Road	0.73	Site appears to be entirely covered in trees, including some TPO protected woodland.	Predominantly greenfield	50 dwellings	Preferred Option: SW11/H

Summary of assessment for SW/029:

Significant adverse effects predicted for the air quality SA Objective due to the site being within a CAZ. No other significant adverse effects predicted. 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 predominantly covered in trees, including mature trees. Site is well located to provide residents with good access to shops, jobs, buses, and cultural spaces, with particularly good access to health facilities and schools.

		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 &		+/-	Ρ	LT	IR	Н	SP4, SP8, SP9, HO2, TR5SP4, SP8, SP9, HO2, TR5	3b, 3c					
Buildings		Site is brownfield; however, it is entirely covered with mature trees. Site coincides with a coal MSA. The ALC of the site is of urban grade.											
4 Climate		+	P	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience		FZ1 and a able surfa					oding. However, development could lead to	an increase in					
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources							100m of site. Development would result in ation to existing levels.	a minor net					
		-	P	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h					
6 Biodiversity & geodiversity	TPO woo biodivers The site	odland. De sity value a falls withir	evelopme and reduce a SSSI	ent would ce local e Impact F	l result in ecological Risk Zone	the los l conne . Furthe	nd trees and approximately 20% of the site s of most trees on site and would therefore ctivity. er consideration of the likely risks should be ertaken if necessary.	reduce the site's					
7		-	Р	LT	IR	Μ	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b					
Landscape & townscape	alter the		acter. Ho	wever, g	given that	the res	e loss of a large area of mature vegetation c idential development would be surrounded						
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None					
heritage	Develop	ment at sit	1				cernible impact on any heritage assets or his						
9 Air quality	air pollut		site in rel	ation to	existing le	evels, d	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, it difficult to achieve clean air targets due to ue to the construction and occupation of ne lution.						
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	Station,	is 1.5km e	ast of the	e site, pu	tting it ou	tside th	ces. The closest railway, Bradford Interchan e desired range. The site is very accessible cle paths in the local area.						
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	on the ty meet the	pes and te minimum	enures of criteria c	the house of policies	sing is pro s H04 and	ovided d H05 (tion towards satisfying Bradford's housing n in line with the Local Plan policies. The deve 10 or more homes, or an area of more than houses to reflect local need.	elopment would					
12 Accessible		+	Ρ	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
Accessible services							of services and amenities in highly accessil of the site.	ole locations					
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					

		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)			
13 Social cohesion	Development would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure							d leisure areas, including those along Great d Park Avenue Cricket Ground.	Horton Road and			
		+/-	Р	LT	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 vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		++	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	excellen				0		is within 800m of St Luke's Hospital . Reside positive health effect both physically and me				
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education	Site is a	djacent to	Copthorr		y School		thin 700m of Dixons Trinity Academy.				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment							o a broad range of high quality and diverse e 10 RUDP E6 employment zones.	employment			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	increasir business	ng the dem ses. An imp	truction and occupation of new homes could have a minor beneficial impact on the local economy, g the demand for local goods and services and enhancing the pool of potential employees for local es. An improvement in the built environment could lead to an improved attractiveness to the area, which courage further inward investment to help tackle local deprivation.								

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/031 – Horton Park Avenue	0.59	PDL, hardstanding and vegetation	90% Brownfield	24 dwellings	Preferred Option: SW12/H

Summary of assessment for SW/031:

Significant adverse effect predicted for the air quality SA Objective, as a result of the site being within the CAZ. No other significant adverse effects predicted. Site would be a good opportunity to delivery biodiversity net gains and improvements to the local character, as well as the setting of the Little Horton Green Conservation Area that is adjacent to the site's northern perimeter. The site is well located to provide residents with good access to shops, jobs, cultural spaces, and buses, with particularly good access to schools and health facilities.

		Effect on	SA Objec	tive							
SA Objective	Baseline trend	Score of effect			Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land & Buildings		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5SP4, SP8, SP9, HO2, TR5	3b, 3c			
e Lana a Dananigo	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. The ALC of the site is of urban grade.										
4 Climate change resilience		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience	Site is in	FZ1 and				1		T = _			
	Cite is a			LT	IR IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources							in 100m of site. Development would r n relation to existing levels.	esuit in a minor			
	THE LINCLE	+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	hardstar are retai	ment wounding how ned, deve	ld not im ever thei lopment	pact on a re are a r could pr	a sensitiv number o ovide an	/e biodi of matur opport	versity designation. The site is predou re trees along the site's perimeter. Pro unity to enhance the biodiversity value al and wider ecological network.	minantly oviding the trees			
		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
7 Landscape & townscape	the effect local are derelict a	ct of the si a. Whilst	te on the there cou repair an	local ch uld be a l d overall	aracter a oss of op new dev	and wou ben viev velopme	ne development would be an opportur uld be in-keeping with the existing buil ws, the site in its current condition app ent here would be considered to be like	t form of the bears to be			
		+	Р	LT	IR	Μ	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	New dev		at SW/-				ation Area, within which is a range of ortunity to deliver enhancements to th				
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	increase	e in air pol	lution at	the site i	n relatior	n to exis	e it difficult to achieve clean air target sting levels, due to the construction ar nts and household pollution.				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Site is within 200m of multiple bus stops with frequent services. The closest railway, Bradford Interchange Railway Station, is 1.4km north east of the site, putting it outside the desired range. Th is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in t local area.										
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	dependi developi	ng on the ment wou	types an Id meet t	d tenure he minim	s of the h	nousing ria of p	ution towards satisfying Bradford's ho is provided in line with the Local Plan olicies H04 and H05 (10 or more hom housing mix and affordable houses to	n policies. The les, or an area			
		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			

		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)			
12 Accessible services	locations	Site would have excellent access to a diverse range of services and amenities in highly accessible locations. Site is within 500m of Manchester Road and within 800m of West Bowling, Great Horton and the south of Bradford city centre.									
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
13 Social cohesion	deprivat commur	ion (IMD) hity interac	without of tion, with	disrupting	g cohesiv developr	/eness (nent be	thin an existing community in an area of existing community, encouraging p ing of a scale that may put pressure of nunity and place.	articipation and			
14 Culture & leieure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure		Site offers residents with good access to cultural and leisure areas, including those along Horton Park Avenue Road, including Horton Park and Park Avenue Cricket Ground.									
		+/-	Р	LT	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 vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	Residen		ave exc	ellent ac	cess to c	outdoor	urgery and is within 400m of St Luke': space, which can have positive healt <.				
17 Education		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
TT Education	Site is w	ithin 200m					ool and within 600m of Dixons Trinity				
	01	+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment					ncluding	being v	to a broad range of high quality and o within 5km of 10 RUDP E6 employme				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	econom employe attractive	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
SW/033 – Cannon Mills, Cannon Mills Lane / Union Road, Great Horton	4.99	PDL, market, hard standing and vegetation	95% Brownfield	281 dwellings	Preferred Option: SW13/H

Summary of assessment for SW/033:

No significant adverse effects predicted for the site. Minor adverse effects predicted for air quality and water resources SA Objectives, as predicted for most sites. SW/033 would be a good opportunity to deliver biodiversity net gain, improvements to the local townscape character and improvements to the setting of local heritage assets, as well as new investment to better preserve the Listed Building within the site which appears to be in disrepair. Site is well located to provide residents here with good access to shops, jobs, cultural spaces, and buses, with particularly good access to schools and health facilities.

		Effect on	SA Obje	ective								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c				
3 Land & Buildings	Site is a large mix use site and would constitute as an efficient use of land, depending on the potential impacts on the coal and sandstone MSA with which it coincides. It is unknown if the existing buildings on- site could be re-used but the re-use of materials would improve the resource-efficiency of any development. The ALC grade for this area is Urban.											
4 Climate change resilience		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e				
	Site is in	FZ1 and i										
	0:4	-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources		ld likely re		a minor	increas	se in wa	are within, adjacent to or within 100m of the ater consumption.					
		+/-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity & geodiversity	value. The site	falls withir	n a SS site lev	SI Impa	ct Risk 2 consulta	Zone. F	ce to improve the biodiversity of a site with urther consideration of the likely risks sho h Natural England undertaken if necessa	ould be				
7 Landscape &		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b				
townscape							. Providing the development is in-keeping					
	built forn	n of the loo		1			le an opportunity to improve the local cha					
8 Cultural heritage	result in developr	the conve	rsion o s site o	f this bu could bri	ilding. 7 ng new	The bui	SP2, SP10, EN3, EN4, EN5, EN6, DS3 (Main Block to Cannon Mill). The develop Iding appears to have fallen into disrepair nent that could enhance the condition of t	the residential				
		-	P	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	of new h	omes wou	ıld be e	expected	d to resu	ult in a	act on an AQMA or CAZ. The construction minor increase in air pollution in relation to asport movements.					
		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	limited, t	Site is within 220m of multiple bus stops with frequent services. Access to a railway station is somewhat limited, the nearest being 2.5km north-east at Bradford Interchange Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.										
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	the types		res of	the hous	sing is p	orovide	wards satisfying Bradford's housing need d in line with the Local Plan policies. The o					
12 Accessible		+	Ρ	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
services	The site	has good	access	s to the	range o	f servic	es in along Great Horton Road, adjacent	to the 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)		
		++	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		
13 Social cohesion	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD).									
14 Culture & leisure		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
14 Culture & leisure							ortunities along Great Horton Road to the purch, public houses and parks.	south and		
		+/-	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	Site has good access to a GP surgery, the nearest being Mughal Medical Centre 500m north east. The site is within the target distance of a hospital, with St Luke's Hospital 1.5km east. The site would provide residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development									
17 Education		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
	Site is 5	00m south	west o	of Horto	n Grang	pe Prim	ary School and 800m south of Dixons Kin	gs Academy. 18a. 18b		
18 Employment	+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 1km of one Employment zone and 5km of nine Employment Zones within 5km around Bradford. 18a, 18b									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/034A – Fenwick Drive, Woodside	7.80	Grass verge and agricultural land	Greenfield	200 dwellings	Preferred Option: SW14/H

Summary of assessment for SW/034A:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. There could potentially be a minor adverse effect on the setting of the Grade II* Listed Building 'Royd's Hall'. Site is well located to provide residents here with good access to buses, cultural spaces, jobs, schools, and health facilities. Residents may need to travel over 600m to access some shops.

		Effect on SA Objective								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d		
3 Land & Buildings	(>0.4ha)	Site coincides with the coal MSA. Development would result in the loss of a large greenfield site (>0.4ha) and so would not constitute as an efficient use of land. Site is entirely situated on Grade 4 ALC land.								
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
4 Climate change resilience	flooding. through	Site is in FZ1 and has a very limited extent of land at a medium and high risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.								
		-	Р	LT	IR	Η	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources							nin 100m of site. Development wou cation in relation to existing levels.	uld result in a		
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity & geodiversity	small pa Deciduo reduce tl network, The site consider	rt of the J us Woodl he biodive although falls withi	udy Woo and Prio ersity val the deve n a Sout ne likely <u>en if nec</u>	ods Loca rity Habi ue of the elopmen h Pennii risks sho	I Wildlife tat. The site and t would r ne Moors ould be u	Site. T develop l could not dire s SAC/S ndertal	and (which is also TPO woodland) hese designated areas are also id oment of 7.8 ha of greenfield would diminish the connectivity of the loc ctly lead to the loss of land within a SPA/SSSI Impact Risk Zone. Furth the at the site level and consultation	entified as d be likely to cal ecological any designation. er on with Natural		
	Develop	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	the loss	Developments would have no effect on an AONB or National Park. The development would result in the loss of 7.8ha of greenfield currently used for agriculture grazing which could adversely impact the local townscape character and diminish the tranquillity for existing residents.								
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3			
8 Cultural heritage	Site is located a short distance to the north of Royds Hall, a Grade II* Listed Building, and the estate buildings which include the Grade II* Listed stable/coach house and the Grade II Listed cottages, garden structures and outbuildings. The development of this particular site is not within the immediate setting of these heritage assets, however in terms of views of the heritage assets and the ability for them to be read as a distinct and important group, the development of this site would be likely to have a minor effect on their setting. It should be noted that this is an allocated housing site in the RUDP which has also had a detailed planning consent for housing development									
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e		
9 Air quality	occupati	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.								
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e		
10 Transport	Site is within 400m of several bus stops with frequent services. Site is 2.5km west of Low Moor Railway Station, putting it outside the target distance. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.									

Sites assessments - South Bradford Urban Area

		Effect on SA Objective									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	dependir The dev an area	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (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		-	Ρ	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 , HO3, HO12	12a			
							d access to services, as residents on ong Halifax Road.	would have to			
	liaveriu	+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
13 Social cohesion	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
	Site would benefit from excellent access to cultural and recreational spaces, with Bradford Park Avenue FC, Harold Park and Judy Woods Local Wildlife Site all within 600m of the site.										
		+/-	Ρ	LT	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.										
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	target di good ace	Site is 1.1km from the nearest GP surgery, The Parklands Medical Centre, putting it outside of the target distance. St Luke's Hospital is 4km north of the site. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.									
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
17 Education		The site is within 400m of Woodside Primary School and Children's Centre. Site is 1.9km north west of Appleton Academy, putting it outside the target range.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	employn Centre a	nent oppo	rtunities f Eurowa	being w ay indus	ithin 1.5k rial site	m of L	a broad range of high quality and d ow Moor Employment area, 5km of yould provide residents with a wide	f Bradford City			
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status			
SW/034B – Land south of Fenwick Drive	8.35	Greenfield land/Green Belt	Greenfield 100%	219 dwellings	Alternative			
Summary of assessment for SW/034B: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, water resources, landscape and cultural heritage. 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		reenfield a t the site is						a coal MSA. ALC			
4 Climate		+	Ρ	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		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							erbody within 100m of the site. Development	at the site would			
6	be likely	to result in	a mine	or increa:	se in wat	er cons	UMPtion. SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity	Site is a	reenfield co	ontainir			nents a	nd is likely to be of some biodiversity value in				
&	condition	n. New dev	elopme	ent here	could rec	duce bio	diversity value at the site and reduce local e				
geodiversity	connecti	vity. There				itat netv	vork within the site boundary.	1 .			
	Davidan	-	P	LT	IR		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 greenfiel 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	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	noise ge		ue to co				the site. Short term negative effects would c expected that the development would also d				
		-	P	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	homes v		kpected	to resul	t in a min	nor incre	on an AQMA or CAZ. The construction and c 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							ent services. The nearest railway station is 2				
		•					I range. The site has good access for pedest	rians, but			
	somewh	at limited f	or cycli	sts with a	a limited : I	amount		1			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on types and tenures of the housing is provided in line with the Local Plan policies. The development would meet minimum criteria of policies H04 and H05 (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		+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
services	Residen	ts at the si	te woul	d have g	ood acce	ess to k	ey services and amenities including those or	Halifax Road.			
		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
13 Social cohesion	without of without t	disrupting o	cohesiv oment k	eness of being of a	existing a scale th	commu	thin an existing community in an area of high nity, encouraging participation and commun put pressure on local services and facilities	ty interaction,			

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Mitigation code(s)							
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Harold Park to the north east.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillar and so could help to combat the local risk of crime.												
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	site is wi Residen	thin 4km o	of a hos te woul	pital, St I d have g	_uke's Ho ood acce	ospital. ess to a	Moor Medical Centre, this is outside of the d diverse range of semi-natural habitats with o	C C					
47		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
17 Education							s 450m north of the site. The nearest second is outside of the desired range.	lary school,					
18		+	Р	LT	IR	Ĥ	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment							broad range of high quality and diverse emp zones to the east in south Bradford and Bra						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	as by inc local bus	creasing th sinesses. A	ie dema An impr	and for lo ovement	cal good in the bu	s and s uilt envi	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e ronment could lead to an improved attractive o help tackle local deprivation.	employees for					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/035 – Thornton Road / Munby Street	6.82	PDL, hard standing and vegetation	50% Mix	175 dwellings	Preferred Option: SW15/H

Summary of assessment for SW/035:

Significant adverse effect predicted for the climate change resilience SA Objective due to the extensive flood risk present within the site.

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

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

		Effect or	n SA Objec	ctive	1						
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 – 3f			
3 Land & Buildings							e of land, depending on the potentia site is of urban grade.	al impacts on			
4 Climate change resilience	areas of F FZ3b. Ca	nigh surfa reful layo	ace water out of dev	r flood ris /elopmen	k at the s t should	southern be able t	SC2, SC6, SC10, EN5, EN7 a medium risk of surface water floor perimeter which encroaches slightly o avoid this risk. However, develop current levels.	/ into FZ3a and			
		-	P	LT	IR	н	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	connecte this water	d to the I body co	Middle Br uld theref	ook that ore be al	runs adja fected by	acent to the contract of the c	b the eastern perimeter of the site, when the southern perimeter of the site. The struction and occupation of the site.	ne quality of Development			
			Р	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9				
6 Biodiversity & geodiversity	The south of the site is within a grassland habitat network (semi-improved grassland) and runs adjacent to wetland habitat network (beck). Site is also within a Natural England Green Infrastructure Corridor. Despite being PDL, the site has substantial areas of vegetation and therefore the development of this site would be likely to reduce the site's biodiversity value and 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.										
7 Landscape &		-	Р	LT	IR	М	SC1, SC6, EN4, DS2, DS3	7a. 7b			
townscape			minor ac	verse ef	ect on th	e local c	elopment at this large open greenfie haracter, such as due to a loss of o	pen views.			
8 Cultural heritage							SC1, SC6, EN3, EN5, DS3 's Mill by Middle Brook'. Developme alteration to the setting of this herita				
9 Air quality		expected	d to resul	t in a mir	or increa	ase in air	SC2, DS4, TR1, TR3, HO9 The construction and occupation of pollution in relation to existing level nents.				
		+	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 a bus stop with frequent services. The closest railway, Bradford Forster Square Railway Station, is 3km from site putting it outside the desired range. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.									
		+	Р	LT	IR	н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										

		Effect or	n SA Objec	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
12 Accessible		+	Р	LT	IR	н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services							of services and amenities in highly a s within Victoria Shopping Park.	ccessible
		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	participat	ion and c	ommunit	y interact	tion, with	out the d	xisting community of high deprivatio levelopment being of a scale that co the local sense of community and p	uld put
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	Site offer public ho				ss to cult		leisure areas along Thornton Road	including
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	vacant lo	cation wh ty cohesi	nere curre	ently there	e are nor	ne. At the	uce new potential victims or targets of e same time, it could potentially enhated ral surveillance, thereby helping to c	ance
		+	Р	LT	IR	н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	south of I	Bradford	Royal Inf	irmary Ho	ospital. R	esidents	ange Medical Centre. Site is approx would have excellent access to out and mentally.	
		++	Р	LT	IR	Ĺ	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
17 Education	Site is wi Dixons K			sley Hall	Primary	School a	nd within 1.2km of Dixons Allerton A	cademy and
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment							a broad range of high quality and di hin 5km of 6 RUDP E6 employment	
19 Economy	economy employee	r, increasi es for loca ness to tl	ng the de al busine	emand fo sses. An	r local go improver	ods and nent in th	SP6, SP14, SP16, EC1, EC2, EC3, EC4 I have a minor beneficial impact on t services and enhancing the pool of he built environment could lead to an ther inward investment to help tackle	potential n improved

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/036 – Cottam Avenue	1.55	Vacant site. PDL with a mix of vegetation and hardstanding that has greened over.	Brownfield	57 dwellings	Preferred Option: SW16/H

Summary of assessment for SW/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. A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being entirely situated within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. Minor positive effects were predicted for almost of the 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.

		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 P	DL. Site co	pincides	s with co		andsto	ne MSAs. ALC Grade at the site is 'Urban'.					
4 Climate	Site is in	- F71 Site	P	LT imited ex	IR (tent of l	M land at	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	medium	Site is in FZ1. Site has a limited extent of land at a low risk of surface water flooding and a very limited extent at medium risk. It is expected that these areas could be avoided through a careful layout of development. However, development could also lead to an increase in impermeable surfaces, compared to current levels.										
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							thin 100m of a surface waterbody. Developme ter consumption.	nt at the site				
6		+/-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity &							ich may be of some biodiversity value in its cu value at the site and reduce local ecological c					
geodiversity	Equally,	new devel	opmen	t at this s	site coul	d provi	de an opportunity to enhance any biodiversity					
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape							discernible effect on any landscape designati ardstanding that has been greened over and a					
&							that a new development at the site would prov					
townscape							as by incorporating GI elements of high visual uality design (as required by various Local Pla					
		+/-	P	LT	IR	M	SC1, SC6, EN3, EN5, DS3	8a, 8b				
8 Cultural	Eastern	perimeter	of the s	ite adjoi	ns the G		Listed Building 'Main Block and Wing to Harol	d Laycock Mills				
heritage							t this vacant plot of previously developed land					
nentage							age asset. However, the listed building is borde					
	developr	ment and a					could improve the setting of the listed building					
			P	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality		ment targe					evelopment at this location could make achievi the pollution associated with the construction a					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	at Bradfo		[.] Squar	e Railwa	y Statio	n. Site	uent services. The nearest railway station is 1 has good access for pedestrians, but somewh					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimum	d tenures n criteria of	of the h f policie	iousing i s H04 a	s provid nd H05	ed in lir (10 or r	towards satisfying Bradford's housing needs, ne with the Local Plan policies. The development nore homes, or an area of more than 0.5ha), t ses to reflect local need.	ent would meet the				
12	aspecis	+	P		IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible services	The nea	rest area c	of key s				appears to be 350m south-west on Woodhead	•				

		Effect on S	SA Obje	ctive		1						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
13 Social		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure							a diverse range of culture and leisure opportur , including pubs, restaurants, sports clubs and					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where the	re are c could p	urrently otentially	none, a enhan	nd so a ce com	vould introduce new potential targets and victin n increase in crime at the site cannot be ruled munity cohesion and wellbeing, or increase na e.	out. However,				
		++	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	north-we Residen	est of a ger ts would h	neral ho ave ade	ospital, S equate a	t Luke's ccess to	B Hospit	edical centre, Park Grange Medical Centre. Tl al. space, being 850m north of Horton Park, prov ohysical and mental health for the residents of	iding outdoor				
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education		rest primaı Dixons Kin					nceville, is 300m north-west of the site. The neather site.	arest secondary				
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											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such											

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential developmen t	Status					
SW/039 – Cemetery Road, Great Horton	2.7	Greenfield land	Greenfield 50%/PDL 50%	71 dwellings	Alterna tive					
Summary of assessment for SW/039: Significant adverse effects predicted due to the loss of greenfield land, biodiversity and flood risk. Minor adverse effects predicted for air quality and water resources. The site is well located to provide residents with good access to jobs, services, transport and health facilities, with significantly good access to educational facilities.										

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
3 Land & Buildings	Site is mixed PDL and Greenfield, however due to the size of the site development would consist of the loss of >0.4ha of greenfield land. Site coincides with a sandstone MSA. ALC Grade at the site is grade 4 and urban. There is also a landfill within the site boundary.										
4 Climate			Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience		ment, altho					climate resilience could be improved with the at on implementation and there is likely to be				
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources		s not coinc to result in			se in wat			at the site would			
6			Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity &	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 e bitat networks and a wetland habitat network	cological			
geodiversity							twork within the site boundary.				
		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	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	L	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	generate	ed due to c	onstruc	ction, how	vever as	the cur	Short term negative effects would come from rent site is mixed PDL and greenfield, it is dif positive or negative.				
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	homes w		kpected	to resul	t in a min	or incre	on an AQMA or CAZ. The construction and c ease in air pollution in relation to existing leve				
		+	P	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a - 10d			
10 Transport	Bradford	Forster S	quare F	Railway S	Station, th	nis is ou	ent services. The nearest railway station is 3 itside of the desired range. The site has good 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 the h f policie	iousing is s H04 ar	s provide nd H05 (*	d in line 10 or m	owards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), t to reflect local need.	ent would meet the			
	00000	+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			

		Effect on S	SA Obje	ctive		1					
SA Objective	Baseline trend										
12 Accessible services	Residen centre.	ts at the si	te woul	ld have g	ood acce	ess to k	ey services and amenities including those at	Victoria Shopping			
		+	Р	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IM 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					leisure s		range of culture and leisure opportunities in including West Park to the north east.	cluding pubs,			
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where the	re are o could p	currently otentially	none, an enhance	d so an e comm	build introduce new potential targets and victi increase in crime at the site cannot be ruled nunity 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	range. T Residen	he site is v	vithin 1 te woul	.5km of a ld have g	a hospital	l, Bradfeess to a	, Kensington Street Health Centre, this is out ord Royal Infirmary. diverse range of semi-natural habitats with o				
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education							School, is 400m south of the site. The nearest of the site.	est secondary			
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment							broad range of high quality and diverse empty cones to the east in south Bradford and Bradford				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	as by inc local bus	creasing th sinesses. A	ie dema An impr	and for lo ovement	in the bu	ls and s uilt envi	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e ronment could lead to an improved attractive to help tackle local deprivation.	employees for			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/043 – Briggella Mills and Little		PDL,			Preferred Option:
Horton Lane	1.80	vegetation	Mix	200 dwellings	SW17/H

Summary of assessment for SW/043:

Significant adverse effect predicted for the air quality SA Objective as a result of the site being within the CAZ. No other significant adverse effects predicted. Site would be a good opportunity to deliver improvements to the local townscape character as well as the setting of the mill, which is a local landmark, adjacent to the site's southern perimeter. Site is well located to provide residents here with good access to shops, jobs, cultural spaces, and buses, with particularly good access to schools and health facilities.

		Effect on	SA Objec	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land & Buildings		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5SP4, SP8, SP9, HO2, TR5	3b, 3c			
o Lana a Danango	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. The ALC of the site is of urban grade.										
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience							ooding. However, development could rent levels.	lead to an			
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources							n 100m of site. Development would relation to existing levels.	esuit in a minor			
		+/-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	could red littered, a within th The site	duce the s and develor e site. falls withing	site's bioo opment o n a SSSI	diversity could also	value and p provide Risk. Fur	d reduce an opp ther cor	ke vegetation, therefore development e ecological connectivity. However, the portunity to improve the quality of the insideration of the likely risks should b undertaken if necessary.	ne site is heavily greenspace			
			P		IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
7 Landscape & townscape	vegetate and the	ed area. H	owever, e is heav	given the /ily littere	ational P residen d, the de	ark. The tial deve velopm	e development would result in the los elopment would be surrounded by ex ent would be likely to provide an opp SP2, SP10, EN3, EN4, EN5, EN6, DS3	s of a large, isting built form			
8 Cultural heritage	being a		lding. De	velopme	nt at SW		a landmark building of local significa buld like to an opportunity to deliver e				
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	increase	Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in 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	н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Intercha	nge Railw ccessible	ay Statio	n, is 1.7k	m north	east of	ent services. The closest railway, Bra- the site, putting it outside the desired ugh there is a lack of designated cycl	I range. The site			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	dependi developi	ng on the ment woul	types an d meet t	d tenures he minim	s of the h um criter	iousing ria of po	tion towards satisfying Bradford's ho is provided in line with the Local Plar licies H04 and H05 (10 or more hom ousing mix and affordable houses to	n policies. The es, or an area			

		Effect on	SA Object	ive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
12 Accessible		+	Р	LT	IR	н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
services	Site would have excellent access to a diverse range of services and amenities in highly accessible locations along Little Horton Lane, Canterbury Avenue and Manchester Road, each within 500m of the site.												
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
13 Social cohesion	participa	Development would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture & leieure		+	Ρ	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
14 Culture & leisure		rs residen Park Aven		ood acce	ss to cul	tural an	d leisure areas, including Trident Par	k those along					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	vacant lo	ocations w	here cur	rently the	ere are n	one, bu	duce new potential victims or targets t it could potentially enhance communison could help to combat the local risl	nity cohesion					
		++	Р	LT	IR	н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	Site is w	ithin 400n	n of Little	Horton L	ane Me	dical Su	irgery and is within 600m of St Luke's	Hospital.					
		ts would h ly and me											
17 Education		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
	Site is w						ithin 600m of Dixons City Academy.	40 40					
18 Employment	Site way	+	P			H	SP6, SP14, SP16, EC1, EC2, EC3, EC4 o a broad range of high quality and d	18a, 18b					
To Employment							vithin 5km of 10 RUDP E6 employme						
	Shipioyn	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	econom employe	y, increasi es for loca eness to tl	ing the de	emand fo sses. An	new hon r local go improve	nes cou oods an ment in	Id have a minor beneficial impact on a services and enhancing the pool of the built environment could lead to a urther inward investment to help tack	the local potential n improved					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/047 – Between Clayton Lane and Lister Arms	0.52	PDL, hard standing and vegetation. The site appears to have been mostly 'taken over' by nature.	Mix	Employment	Preferred Option: SW47/E

Summary of assessment for SW/047:

Significant adverse effect predicted for the air quality SA Objective as a result of the site being within the CAZ. No other significant adverse effects predicted. Whilst the site is PDL, it appears to have been almost entirely 'reclaimed' by nature, and so there could be a minor adverse effect on biodiversity and ecological connectivity. Site could be a good opportunity to deliver enhancements to the local townscape character and the setting of nearby heritage assets. Site is well located to provide residents here with good access to shops, jobs, buses, and cultural spaces, with particularly good access to schools and health facilities.

		Effect on	SA Object	live				
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 – 3d
3 Land & Buildings							of land, depending on the potential i	mpacts on
	the coal	MSA with	n which it	coincides.	The ALC	of the sit	e is of urban grade. SP8, SP9, SP10, SP15, HO9,	1
		-	Р	LT	IR	М	EN1, EN2, EN3, EN7	4a – 4e
4 Climate change	A small a	area towa	ards the si	ite's easter	n perimet	er coinci	des with FZ2. There is a limited ext	ent of low
resilience							would be avoidable through a care	
					ent could l	ead to ar	n increase in impermeable surfaces	,
	compare		ent levels. P	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	Site is no	ot in a GS					Om of site. Development would res	
							in relation to existing levels.	
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	almost e	ntirely ve ment here	getated. I	t also falls	within Nat	tural Eng	almost entirely reclaimed by natur gland's Green Infrastructure corrido e site's biodiversity value and local	r.
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	improve		t of the sit				velopment would be an opportunity would be in-keeping with the existing with the ex	
		+/-	Р	LT	IR	L	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
8 Cultural heritage	is a vaca incorpora Building	ant PDL p ates GI el and the c	lot, new c lements c character	levelopme ould impro area. This	nt of a hig we the cor is somew	h-quality htributior hat depe	Joseph Grade II Listed Building. A with due consideration for local he of the site to the setting of the List andent on implementation, and there setting of nearby sensitive heritage	ritage that ed e is a risk
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
9 Air quality	new bus existing	iness pre levels due	mises wo e to pollut	uld be exp ion associ	ected to reated trans	esult in a port mov	AQMA. The construction and occu minor increase in air pollution in re- rements. The site is also situated w affect the achievement of air quality	elation to ithin a
10 Transport		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e

		Effect on	SA Object	live									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	Intercha	nge Railv	ay Statio		has good		ervices, and within 1.1km of Bradfor for pedestrians, but somewhat limit						
11 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
i i i i odolnig		Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.											
12 Accessible services		+	Ρ	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2, EC5, HO3, HO12	12a					
		Site would offer new occupants excellent access to a diverse range of key services and amenities, along Manchester Road.											
		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None					
13 Social cohesion		ting uses					t a location where it is in proximity t ersely affect the cohesion of reside						
14 Culture & leisure		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None					
	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.												
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	vacant lo	New business 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		0	n/a	n/a	n/a	н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None					
To Health		oposed f		/ment purp	oses and	so it wou	uld be unlikely to have a discernible	effect on					
17 Education	Site wou employe	•	P e new em	LT ployment l	IR and that c	L Iffers skil	SP6, SP14, SP16, EC3, DS5, CO2 Is learning opportunities for local pe	17a, 17b eople and					
18 Employment	employe	++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
	The prop	osed dev	/elopmen	t would pro	ovide new	employn	nent opportunities in Bradford.						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	long tern	n success		ord's econ			ent space that would contribute tov d development could also provide a						

SW/048A - Junction with Park Road, Manchester Road, LittleSite is PDL that appears to have greened over.Mix22 dwellingsPreferred Option: SW19/H	Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
	Road, Manchester Road, Little	0.40	appears to have	Mix	22 dwellings	

Summary of assessment for SW/048A:

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

		Effect on	SA Objec	tive						
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							use of land, depending on the potential in	npacts on		
	the coal	MSA with	which it	coincide	s. The A	_C of th	ne site is of urban grade. SP8, SP9, SP10, SP15, HO9, EN1, EN2,	1		
4 Climate change		+	Р	LT	IR	М	EN3, EN7	4a – 4e		
resilience							oding. However, development could lead	to an		
	increase	in imperr					rrent levels.	1		
E Motor recourses	Cite is rea	-	P DZ Na a	LT	IR atarbadi	H	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources							n 100m of site. Development would resul n relation to existing levels.	it in a minoi		
	THEL ITICLE	450 III Wa	P			M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity &	There we	uld be no	sensitiv				ns directly impacted by development on t			
geodiversity							current condition, being PDL with grassy			
	and so n	ew develo	opment h	ere woul	d be a g	ood opp	portunity to deliver biodiversity net gains.			
		+	Р	LT	IR	Μ	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape &							r National Park. The development would			
townscape					the site of	on the l	ocal character and would be in-keeping v	vith the		
	existing	built form			1					
9 Cultural baritaga	Develop	0	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asse	None		
8 Cultural heritage	area.	nent at tr	ie site wo	buid be u	niikely to	nave a	a discernible impact on any hemage asse			
	area.		Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e		
	Develop	ment wou	ld not ha	ve a disc	ornihlo i	nnact c	on an AQMA. The construction and occur	ation of		
9 Air quality										
	new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements. The site is also situated within a									
							ely affect the achievement of air quality t			
		++	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e		
10 Transport										
	Interchar	nge Railw	ay Statio	n. The si	te has g	ood aco	ent services, and within 600m of Bradford cess for pedestrians, but somewhat limite			
	Interchar		ay Statio	n. The si	te has g	ood aco	nt services, and within 600m of Bradford cess for pedestrians, but somewhat limite SP8, H01, H02, H03, H04, H05, H06, H07,			
	Interchar cyclists v	nge Railw vith a limi +	ay Statio ted amou P	n. The si unt of cyc LT	te has ge le paths IR	ood aco	nt services, and within 600m of Bradford cess for pedestrians, but somewhat limite SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010	d for 11a		
	Interchar cyclists v Site coul	nge Railw vith a limir + d make a	ay Statio ted amou P minor po	n. The si unt of cyc LT ositive co	te has ge le paths IR ntributio	M n towar	nt services, and within 600m of Bradford cess for pedestrians, but somewhat limite SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 ds satisfying Bradford's housing needs, c	d for 11a		
	Interchar cyclists v Site coul on the ty	nge Railw vith a limi + d make a pes and t	ay Static ted amou P minor po enures o	n. The si unt of cyc LT ositive co f the hou	te has g le paths IR IR IR Intribution	M n towar	nt services, and within 600m of Bradford cess for pedestrians, but somewhat limite SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010	d for 11a lepending		
	Site coul on the ty developr	nge Railw vith a limi + d make a pes and t nent woul	ay Static ted amou P minor po enures o d meet t	n. The si unt of cyc LT ositive co f the hou he minim	te has ge le paths IR IR IR Intribution sing is p um crite	M n towar rovided	nt services, and within 600m of Bradford cess for pedestrians, but somewhat limite SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 ds satisfying Bradford's housing needs, c I in line with the Local Plan policies. The	d for 11a depending or an area		
	Site coul on the ty developr	nge Railw vith a limi + d make a pes and t nent woul than 0.5h	ay Static ted amou P minor po enures o Id meet ti a), that s	n. The si unt of cyc LT ositive co f the hou he minim pecify as	Ite has go IR IR IR IR IR Intribution sing is p um crite pects su	M n towar rovided ria of po ch as h	nt services, and within 600m of Bradford cess for pedestrians, but somewhat limite SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 ds satisfying Bradford's housing needs, of I in line with the Local Plan policies. The blicies H04 and H05 (10 or more homes, ousing mix and affordable houses to refle	d for 11a lepending or an area ect local		
	Interchar cyclists v Site coul on the ty developr of more to need.	nge Railw vith a limi + d make a pes and t nent woul than 0.5h	ay Static ted amou P minor po enures o Id meet t a), that s	n. The si unt of cyc LT ositive co f the hou he minim pecify as	IR IR IR IR IR IR IR IR	M n towar rovided ria of po ch as h	nt services, and within 600m of Bradford cess for pedestrians, but somewhat limite SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 ds satisfying Bradford's housing needs, c I in line with the Local Plan policies. The blicies H04 and H05 (10 or more homes, ousing mix and affordable houses to refle SC1, SC2, SC4, SC10, EC5, H03, H012	d for 11a depending or an area ect local 12a		
11 Housing	Interchar cyclists v Site coul on the ty developr of more to need.	nge Railw vith a limi + d make a pes and t nent woul than 0.5h + Id new re ster Road	ay Static ted amou P minor po enures o Id meet ti a), that s P sidents v . Site is a	n. The si unt of cyc LT ositive co f the hou he minim pecify as LT vith excel also within	Ite has generating in the second seco	M n towar rovided ria of po ch as h M ess to a	nt services, and within 600m of Bradford cess for pedestrians, but somewhat limite SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 ds satisfying Bradford's housing needs, of I in line with the Local Plan policies. The blicies H04 and H05 (10 or more homes, ousing mix and affordable houses to refle	d for 11a lepending or an area ect local 12a ities, along		
11 Housing 12 Accessible services 13 Social cohesion	Interchar cyclists v Site coul on the ty developr of more to need.	nge Railw vith a limi + d make a pes and t nent woul than 0.5h + Id new re	ay Static ted amou P minor po enures o Id meet ti a), that s P sidents v . Site is a	n. The si unt of cyc LT ositive co f the hou he minim pecify as LT vith excel also within	Ite has generating in the second seco	M n towar rovided ria of po ch as h M ess to a	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 ds satisfying Bradford's housing needs, of line with the Local Plan policies. The policies H04 and H05 (10 or more homes, ousing mix and affordable houses to reflect SC1, SC2, SC4, SC10, EC5, HO3, HO12 ds setvices range of key services and amen	d for 11a lepending or an area ect local 12a ities, along		

		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)				
	commun developr local ser impact o	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. However, site is adjacent to the A641 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										
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	Site has access to some culture and leisure opportunities in the local area, along Manchester Road 500m. Site is also within 800m of Bradford City Centre which provides access to a wide range of culture and leisure opportunities.											
		+/-	P	LT	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.											
16 Health		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
To nealth	Site is within 350m of Parkland's Medical Practice and 650m of St Luke's Hospital. Site would provide new residents with somewhat limited access to public open spaces for outdoor exercise opportunities.											
17 Education		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
17 Education	Site with	in 300m c	of Rainbo	w Prima	ry Schoo	l and 60	00m of Dixons Trinity Secondary Academ	ny.				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment		Ild provide hities with					broad range of high quality and diverse end	employment				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
							Ild have a minor beneficial impact on the					
19 Economy	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
SW/052 – Quaker Lane,		Field			Preferred Option:
Southfield Lane	0.39	surrounded by housing	Greenfield	18 dwellings	SW20/H

Summary of assessment for SW/052:

Significant adverse effect predicted for air quality SA Objective as a result of the site being within the CAZ. No other significant adverse effects predicted. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. Site is well located to provide residents with good access to jobs, buses, and cultural spaces, with particularly good access to schools and health facilities. Some residents may be up to 800m from the nearest shops.

		Effect on	SA Objec	tive					
SA Objective	Baseline trend	Score of effect			Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c	
3 Land & Buildings							ould result in the loss of a small green		
	would no	ot constitu	te as an	efficient		and. Si	te is entirely situated on urban grade A	LC land.	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience	Site is in Flood Zone 1 and is at low risk of surface water flooding. However, development could lead an increase in impermeable surfaces, compared to current levels.								
	an Increa	ase in imp	P	e surfac	ires, com	pared t M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources	Site is no	ot in a GS		<u> </u>			e within, adjacent to or within 100m of		
							er consumption.		
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
6 Biodiversity & geodiversity	There would be no sensitive biodiversity designations directly impacted by development on the site. The development would result in the loss of a small greenfield area, however due to the nature of the greenspace (mown grass), the site is likely to have limited biodiversity value. Despite this, the loss of green space may reduce connectivity of the local ecological network.								
		-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b	
7 Landscape & townscape	of a sma on the lo	II greenfie	eld and p cter, alth	otentiall ough the	y GI ele e reside	ments.	or National Park. Development would re It would therefore be difficult to avoid a velopment would be unlikely to discore	adverse impacts	
		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
8 Cultural heritage	Develop area.	ment at th	e site w	ould be	unlikely	to have	a discernible impact on any heritage a	asset or historic	
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality	increase	in air pol	lution at	the site	in relatio	on to ex	ke it difficult to achieve clean air target isting levels, due to the construction a ents and household pollution.		
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	Site is within 250m of several bus stops with frequent services. Site is over 2km from Bradford Interchange Railway Station, putting it outside target distance for a railway station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.								
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	dependiı developr	ng on the ment woul	types an Id meet t	id tenure he minir	es of the num crit	housin eria of	bution towards satisfying Bradford's ho g is provided in line with the Local Pla policies H04 and H05 (10 or more horr housing mix and affordable houses to	n policies. The nes, or an area	
12 Accessible		-	Р	LT	IR	н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
services							erse range of services and amenities i d amenities along Great Horton Road	n highly	

		Effect on	SA Objec	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
13 Social cohesion	participa pressure	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD).										
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	Site would have excellent access to a diverse range of culture and leisure opportunities, including pubs, restaurants and parks. A broader cultural and leisure offering is accessible in the centre of Bradford, although this is up to 2km north east.											
		+/-	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	provide outdoor	Site is 600m south east of The Ridge Medical Centre and 1.3km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development										
17 Education	011 1 0	++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
	Site is 3	oum south	of Horte	on Park	Primary IR	School H	and 300m north of Co-op Academy G SP6, SP14, SP16, EC1, EC2, EC3, EC4	range. 18a, 18b				
18 Employment			residen	ts with e	xcellent	access	to a broad range of high quality and c hin 5km of 10 RUDP E6 employment z	liverse				
19 Economy	econom		ng the d	emand f			SP6, SP14, SP16, EC1, EC2, EC3, EC4 buld have a minor beneficial impact on and services and enhancing the pool o					

Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
	Open			Preferred Option:
1.63	greenspace	Greenfield	51	SW21/H
		(ha) uses 1.63 Open	(ha) uses split 1.63 Open Greenfield	(ha)usessplitdevelopment1.63OpenGreenfield51

Summary of assessment for SW/057:

Significant adverse effect predicted for the climate change resilience SA Objective as a result of the extensive flood risk within the site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects

associated with development on greenfield. Site is well located to provide residents with good access to jobs, buses, and cultural spaces, with particularly good access to schools and health facilities. Residents at the site may need to travel up to 1km to access some shops.

		Effect on	SA Objec	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d
3 Land & Buildings							Id not constitute an efficient use of land. les with a Coal MSA.	Site is
			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	including is at med	g FZ3b. A dium or hi	similar a gh risk c	area is a of surfac	t low risk e water f	c of surf looding	and western perimeter, is within FZ2 ar face water flooding and approximately 10 . The site is also entirely greenfield and r runoff and may increase flood risk.	0% of site
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	perimete	er of the si on of the	te, the q	uality of	this wat	erbody	ercourse, runs along the southern and w could therefore be affected by the const likely to result in a minor increase in wa	ruction and
6 Biodiversity & geodiversity	entirely v network. woodlan connecti on the w TPO wo perimete The site consider England	within Nat The site's d habitat vity and n oodland h odland jus er could be falls withi ation of th undertak	ural Eng s southe network. ew resic nabitat n st within e impact n a SSS ne likely en if nec th Penn	land's G rn and v The de dents at etwork s the site' ed by th I Impact risks sho cessary. ine Moo	I network vestern j velopme the site of surround s north-v e constr could be of The HR. rs SPA/S	k (Pitty perimetern could pl ing the vestern uction a one for t undertal A Scree SAC area	SP10, SP11, EN1, EN2, EN3, EN7, EN9 so of a large (>0.4ha) greenfield site white and Clayton Becks) and the grassland h er and north-western corner also fall with d reduce the site's biodiversity value, ec- ace additional public access associated site's southern and western perimeter. A boundary and adjacent to the site's sou and occupation of new homes at the site. he South Pennine Moors SAC/SPA/SSS ken at the site level and consultation with ening process has identified that likely sig e triggered and thus cannot be ruled out	nabitat nin the ological pressure dditionally, thern I. Further n Natural gnificant at this
7 Landscape & townscape	could ad resident	versely al al develop d to be sig	ter the lo oment w	ocal cha ould be	racter ar adjacen	nd dimir	SP2, EN1, EN3, EN5, EN6, DS2, DS3 or National Park. The loss of a large gre hish the tranquillity for existing residents. ting built form the alteration to character	Given the is not
8 Cultural heritage	Develop historic a		n/a ne site w	n/a ould be	n/a unlikely	H to have	SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage as	None set or
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
9 Air quality	occupati	on of new	homes	would b	e expec	ted to re	on an AQMA or CAZ. The construction esult in a minor increase in air pollution in mes and transport movements.	
10 Transport		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e

		Effect on	SA Obje	ctive	T						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
	Bradford	Forster S	Square,	which ha	as freque	ent serv	proximately 4.1km west of the closest train ices. The site is highly accessible for peo- pre is a lack of local cycling paths.				
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	dependir The deve	ng on the elopment of more th	types an would n	nd tenur neet the	es of the minimur	housin n criteri	bution towards satisfying Bradford's hour g is provided in line with the Local Plan p a of policies H04 and H05 (10 or more h such as housing mix and affordable hou	oolicies. omes, or			
12 Accessible services		-	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a			
12 Accessible services							ices and amenities. The site is approxim of key services and amenities.	ately 1km			
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
13 Social cohesion	commun scale tha	Development at the site would situate new residents with high quality housing 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.									
		+	P	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure	The site would offer new residents with good access to culture and leisure spaces and activities. The site is within 700m of several areas of open greenspace, Thornton Recreation Centre and Lower Grange Community Centre and playground.										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	vacant lo	cation wh	nere cur	rently the	ere are r	none, bu	roduce new potential victims or targets of ut could potentially enhance community of nd so could help to combat the local risk	cohesion			
		++	Р	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	Infirmary	. The site	would p	orovide r	esidents	with go	e Medical Centre and within 2km of Brac bod access to exercise opportunities sev ornton Recreation Centre approximately	eral areas			
		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
17 Education							Allerton Academy which provides both pr f Beckfoot Thornton Secondary Educatio	n facility.			
18 Employment	employm	+ Id provide ient oppo 4km of B	rtunities	, being a	approxim	H cess to a nately 1.	SP6, SP14, SP16, EC1, EC2, EC3, EC4 a broad range of high quality and diverse .3km west of Thornton Road Employmer	18a, 18b e It Zone and			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	economy		ing the c	lemand	of new h	omes co	ould have a minor beneficial impact on th and services and enhancing the pool of p	ne local			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/060 – Northside Road					Preferred Option:
Girlington	1.67	Open space	90% Greenfield	68 dwellings	SW23/H

Summary of assessment for SW/060:

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

		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 – 3d
3 Land & Buildings							Site is a large (>0.4ha) greenfield site and so vithin urban grade ACL.	would not
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience		FZ1 and i able surfa			o curren			n increase in
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							nin 100m of site. Development would result in elation to existing levels.	a minor net
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	cover an The site	d would th falls within ely risks sl	erefore a SSSI	reduce t Impact	he site's Risk Zor	biodive he for th	es of a large greenfield site with areas of tree ersity value and ecological connectivity. The South Pennine Moors SAC/SPA/SSSI. Fur level and consultation with Natural England u	ther consideration
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Landscape & townscape	adversel	y alter the	local cha	aracter a	and dimi	nish the	or National Park. The loss of a large greenfiel e tranquillity for existing residents. Given the r rm the alteration to character is not expected	esidential
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop	ment at the	e site wo	uld be u	inlikely t	o have	a discernible impact on any heritage asset or	historic area.
9 Air quality	homes w		kpected	to result	in a mir	nor incre	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and o ease in air pollution in relation to existing leve	
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
10 Transport	Square I	Railway St	ation, pu	itting it o	utside o	f the de	ent services. Site is 2.4km south west of Brac esired range. The site has good access for pe t of cycle paths.	
		+	P	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	on the ty meet the	pes and te minimum	enures of criteria of	f the hou of policie	ising is p s H04 a	orovide and H05	bution towards satisfying Bradford's housing r d in line with the Local Plan policies. The dev 5 (10 or more homes, or an area of more than e houses to reflect local need.	elopment would
12 Accessible		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
Accessible services		ld offer res s in Victori				to key	services and amenities, being within 600m of	services and
12 Social		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	encoura	ging partic	ipation a	nd com	munity ir	nteractio	ts with high quality housing within an existing on, without the development being of a scale ter the local sense of community and place.	

		Effect on S	SA Object	ive					
SA ()hiective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure		ild offer resure spaces		•		to leis	ure areas, being within close proximity to an a	rray of cultural	
		+/-	Р	LT	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.								
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	of Bradfo	ord Royal I	nfirmary	Hospita	al. Site w	ould pr	putting it outside the 800m target distance. S ovide new residents with good access to the or r exercise opportunities via the local PRoW n	countryside and a	
17		++	Р	LT	ÍR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
Education	Site is w	ithin 550m	of Lidge	t Green	Primary	Schoo	I and is adjacent to Dixons Kings Secondary	Academy.	
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford and is within 5km of 6 RUDP E6 employment zones								
		+	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 econom								

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/061B – Northside Road, Girlington	4.47	PDL, vegetation and hardstanding	90% Brownfield	151 dwellings	Preferred Option: SW24/H

Summary of assessment for SW/061B No significant adverse effects predicted for this site. This PDL site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. Site is well located to provide residents here with good access to shops, jobs, buses, cultural spaces, and health facilities, with particularly good access to schools.

		Effect on	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d
Buildings							te is a large (>0.4ha) brownfield site and se MSA. Site is entirely situated on urban gr	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is in	FZ1 and i		risk of su		ter floo		•
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							n 100m of site. Development would result i ation to existing levels.	n a minor net
		+/-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9 I's GI network, as this site is currently a 10	6a – 6h
6 Biodiversity & geodiversity	developr The site consider	ment would falls withir	d present n a SSSI e likely ri	t an oppo Impact F sks shou	ortunity to Risk Zone Ild be und	o enhar e for the dertake	ace the biodiversity value of the site. South Pennine Moors SAC/SPA/SSSI. For a the site level and consultation with Na	urther tural England
7 Landscape	_	+	<u> </u>	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
& townscape						space	National Park. Site could enhance the loc with high-quality housing.	al townscape
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
heritage	Develop	ment at the	e site wo	uld be ur	nlikely to	have a	discernible impact on any heritage asset of	or historic area.
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
9 Air quality	new hon		be exped	cted to re	sult in a	minor i	n an AQMA or CAZ. The construction and ncrease in air pollution in relation to existin ements.	
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
10 Transport	Square I	Railway St	ation, pu	tting it ou	utside of	the des	nt services. Site is 2.6km south west of Bra ired range. The site has good access for p of cycle paths.	
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	dependi developr	ng on the t ment would	ypes and d meet th	d tenures ne minimi	of the hour of the	ousing i ia of po	ition towards satisfying Bradford's housing is provided in line with the Local Plan polic licies H04 and H05 (10 or more homes, or hix and affordable houses to reflect local ne	ies. The an area of more
12 Accessible		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
services		Ild offer rests in Victor				o key s	ervices and amenities, being within 600m	of services and
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	encoura	ging partic	ipation a	nd comm	nunity inte	eractior	s with high quality housing within an existin n, without the development being of a scale er the local sense of community and place.	e that may put
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
14 Culture & leisure		Ild offer resure spaces				o leisur	e areas, being within close proximity to an	array of cultural
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location	where curr	ently the	ere are no	one, but c	could p	duce new potential victims or targets of crin otentially enhance community cohesion an combat the local risk of crime.	
		+	Р	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	
16 Health	within 2k	of Bradi	ford Roy	al Infirma	ary Hospi [*]	tal. Site	ntre, putting it outside the 800m target dista e would provide new residents with good a bitats, and outdoor exercise opportunities v	ccess to the
17 Education		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
17 Education	Site is w	ithin 500m	of Lidge	et Green I	Primary S	School	and 400m of Dixons Kings Secondary Aca	demy.
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment							proad range of high quality and diverse em 5km of 6 RUDP E6 employment zones	ployment
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
							Id have a minor beneficial impact on the lo	
19 Economy							and enhancing the pool of potential emplo	
							nt could lead to an improved attractiveness help tackle local deprivation.	to the area,

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status					
SW/065 – Lingdale		Two plots of			Preferred Option:					
Road, Woodside	0.61	amenity greenspace	Greenfield	19 dwellings	SW25/H					
Summary of assessment for SW/065:										

The site is considered to be greenfield as it has been cleared and is maintained as amenity greenspace. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Overall, the site could be a good opportunity to deliver biodiversity net gains, but there is a risk of minor adverse effects on the local landscape character. The site is well located to provide residents here with good access to jobs, buses, cultural spaces, and schools, with particularly good access to health facilities. Residents may need to travel over 600m for their daily shopping needs.

		Effect on	SA Objec	tive		1					
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 – 3d			
3 Land & Buildings		Site coincides with the coal MSA. Site consists of two small Greenfield plots and so would not constitute an efficient use of land. Site is entirely situated on Grade 4 ALC land.									
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		risk of s	1	1		1			
5 Water resources	therefore	e be affect	ed by th	e constr	uction a	nd occu	SP9, EN1, EN2, EN7, EN9 rom Park Dam, the quality of this waterb upation of the site. Development would r in relation to existing levels.				
		+	Р	ĹT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	developi site is lik	ment woul	d result e limited	in the lo: I biodive	ss of ope	en spac	ons directly impacted by development of the tagpears to be covered in mown of relopment here may be an opportunity to	grass and so the			
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	loss of a	small are	a of ope	n space	currentl	y cover	or National Park. The development wou ed in grass that appears to be well kept r adverse effect on the local townscape	. New			
		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
8 Cultural heritage	Develop area.	ment at th	e site wo	ould be u	unlikely	to have	a discernible impact on any heritage as	set or historic			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e			
9 Air quality	of new h	iomes wou	uld be ex	pected t	to result	in a mi	on an AQMA or CAZ. The construction nor increase in air pollution in relation to port movements.				
		+	Р	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e			
10 Transport	Station,		outside tl	he targe	t distanc	e. The	ent services. Site is 2.5km west of Low site has good access for pedestrians, b aths.				
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	dependi developi	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (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		-	P	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 , EC5, HO3, HO12				
services							ices and amenities, with residents havin key services and amenities.	g to travel over			
13 Social cohesion		+	Р	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			

		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)			
	commun	Development at the site would situate new residents with high quality housing 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	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure							I and recreational spaces, with Bradford ite all within 600m of the site.	d Park Avenue			
		+/-	P	LT	IR	М	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.									
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	Site is 800m west of The Parklands Medical Centre, putting it outside of the target distance. St Luke's Hospital is 4km north of the site. Residents at the site would have excellent access to outdoor exercise opportunities, including Harold Park and Judy Woods Local Wildlife Site.										
		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
17 Education	The site is within 350m of Woodside Primary School and Children's Centre. Site is 1.4km north west of Appleton Academy, putting it outside the target range.										
		+	Р	LT	IR	Η	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	opportur	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 1.5km of Low Moor Employment area, 5km of Bradford City Centre and 3km of Euroway industrial site which would provide residents with a wide range of diverse employment									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	econom		ng the d	Iemand f			buld have a minor beneficial impact on t and services and enhancing the pool of				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/083 – Paradise Fold, Great Horton	0.21	Disused, possibly neglected, open space, semi- demolished buildings and vegetation	Predominantly Brownfield	7 dwellings	Preferred Option: SW27/H

Summary of assessment for SW/083:

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

Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site would be a good opportunity to deliver improvements to the local character as well as the setting of nearby heritage assets. Site is well located to provide residents here with good access to shops, jobs, cultural spaces, health facilities, schools, and buses, although the site is not within the target distance of all facilities for any SA Objective.

		Effect on	SA Objec	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land & Buildings		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d			
	consider	Development would result in the loss of predominantly Brownfield land and therefore would be considered an efficient use of land. The site is situated on urban land and coincides entirely with a Coal and Sandstone MSA.									
4 Climate change		+	Ρ	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience							oding. However, development could I Irrent levels.	ead to an			
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources							in 100m of site. Development would in relation to existing levels.				
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9 ngs, the site falls entirely within semi-	6a – 6h			
6 Biodiversity & geodiversity	grassland habitat. The development of the site would result in the loss of a small area of greenspace covered in shrubs and trees, and therefore would reduce the site's biodiversity value and reduce the 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	littering.		lopment	would re	sult in cl		semi-demolished buildings and is vuln to the local townscape which could p				
		+	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage							iven the site's current condition, new etting of these sensitive heritage asso				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e			
9 Air quality	occupati	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.									
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e			
10 Transport	Bradford	Site is within 150m of bus services and is approximately 3.5km west of the closest train station, Bradford Interchange, which has frequent services. The site is accessible for pedestrians and generally accessible for cyclists, although there is a lack of local cycling paths.									
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

		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)
	on the ty developr	vpes and t ment wou	enures o Id meet	of the hou the minin	using is p num crite	provide eria of p	rds satisfying Bradford's housing need d in line with the Local Plan policies. T policies H04 and H05 (10 or more hom housing mix and affordable houses to	The nes, or an area
12 Accessible		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2, EC5, H03, H012	12a
services		Ild provide Om west o			xcellent	access	to key services and amenities, includ	ing Quora Retail
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	commun	nity, encou at may pu	iraging p	oarticipati	ion and o	commu	nts with high quality housing within an nity interaction, without the developme facilities or could alter the local sense	ent being of a
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							tunities in the local area, being within and Field Sports and Social Club.	400m of
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	vacant lo	ocation wh	nere curi	rently the	re are n	one, bu	oduce new potential victims or targets it could potentially enhance communit could help to combat the local risk of	y cohesion and
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	would pr		idents w	ith good			inic and is 2.6km west of St Luke's Ho por exercise opportunities via Bracken	
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
17 Education			ess and		se Colleg	ge, putti	ny's Catholic Primary School. Site is 2 ing it outside of the 1.2km target dista	nce.
	0.1	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment		nities, beir					a broad range of high quality and diven In Employment Zone and is within 3.5	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	economy		ing the c	lemand f			ould have a minor beneficial impact on and services and enhancing the pool c	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/088 – Abb Scott Lane, Low Moor	1.02	Disused open space – mixture of hard standing and vegetated areas	80% brownfield / 20% greenfield	30 dwellings	Preferred Option: SW28/H

Summary of assessment for SW/088:

No significant adverse effects predicted for this site. The site is predominantly PDL but appears to have been almost entirely taken over by nature, and so development here could risk reducing the site's biodiversity value or local ecological connectivity. At the same time, new development could be an opportunity to enhance the local townscape character given the condition of the site. Site is well located to provide residents here with good access to jobs, cultural spaces, buses, and schools, with particularly good access to health facilities. Residents here may need to travel up to 1.4km for daily shopping needs.

		Effect on S	SA Objecti	ve						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Pla policies	Mitigation code(s)		
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d		
3 Land & Buildings		onstitute ar					(>0.4ha) site with over 50% brownfield land on impacts on the MSA. Site is entirely situa			
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		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							100m of site. Development would result in ation to existing levels.	a minor net		
		-	P	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity & geodiversity	There are areas of TPO woodland in the south western corner and a small area in the south eastern corner of th site, however it is expected that with careful planning these areas could be avoided. Approximately 80% of the site is vegetated with mature trees and scrubland. Development of this site would result in the loss of vegetation and tree cover which would reduce the biodiversity value of the site and reduce the connectivity of the local ecological network.									
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
Landscape & townscape							National Park. Site could enhance the local with high-quality housing.	townscape		
		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
8 Cultural heritage	Site is ap Building	oproximate it is unlike	ely 50m fi ely that th	rom a Gr ie develo	ade II Lis pment w	sted Bui ill have	Ilding, however due to the existing surroundi an adverse impact.	ngs of this Listed		
		-	P	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e		
9 Air quality	homes w		kpected t	o result i	n a mino	r increa	n an AQMA or CAZ. The construction and on use in air pollution in relation to existing level			
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e		
Transport	putting it		the desi	red rang			nt services. Site is 1.4km west of Low Moor I good access for pedestrians, but somewhat			
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.									
12 Accessible		-	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 , EC5, H03, H012	12a		
Accessible services		ld offer res and amen					services and amenities, being 1.4km from the norm the norm the norm the norm the norm of t	ne closest		

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Pla policies	Mitigation code(s)			
13 Social		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
cohesion	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+ P LT IR M SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 14a									
leisure		ould offer residents with good access to leisure areas, being within close proximity to of an array of leisure s including Harold Park and the countryside, via local footpaths.									
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location	where curi	ently the	ere are no	one, but o	could po	luce new potential victims or targets of crime otentially enhance community cohesion and ombat the local risk of crime.				
		++	Р	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	residents		d access	to the co	ountryside		d 3.5km of St Luke's Hospital. Site would pr diverse range of semi-natural habitats, and				
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education		ithin 250m ry educatio					Site is 1.3km from Appleton Academy whicl ed range.	n provides			
18		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment	Nt Site would provide residents with good access to a broad range of high quality and diverse employment opportunities, with Low Moor Employment Zone within 500m and within 5km of Bradford City Centre.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status	
SW/098 – Harris Court Mill, Great		PDL,			Preferred Option:	
Horton Road, Great Horton	0.57	disused buildings	Brownfield	39 dwellings	SW29/H	

Summary of assessment for SW/098:

No significant adverse effects have been predicted. This PDL site would be a good opportunity to deliver biodiversity net gains, as well as improvements to the local character and an enhancement to the setting of nearby Listed Buildings as well as the Great Horton Conservation Area the site is within. Site is well located to provide residents with good access to shops, jobs, buses, and cultural spaces, with particularly good access to schools and health facilities.

		Effect on	SA Objec	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c			
3 Land & Buildings	the coal the re-us	Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.									
4 Climate change resilience		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
	Site is in	Flood Zo					e water flooding.				
	0.4	-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources					ncrease	in wate	e within, adjacent to or within 100m of r consumption.	1			
		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	brownfie biodivers	ld plot of I	imited b of the sit	iodiversi	ty value	, develo	ions directly impacted by development opment could be an opportunity to enh ution to the connectivity of the local and	ance the			
7 Londoono 8		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
7 Landscape & townscape							Providing the development is in-keepin provide an opportunity to improve the				
8 Cultural heritage	the Cons approxin these se conditior	servation / nately 50n nsitive he	Area, inc n north c ritage as sidered	cluding the site site site site site site site sit	he Grad e. New o d the his	e II* Lis develop storic ar	a and is in proximity to a number of Lis ted Building '670 and 670A, Great Hou ment at the site would be likely to alter ea. However, given the site's existing velopment would be an opportunity to	ton Road' ' the setting of use and			
	Implove	-	P.	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	occupati	on of new	homes	would be	e expect	ted to re	t on an AQMA or CAZ. The construction esult in a minor increase in air pollution mes and transport movements.				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Intercha		ay Statio	on. The s	site is ve	ery acce	ient services. Site is over 2km from Br essible for pedestrians and cyclists alth				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	dependii developr	ng on the ment woul	types ar d meet t	nd tenure the minir	es of the num crit	housin eria of	bution towards satisfying Bradford's ho g is provided in line with the Local Pla policies H04 and H05 (10 or more hon housing mix and affordable houses to	n policies. The nes, or an area			
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services							ge of services and amenities in highly damenities along Great Horton Road	accessible			

		Effect on	SA Objec	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		+	Р	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
13 Social cohesion	participa pressure	tion and c e on local s	ommuni services	ty intera and fac	ction, wi ilities or	ithout th could a	nts within an existing community, enco ne development being of a scale that c lter the local sense of community and of high deprivation (IMD).	ould put			
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure	restaura	Site would have excellent access to a diverse range of culture and leisure opportunities, including pubs, restaurants and parks. A broader cultural and leisure offering is accessible in the centre of Bradford, although this is up to 2km north east of the site.									
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	crime at ruled ou	a location t. Howeve	where t r, new d	here are evelopm	e current nent coul	ly none Id poter	rould introduce new potential targets ar e, and so an increase in crime at the sit ntially enhance community cohesion ar o combat the local risk of crime.	e cannot be			
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	resident exercise	s with goo	d acces: nunity e	s to a div ngagem	/erse rai ent oppo	nge of s ortunitie	km of St Luke's Hospital. Site would pr semi-natural habitats with opportunities es, which could improve both physical a	s for outdoor			
		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education		ithin 200m ast of the s		swald C	hurch of	f Englai	nd Primary Academy. Co-op Academy	Grange is 850m			
		+	Р	LT	IR	Η	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment							s to a broad range of high quality and o thin 5km of 10 RUDP E6 employment a				
	-	+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	econom employe attractive	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	
SW/108 – Brafferton		Open green			Preferred Option:	
Arbor, Buttershaw	0.32	space within residential estate	Greenfield	14 dwellings	SW30/H	

Summary of assessment for SW/108:

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. Site is well located to provide residents with good access to jobs, buses, and cultural spaces, with particularly good access to schools and health facilities. Residents here may need to travel over 600m for daily shopping needs.

		Effect on	SA Objec	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c				
3 Land & Buildings	Site coir	cides with	n a coal l	MSA. Sit			n the loss of a small area of greenfield					
· ·	would be	would be considered a slightly inefficient use of land. Site is located within urban grade ACL.										
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience							vater flooding. However, development	could lead to an				
	increase	in imperr					urrent levels.					
	0:10 10 10	-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources							e within, adjacent to or within 100m of	the site.				
	Sile wou				IR	M	r consumption. SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
	The dev	olonmont	r would re	LI Sultin th			all greenfield area, however due to the					
6 Biodiversity &							e limited biodiversity value. Despite th					
geodiversity							ecological network. The HRA Screeni					
<u>J</u>							n Pennine Moors SPA/SAC are trigger					
		e ruled ou										
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b				
7 Landscape &	Develop	ment wou	ld not im	pact on	an AON	B or Na	ational Park. The loss of a small area	of greenspace				
townscape	resident		oment w				hish the tranquillity for existing residen ting built form the alteration to charact					
	expected.	0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3					
8 Cultural heritage	Develop area.	ment at th	e site wo				a discernible impact on any heritage	asset or historic				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	occupati	on of new	homes	would be	e expect	ed to re	on an AQMA or CAZ. The construction esult in a minor increase in air pollution mes and transport movements.					
	J	+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Station,	putting it o	outside ta	arget dis	stance fo	r a railv	ent services. Site is over 3km from Lo way station. The site is very accessible cycle paths in the local area.					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	dependi developi	ng on the ment woul	types an Id meet t	d tenure he minir	es of the num crit	housin eria of	bution towards satisfying Bradford's he g is provided in line with the Local Pla policies H04 and H05 (10 or more hon housing mix and affordable houses to	n policies. The nes, or an area				
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
services							ices and amenities, with residents hav ge of key services and amenities.	ing to travel				

		Effect on	SA Objec	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		++	Р	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
13 Social cohesion	commur developi	ity of high	depriva g of a sc	ition, end ale that	couragin may put	g partio	nts with high quality housing within an sipation and community interaction, wit are on local services and facilities or co	hout the			
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure	within a	Site would offer new residents with excellent access to culture and leisure spaces and activities, being within a 600m walk of an array of cultural and leisure spaces including Wibsey Park and the park and playing fields on Farfield Avenue.									
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	crime at ruled out	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	would hat playing f	Site is within 400m of The Ridge Medical Practice and is 4km south west of St Luke's Hospital. Site would have excellent access to outdoor exercise opportunities, including Wibsey Park and the park and playing fields on Farfield Avenue, which could improve both physical and mental health for the residents of this development.									
		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education		00m south se College		Revvy I	Hill Prim	ary Sch	nool and is 600m west of Buttershaw B	Business and			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	employn Bradford	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 3km of Low Moor Employment area and 5km of Bradford City Centre which would provide residents with a wide range of diverse employment opportunities.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	econom		ng the d	lemand f			ould have a minor beneficial impact on and services and enhancing the pool o				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/119 – Former		PDL, a single			
Odsal Clinic 55	0.21	standing house and	Brownfield	5 dwellings	Preferred Option: SW31/H
Odsal Road		unkept grounds			SVV31/H
Cumment of cooperat	ant far CIN	440.		•	

Summary of assessment for SW/119:

No significant adverse effects predicted for the site. This PDL site would be a good opportunity to deliver improvements to the local character. The site appears to be of some biodiversity value in its current condition, which could be jeopardised by new development here. Site is well located to provide residents with good access to shops, jobs, buses, schools, and cultural spaces, with particularly good access to health facilities.

		Effect on	SA Objec	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c		
3 Land & Buildings	on the co but the r	oal MSA v e-use of n	vith whic naterials	h it coin would ir	cides. It	is unkr the reso	ient use of land, depending on the po nown if the existing buildings on-site c ource-efficiency of any development. s area is Urban.	ould be re-used		
4 Climate change resilience		+	Р	LT	ĪR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
resilience	Site is in	Flood Zo					e water flooding.	T		
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources					ncrease	in wate	e within, adjacent to or within 100m o r consumption.	-		
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity & geodiversity	Site would have no adverse effects on a sensitive biodiversity designation. Approximately half of the site appears to be greened over, with trees and hedgerow within the site boundary that could be impacted by the construction and occupation of new homes at this site. New development here has the potential to result in a minor reduction of the site's ecological value.									
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b		
7 Landscape & townscape		built form					Providing the development is in-keepin provide an opportunity to improve the			
		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3			
8 Cultural heritage	Develop area.	ment at th	ie site w	ould be	unlikely	to have	a discernible impact on any heritage	asset or historic		
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	occupati	on of new	homes	would be	e expect	ted to re	t on an AQMA or CAZ. The constructi esult in a minor increase in air pollutio mes and transport movements.			
		+	P	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	Railway	Station, p	utting it	outside t	arget di	stance	ient services. Site is 1.8km north of L for a railway station. The site is very a f designated cycle paths in the local a	accessible for		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05d's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05d's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05									
12 Accessible services		+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		

		Effect on	SA Objec	ctive						
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations being within a 500m walk of services and amenities along Manchester Road.									
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		
13 Social cohesion	participa pressure	tion and c on local :	ommun services	ity intera and fac	ction, wi ilities or	ithout th could a	nts within an existing community, enc ne development being of a scale that liter the local sense of community and of high deprivation (IMD).	could put		
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
14 Culture & leisure		Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations along Manchester Road.								
15 Safe & secure	crime at ruled out	a location t. Howeve	where t r, new d	there are levelopm	e current ient cou	ly none Id poter	SP1, SP3, SP4, SP16, HO9, DS5, CO2 rould introduce new potential targets a e, and so an increase in crime at the s ntially enhance community cohesion a combat the local risk of crime.	ite cannot be		
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	Site is within 800m Wibsey Surgery and 2km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development									
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
17 Education		te is within 800m of Wibsey Primary School to the west and Bankfoot Primary School to the north. o-op Academy Grange is 1.3km northwest of the site, putting it outside the desired range.								
18 Employment	employn	Co-op Academy Grange is 1.3km northwest of the site, putting it outside the desired range. + P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 3km of Bradford City Centre and 5km of 10 Employment Zones (e.g. Paradise Green and Thornton Road).								
19 Economy	The con- economy employe	+ struction a y, increasi es for loca eness to tl	P Ind occu ng the c al busine	LT Ipation of lemand f esses. A	IR f new ho or local n improv	H omes co goods vement	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ould have a minor beneficial impact or and services and enhancing the pool in the built environment could lead to a further inward investment to help tac	of potential an improved		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/122 – Church Street – Buttershaw	0.15	Buildings and yard/parking area – unknown use, potentially derelict/abandoned	90% brownfield	10 dwellings	Preferred Option: SW32/H

Summary of assessment for SW/122: No significant adverse effects predicted for the site. This PDL site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. Site is well located to provide residents here with good access to shops, jobs, cultural spaces, and buses, with particularly good access to schools and health facilities.

		Effect on SA Objective							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancingLocal Plan policies	Mitigation code(s)	
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c	
3 Land & Buildings							and located within urban grade ACI ource depending on impacts on the		
4 Climate change resilience		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
	Site is in	Flood Zo		d not at			vater flooding.		
5 Water resources							SP9, EN1, EN2, EN7, EN9 e within, adjacent to or within 100m er consumption.	5a – 5e of the site.	
		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
6 Biodiversity & geodiversity	the site a	appears to	be of li	mited bi	s on a se odiversit	ensitive y value	biodiversity designation. In its curre although there is a small area of he er biodiversity net gains at the site.	ent condition,	
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b	
7 Landscape & townscape	Development would not impact on an AONB or National Park. Development of the site the potential to enhance the local character by replacing abandoned buildings / building fallen into disrepair with high quality residential developments.								
		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
8 Cultural heritage	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.								
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality	occupati	on of new	homes	would b	e expect	ed to re	t on an AQMA or CAZ. The construct esult in a minor increase in air pollut mes and transport movements.		
		+	P	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a - 10d	
10 Transport	Railway	Station, p	utting it	outside	target di	stance	f designated cycle paths in the loca	accessible for	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	dependii The deve dependii	ng on the elopment ng on the	types ar would m types ar	nd tenure neet the nd tenure	es of the minimun es of the	housin n criteri housin	ards satisfying Bradford's housing n g is provided in line with the Local F a of policies H04 and H05d's housir g is provided in line with the Local F a of policies H04 and H05	net gains at the site.a, EN5, EN6, DS2, DS37a. 7bDevelopment of the site would have poned buildings / buildings that have3, EN4, EN5, EN6, DS3Noneimpact on any heritage asset or5, TR2, TR6, EN8, EN9, or CAZ. The construction and r increase in air pollution in relation to port movements., HO9, TR1, TR2, TR3, HO9, TR1, TR2, TR3,10a – 10dSite is over 3km from Low Moor tation. The site is very accessible for cycle paths in the local area.2, HO3, HO4, HO5, HO6, 9, HO1011aBradford's housing needs, n line with the Local Plan policies.04 and H05d's housing needs, n line with the Local Plan policies.04 and H05 , SP9, SP10, SP15,12a	
12 Accessible services		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2		
		would pro within 20				lacces	-	ng Halifax Road	
13 Social cohesion		++	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a	

		Effect on	SA Objec	ctive				
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancingLocal Plan policies	Mitigation code(s)
	commun developr	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	being wi	thin a 600	m walk	lents with excellent access to culture and leisure spaces and activities, of an array of cultural and leisure spaces including Wibsey Park and the ong Farfield Avenue.				
		+/-	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 por crime at a location where there are currently none, and so an increase i ruled out. However, new development could potentially enhance common or increase natural surveillance, and so could help to combat the local r				e, and so an increase in crime at the ntially enhance community cohesion to combat the local risk of crime.	site cannot be			
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	would ha and play	ave excell	ent acce on Farfi	ess to ou eld Aver	idge Medical Practice and is 4km south west of St Luke's Hospital. Site to outdoor exercise opportunities, including Wibsey Park and the park Avenue, which could improve both physical and mental health for the			and the park
		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education		50m south erprise Co		f Farfield	l Primar	y Schoo	ol and is 700m south west of Butters	haw Business
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	employm	nent oppo I City Cen	rtunities	in the n	earby, b	eing wit	s to a broad range of high quality an hin 3km of Low Moor Employment a ts with a wide range of diverse empl	area and 5km of
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	economy		ing the c	lemand i			ould have a minor beneficial impact and services and enhancing the poo	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/124 – Land off			Predominantly		Preferred
Buckingham Crescent,	13.72	Agricultural	greenfield and Green	175 dwellings	Option:
Clayton			Belt		SW33/H

Summary of assessment for SW/124:

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

A significant adverse effect has been predicted for the transport SA Objective, due to the site being outside the target distances for both bus and rail links as well as having limited cycle access. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

Minor positive effects were predicted for a range of 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 health facilities and leisure opportunities.

There are two areas of hard standing and buildings within the site, and it is unclear how these may be incorporated into the development. As a predominantly greenfield and Green Belt site which would be lost in the development, minor adverse effects have been predicted for most natural environment themed SA Objectives. The site is 25m east of the Clayton Conservation Area, and the south-western corner adjoins two Grade II Listed Buildings with a further five in proximity to the site. New development at this large, open site would be likely to adversely alter the settings of these sensitive heritage assets and the Conservation Area, unless mitigated via the use of landscaping and buffer areas.

	Effect on SA Objective							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c
3 Land & Buildings	Site is predominantly greenfield. There is an area of hard standing and buildings in the centre of the site, and towards the south west portion of the site. It is unclear how these areas may be incorporated into the							
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience		FZ1 and i able surfa						
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources					r increa		ithin 100m of a surface waterbody. Developme ater consumption.	nt at the site
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	Site is a large greenfield containing various GI elements including trees and hedgerows. The site is therefore 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 south-east corner of the site adjoins deciduous woodland priority habitat, which could be adversely affected by development at the site such as through direct effects on root zones. 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. 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	National and Gree therefore	Parks or A en Belt lan e be likely f	ONBs d that o to adve	. Howev contains ersely alt	er, resi GI eler er the l	dential ments c ocal tov	a discernible effect on any landscape designati development at this site could result in the loss of potentially high visual amenity, including trees vnscape and landscape character, although the magnitude of potential effects.	of open greenfield s, and it would s site is adjacent to
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	'160-164 of the sit site wou	, Bradford e. The Cla ld be likely	Road' yton C to adv	. There a onserva ersely a	are a fu tion Are Iter the	rther five a is 35 setting	ade II Listed Buildings, namely '176-182, Bradf re Grade II Listed Buildings in proximity to the s m west of the site. New development at this lar of these sensitive heritage assets and the Con buffer areas.	outh-west corner ge open greenfield

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	homes w	nent would ould be ex ed with hou	<pre>cted</pre>	d to resu	ılt in a r	ninor in	act on an AQMA or CAZ. The construction and acrease in air pollution in relation to existing lev ts.	occupation of new els due to pollution		
10			Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
Transport		Station. Si					e nearest railway station is 4.5km east at Brad strians, but somewhat limited for cyclists with a			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	types and minimum	d tenures of criteria of	of the h policie	nousing es H04 a	is provi and H0	ided in I 5 (10 or	n towards satisfying Bradford's housing needs line with the Local Plan policies. The developm more homes, or an area of more than 0.5ha), uses to reflect local need.	ent would meet the		
12		+/-	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
Accessible services	services	and amen	ities in	Clayton	, howe	ver thos	he south-west corner of the site would have go se in the north-east are likely to need to travel sfy their daily needs			
13 Social		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		
cohesion	interactio		the de	velopme	ent beir	ng of a s	ng community, encouraging participation and o scale that may put pressure on local services a ace.			
14 Culture 9		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
14 Culture & leisure	Residents at the site would have good access to a range of culture and leisure opportunities in Clayton including pubs, restaurants, churches and a library. A broader cultural and leisure offering is available on the A6177, although this is up to 2.5km east of the site.									
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	location with new deve	where ther	e are c could p	otentiall	[,] none, y enhai	and so nce con	would introduce new potential targets and vict an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase n ne.	d out. However,		
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	the site o Resident outdoor e	utside the s at the sit	target te woul nd corr	distanc d have munity	e. The : good a	site is 2 ccess to	n of the nearest medical centre, Cowgill Surge 2.5km south-west of a general hospital, Bradfor o a diverse range of semi-natural habitats with which could improve both physical and mental	d Royal Infirmary. opportunities for		
17 Education	Resident	++ s at this si	P te wou	LT Id be wi			SP6, SP14, SP16, EC3, DS5, CO2 ither Clayton CE Primary School or St Anthony			
18 Employment	Site woul opportun as slightly	+/- d provide ities in Bra y further a	P resider adford, field to	LT nts with includin wards th	IR good a lg the P ne regio	H ccess to Paradise onal city	on School, is within 1.1km of the site to the not SP6, SP14, SP16, EC1, EC2, EC3, EC4 o a broad range of high quality and diverse em e Green Employment Zone which 1.2km east of r in the east. It is uncertain the extent to which oportunities in agriculture in the local area.	18a, 18b ployment f the site, as well		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	as by inc business	reasing th	e dema /er, it is	and for I	ocal go	ods and	could have a minor beneficial impact on the lo d services and enhancing the pool of potential to which the loss of agricultural land could impa	employees for local		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/134 – Meadway,		Small plot	60% brownfield /		Preferred
Wibsey	0.19	adjacent to recreational area	40% greenfield	7 dwellings	Option: SW34/H
Cumment of concernent	CIALLADA.	•	•	•	

Summary of assessment for SW/134:

No significant adverse effects predicted for this site. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield, as well as due to the Ancient Woodland and LWS adjoining the site. Site is well located to provide residents with good access to shops, jobs, buses, cultural spaces, health facilities and schools, although the site is not within the target distance of all facilities for any SA Objective (i.e. no major positive scores recorded).

		Effect on	SA Objec	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d
3 Land & Buildings	greenfiel		elopmer	nt would	constitu	te an ef	0% brownfield land cover and only a small ficient use of land depending on impacts o d.	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience							ding. However, development could lead to	an
	Increase	in imperr	neable s	urraces,	, compa IR	H	urrent levels. SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	Site is no	ot in a GS		surface v			hin 100m of site. Development would resu	
							cation in relation to existing levels.	in in a
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	a small p Deciduo site and	art of the	Judy W and Prio iinish the	oods Lo rity Habi connec	cal Wild itat. The ctivity of	life Site develo the loca	bodland (which is also TPO woodland) and . These designated areas are also identified pment could reduce the biodiversity value al ecological network although would not le portance.	ed as of the
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	the loss local tow	of a small	area of haracter	open sp	ace and	d green	or National Park. The development would infrastructure, which could adversely impa al development would be within/adjacent to	act the
		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
8 Cultural heritage	Develop historic a		ne site w	ould be	unlikely	to have	a discernible impact on any heritage asse	et or
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
9 Air quality	occupati	on of new	homes	would b	e expec	ted to re	on an AQMA or CAZ. The construction a esult in a minor increase in air pollution in mes and transport movements.	nd relation to
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a - 10e
10 Transport	Railway	Station, p	utting it	outside	the targe	et distar	ient services. Site is 2.7km west of Low M nce. The site has good access for pedestri to f cycle paths.	
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
i i i iousing							ards satisfying Bradford's housing needs, g is provided in line with the Local Plan po	olicies.
12 Accessible services		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 , EC5, HO3, HO12	12a
		would pro within 550				dacces	s to key services and amenities along Hali	fax Road
13 Social cohesion		++	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

Sites assessments - South Bradford Urban Area

		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)			
	commun developr	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.									
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
		FC, Harol	d Park a	ind Judy	Woods	Local V	al and recreational spaces, with Bradford F Vildlife Site all within 600m of the site.				
15 Safe & secure	vacant lo	cation wh	nere curi	ently the	ere are r	ione, bi	SP1, SP3, SP4, SP16, H09, DS5, CO2 roduce new potential victims or targets of c ut could potentially enhance community co nd so could help to combat the local risk of	hesion			
		+	P	LT	IR	M	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b			
16 Health	Site is 1.1km from the nearest GP surgery, The Parklands Medical Centre, putting it outside of the target distance. St Luke's Hospital is 4km north of the site. Residents at the site would have excellent access to outdoor exercise opportunities, including Harold Park and Judy Woods Local Wildlife Site.										
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
17 Education		is within 5 ton Acade					ool and Children's Centre. Site is 1.9km no				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	employm Centre a	nent oppo	rtunities f Eurowa	being w ay indus	ithin 1.5 trial site	km of L	a broad range of high quality and diverse ow Moor Employment area, 5km of Bradfo would provide residents with a wide range				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	economy		ng the c	Iemand f			ould have a minor beneficial impact on the and services and enhancing the pool of po				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/139 – All Saints Road	1.34	Vacant site covered in trees and scrub with small area of hardstanding	Mixed	50 dwellings	Preferred Option: SW35/H

Summary of assessment for SW/139:

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 approximately 50% the site falling within the active flood zones FZ2 and FZ3b, with small areas in FZ3a.

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

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

The site is a mix of PDL and greenfield land and in proximity to several areas of TPO woodland and deciduous woodland priority habitat. Minor adverse effects have been predicted on a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on such a site. There is a Grade II Registered Park/Garden 75m south of the site, and Little Horton Conservation Area is 165m east, the settings of which could be adversely altered by development at this site.

		Effect on SA Objective						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mit	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings	Site is a	mix of PDI	_ and g	greenfiel	d. ALC	Grade	at the site is 'Urban'. 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	of land a		of sur	face wa	ter flood		nd FZ3b, with small parcels within FZ3a. Site has been been been been been been been bee	
		-	Р	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	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	be of sor the site a deciduou site could recreatio The site	me biodive and reduce us woodlar d potential nal disturb falls within ely risks sh	rsity va local e od prior ly lead ances. a SSS	alue in it ecologic rity habit to mino SI Impac	s currer al conn at and s r indirec t Risk Z taken a	nt condi ectivity. several ct adver Cone for t the sit	arious GI elements including trees. The site is the tion. New development here could reduce biod Site is in proximity to several small areas of TF TPO trees north and south of the site. New dev se effects on these through, for example, incre the South Pennine Moors SAC/SPA/SSSI. Fu e level and consultation with Natural England u	iversity value at PO woodland, velopment at the ases in rther consideration indertaken if
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National that cont adversel which wo	Parks or A ains GI ele y alter the	ONBs ements local to b limit t	. Howev of poter ownscap	rer, resigntially h tially h be and l nitude c	dential igh visເ andsca	a discernible effect on any landscape designati development at this site could result in the loss ial amenity, including trees, and it would therefor pe character, although the site is adjacent to ex tial effects. To further reduce the impact, devel	of open greenfield ore be likely to kisting built form
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural							Registered Park/Garden. 165m east of the site	
heritage	Green C potential	onservatio ly alter the	n Area setting	, within g of thes	which a se sensi	re seve tive hei	ral Listed Buildings. New development at this s itage assets.	site could
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality		ment targe					evelopment at this location could make achieven the pollution associated with the construction	

		Effect on S	SA Obje	ctive		1						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
10		+	Р	LT	IR	н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
Transport	Site is within 250m of the nearest bus stop. The nearest railway station is 1.62km north-east at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.											
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimun	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the ypes and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (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	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible services	The nea	rest area o	of key s	ervices	and am	enities	appears to be 350m north-west along the A61	77.				
		+	Ρ	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
13 Social cohesion	interaction		the de	velopme	ent beir	ng of a s	ng community, encouraging participation and c scale that may put pressure on local services a ice.					
14 Culture &		+	Р	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure		Residents at the site would have excellent access to a range of culture and leisure opportunities including pubs, restaurants, sports clubs and places of worship along the A6177 and Great Horton Road.										
		+/-	Р	LŤ	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 nce con	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na ne.	l out. However,				
		++	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	of a gen Residen	eral hospita ts would ha	al, St L ave exc	uke's He cellent a	ospital. ccess t	o greer	nedical centre, Horton Park Health Centre. The space, including Horton Park, providing outdo and mental health for the residents of the deve	or exercise				
47		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education							School, is 280m north-west of the site. The ne to f the site.	arest secondary				
18 Employment	Site wou opportur	+ Ild provide	P resider centre	LT nts with of Brac	IR good a ford, in	H ccess to cluding	SP6, SP14, SP16, EC1, EC2, EC3, EC4 o a broad range of high quality and diverse em Thornton Road, Paradise Green and Bowling					
		+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by inc business	creasing th ses. An imp	e dema provem	and for I ent in th	ocal go ne built	homes ods and environ	could have a minor beneficial impact on the loo d services and enhancing the pool of potential ment could lead to an improved attractiveness of ptackle local deprivation.	cal economy, such employees for local				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/148 – Cousen Road	0.45	PDL, nursery school	80% Brownfield	11 dwellings	Preferred Option: SW37/H

Summary of assessment for SW/148:

Significant adverse effect predicted for air quality SA Objective as a result of the site being within the CAZ. No other significant adverse effects predicted. This PDL site would be a good opportunity to deliver improvements to the local character, subject to the implementation of development. Site is adjacent to Horton Park, a Registered Park/Garden, but is entirely bounded by mature trees and so would be unlikely to have a discernible impact on setting. Site is well located to provide residents here with good access to shops, jobs, buses, and cultural spaces, with particularly good access to health facilities and schools.

		Effect on SA Ob	ojective						
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 – 3f	
3 Land & Buildings	coal MSA use of ma	with which it co	oincides.	lt is unkn e resourc	own if the ce-efficien	existing	land, depending on the potential ir g buildings on-site could be re-use ny development. Site is entirely situ	d but the re-	
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience 5 Water	western a that it wou	nd northern po uld be avoided	rtions. Gi through tl P	ven the e he layout LT	xtent of th of develo	nis flood pment. M	high risk of surface water flooding, I risk relative to the size of the site, SP9, EN1, EN2, EN7, EN9	it is expected 5a – 5e	
resources		t in a GSPZ. No d likely result in					djacent to or within 100m of the site otion.).	
		+/-	Ρ	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
6 Biodiversity & geodiversity	site's peri retained.	meter is border Development c	ed by ma ould also	ture trees provide a	s; howeve an opport	er it is ex unity to	ly impacted by development on the xpected that with careful planning t enhance the biodiversity value of the ecological network.	nese could be	
7 Landscape &		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b	
townscape							he development is in-keeping with unity to improve the local character		
		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3		
8 Cultural heritage	Conserva considere	tion Area is 60r	m west of that new	the site. develop	The site i ment at th	s almos	Registered Park/Garden. Great Ho at entirely bounded by mature trees would result in a discernible adverse	and so it is	
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality	in air pollu		in relatio	n to exist	ing levels	, due to	It to achieve clean air targets due t the construction and occupation of llution.		
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a - 10d	
10 Transport Site is within 250m of several bus stops with frequent services. Site is over 21 Railway Station, putting it outside target distance for a railway station. The sit pedestrians and cyclists although there is a lack of designated cycle paths in									
		+	Р	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	depending developm	g on the types a ent would mee	and tenur t the mini	es of the mum crite	housing i eria of po	s provid icies H0	ards satisfying Bradford's housing led in line with the Local Plan polici 04 and H05 (10 or more homes, or and affordable houses to reflect lo	es. The an area of	

		Effect on SA O	ojective					Mitigation code(s)				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies					
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
services		Site would have excellent access to a diverse range of services and amenities in highly accessible locations being within a 600m walk of services and amenities along Great Horton Road										
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
13 Social cohesion	and comm services a	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high- quality homes within an area of high deprivation (IMD).										
14 Culture 9		+	Р	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	restauran		broader	cultural a			re and leisure opportunities, includ g is accessible in the centre of Bra					
		+/-	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	provide ne outdoor e	Site is 250m west of The Ridge Medical Centre and 1.2km south west of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development										
17 Education	Site is wit	++	Р	LT	IR	L nd 800n	SP6, SP14, SP16, EC3, DS5, CO2 n of Co-op Academy Grange which	17a – 17c n provides				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment							d range of high quality and diverse 6 employment zones.	employment				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	increasing businesse	g the demand for the demand for the demand for the second se	or local ge nent in th	oods and e built en	services vironmer	and enł t could	a minor beneficial impact on the lo nancing the pool of potential emplo lead to an improved attractiveness ckle local deprivation.	yees for local				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status				
SW/155 – Bowman	1.07	Disused open	Greenfield	44 dwellings	Preferred Option:				
Road, Wibsey		greenspace		anomigo	SW39/H				
Summary of assessment for SW/155:									

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

		Effect on S	SA Object	tive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d		
Buildings	Site coincides with the coal MSA. Site is a large (>0.4) greenfield site and so would not constitute an efficient use of land. Site is entirely situated on Grade 4 ALC land.									
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience							at low risk of surface water flooding. Howeve, compared to current levels.	r, development		
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							s are within, adjacent to or within 100m of the crease in water consumption.	site. The		
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
Biodiversity & geodiversity	developr		is large g				ons directly impacted by development on the selve see a reduction in the site's biodiversity va			
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
Landscape							or National Park. The development would res			
&							ersely impact the local townscape character,	although the		
townscape	residenti						o an existing residential area.	1		
		0	n/a	n/a	n/a	H.	SP2, SP10, EN3, EN4, EN5, EN6, DS3			
8 Cultural heritage		on in the vi					e II Listed Buildings. However, to the existing ely to have an adverse impact on the setting c			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e		
9 Air quality	homes w		<i>kpected</i>	to result	in a mir	nor incre	on an AQMA or CAZ. The construction and o ease in air pollution in relation to existing leve			
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e		
10 Transport	outside t although	he target of there is a	distance. lack of l	The site	e is high ling path	ly acce ns. The	ces. Site is 2.2km west of Low Moor Railway ssible for pedestrians and generally accessibl site has a public footpath with a 5m buffer run ary School.	e for cyclists,		
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	on the ty meet the	pes and te minimum	enures o criteria	f the hou of policie	using is p es H04 a	orovide and H05	bution towards satisfying Bradford's housing n d in line with the Local Plan policies. The dev (10 or more homes, or an area of more than e houses to reflect local need.	elopment would		
12 Accessible		+	Ρ	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 , EC5, HO3, HO12	12a		
Accessible services							s, being 600m south of Fair Road / High Stre amenities.	et (Wibsey) which		
40.0		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		
13 Social cohesion	encoura	ging partic	ipation a	ind comi	munity ir	nteractio	ts with high quality housing within an existing on, without the development being of a scale ter the local sense of community and place.			

		Effect on S	SA Object	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure		Club, Bradi					l and recreational spaces. Site is within 500m nurches (St Pauls Church and St Theresa and					
	,	+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe &		New residential development at the site would introduce new potential victims or targets of crime at a vacant										
secure		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.										
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Site is 300m north of Parklands Medical Practice and within 3km (south) of St Luke's Hospital. The site would provide residents with good access to outdoor exercise opportunities at the two local parks (Wibsey Park and Harold Park).											
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education		ithin 200m aw Busine					Winefride's Catholic Primary Schools and is	within 1.1km from				
18		+	Р	LŤ	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment	Site wou	ld provide	resident	ts with g	ood acce	ess to a	broad range of high quality and diverse emp	loyment				
Employment	opportur	nities being	within 1		Low Mo	or Emp	oloyment Zone and is within 4km of Bradford (City Centre.				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy							uld have a minor beneficial impact on the loca s and enhancing the pool of potential employ					
	business			iocai you			s and emilationing the pool of potential employ					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/156 – Northside Rd	0.47	PDL, vegetation and hard standing	Brownfield	19 dwellings	Preferred Option: SW40/H

Summary of assessment for SW/156:

No significant adverse effects predicted for this site. This PDL site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. Site is well located to provide residents here with good access to shops, jobs, cultural spaces, and health facilities, with particularly good access to schools.

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
2 Lond 8		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d
3 Land & Buildings							Site is a large (>0.4ha) brownfield site and so the MSA. Site is entirely situated on urban grad	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience		FZ1 and i able surfa					oding. However, development could lead to a	n increase in
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							in 100m of site. Development would result in lation to existing levels.	a minor net
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversity	appears		eened o	ver but i	s over v	ery limit	ons directly impacted by development on the steed biodiversity value. New development here	
7		+	Р	LT	ĪR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Landscape & townscape							or National Park. Site could enhance the local with high-quality housing.	townscape
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
heritage	Develop	ment at the	e site wo	uld be u	inlikely t	o have a	a discernible impact on any heritage asset or	historic area.
9 Air quality	homes w	rent woul vould be ex ed with ho	kpected	to result	in a mir	or incre	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and o ease in air pollution in relation to existing level	9a – 9e ccupation of new Is due to pollution
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
Transport	Square F	Railway St	ation, pu	itting it o	utside o	f the de	ent services. Site is 2.5km south west of Brad sired range. The site has good access for per of cycle paths.	
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	on the ty meet the	pes and te minimum	enures o criteria	f the hou of policie	using is p es H04 a	orovideo Ind H05	oution towards satisfying Bradford's housing n d in line with the Local Plan policies. The deve i (10 or more homes, or an area of more than e houses to reflect local need.	elopment would
12 A accessible		+					SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 , EC5, HO3, HO12	12a
Accessible services		ld offer res s in Victori				to key	services and amenities, being within 600m of	services and
13 Social		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
cohesion	encoura	ging partic	ipation a	ind comi	munity ir	nteractio	ts with high quality housing within an existing on, without the development being of a scale t ter the local sense of community and place.	
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		ld offer res ire spaces				to leisu	ure areas, being within close proximity to an a	rray of cultural

		Effect on S	SA Object	ive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe &	New res	idential de	velopme	nt at the	site wo	uld intro	oduce new potential victims or targets of crime	e at a vacant					
secure	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.												
		+	Р	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	Site is 90	00m north	west of	Park Gra	ange Me	dical C	entre, putting it outside the 800m target distar	nce. Site is within					
		2km of Bradford Royal Infirmary Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.											
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education	Site is w	ithin 350m	of Lidge	et Green	Primary	Schoo	I and is adjacent to Dixons Kings Secondary	Academy.					
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment							broad range of high quality and diverse emp to 5km of 6 RUDP E6 employment zones	loyment					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	increasir business	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which											
	could en	courage fu	urther inv	vard inve	estment	to help	tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/158 – Reevy Road West / The Crescent, Buttershaw	0.32	Derelict public house and associated parking and green open space	70% brownfield / 30% greenfield	14 dwellings	Commitment SW42/HC

Summary of assessment for SW/158:

No significant adverse effects predicted for this site. This predominantly PDL site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. Site is well located to provide residents here with good access to jobs, cultural spaces, and buses, with particularly good access to schools and health facilities. Residents at the site may need to travel over 600m for daily shopping needs.

		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)								
2 Land 8		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c								
3 Land & Buildings							and located within urban grade ACL. Develo	pment would								
	therefore be an efficient use of the land resource depending on impacts on the MSA.															
4 Climate	011 1 1	+	P		IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7									
change resilience	Site is in	Flood Zor meable su	ne 1 and	not at ri	sk of sui d to curri	rface w	ater flooding. However, development could	ead to an increase								
Tesillerice	mmpen			IT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e								
5 Water	Site is no	ot in a GSI	P7 Nos	urface w			e within, adjacent to or within 100m of the site									
resources		a minor in														
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h								
Biodiversity	Site wou	ld have no	adverse	e effects	on a se	nsitive	biodiversity designation. The site appears to	be comprised of								
&	mown gr	ass and is	of low b				development here could be an opportunity to									
geodiversity	biodivers	sity net gai	ns.													
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b								
Landscape							tional Park. Development of the site would h									
&					lacing ab	bandon	ed buildings / buildings that have fallen into	disrepair with high								
townscape	quality re	esidential of														
8 Cultural		0	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3									
heritage	Develop	ment at the	e site wo				a discernible impact on any heritage asset o									
	Dovelop	- mont woul	•	= -	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and	9a – 9c								
9 Air quality																
		ed with ho						nomes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution								
10																
		+	Р	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d								
10 Transport	Site is w		Р		IR	Н	TR6	10a – 10d								
10 Transport	putting it	ithin 200m outside ta	P of seve irget dist	ral bus s ance for	IR stops with a railwa	H h freque ay static	TR6 ent services. Site is over 3km from Low Moc on. The site is very accessible for pedestrian	10a – 10d or Railway Station,								
	putting it	ithin 200m outside ta	P of seve irget dist	ral bus s ance for	IR stops with a railwa	H h freque ay static	TR6 ent services. Site is over 3km from Low Moc on. The site is very accessible for pedestrian in the local area.	10a – 10d or Railway Station,								
	putting it although	ithin 200m outside ta there is a +	P of seve irget dist lack of d P	ral bus s ance for designat LT	IR stops with a railwa ed cycle IR	H h freque ay static paths i H	TR6 ent services. Site is over 3km from Low Moc on. The site is very accessible for pedestrian in the local area. SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010	10a – 10d or Railway Station, s and cyclists 11a								
Transport	putting it although Site coul	ithin 200m outside ta there is a + d make a	P of seve irget dist lack of d P minor po	ral bus s ance for designat LT ositive co	IR tops with a railwa ed cycle IR	H h freque y static paths H on towa	TR6 ent services. Site is over 3km from Low Moc on. The site is very accessible for pedestrian in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 irds satisfying Bradford's housing needs, dep	10a – 10d or Railway Station, s and cyclists 11a pending on the								
	putting it although Site coul types an	ithin 200m outside ta there is a + d make a d tenures	P of seve irget dist lack of d P minor po of the ho	ral bus s ance for designat LT psitive co busing is	IR a railwa ed cycle IR provide	H h freque y static paths H h on towa d in line	TR6 ent services. Site is over 3km from Low Moc on. The site is very accessible for pedestrian in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 Inds satisfying Bradford's housing needs, dep e with the Local Plan policies. The developm	10a – 10d or Railway Station, s and cyclists 11a pending on the tent would meet the								
Transport	Site coul types an minimum	ithin 200m outside ta there is a + d make a d tenures	P of seve irget dist lack of c P minor po of the ho f policies	ral bus s ance for designat LT positive co pusing is H04 an	IR a railwa ed cycle IR protributic provide d H05 (1	H h freque y static paths H on towa d in line 10 or m	TR6 ent services. Site is over 3km from Low Moc on. The site is very accessible for pedestrian in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 inds satisfying Bradford's housing needs, dep e with the Local Plan policies. The developm fore homes, or an area of more than 0.5ha),	10a – 10d or Railway Station, s and cyclists 11a pending on the tent would meet the								
Transport	Site coul types an minimum	ithin 200m outside ta there is a + d make a d tenures	P of seve inget dist lack of o P minor po of the ho f policies pusing m	ral bus s ance for designat LT positive co pusing is H04 an ix and a	IR a railwa ed cycle IR provide d H05 (1 ffordable	H h freque y static paths H h on towa d in line 10 or m e house	TR6 ent services. Site is over 3km from Low Moc on. The site is very accessible for pedestrian in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 urds satisfying Bradford's housing needs, dep e with the Local Plan policies. The developm ore homes, or an area of more than 0.5ha), es to reflect local need.	10a – 10d or Railway Station, s and cyclists 11a pending on the that specify								
Transport 11 Housing 12	Site coul types an minimum aspects	ithin 200m outside ta there is a + d make a d tenures n criteria o such as ho	P of seve inget dist lack of o P minor po of the ho f policies pusing m P	ral bus s ance for designat LT positive co pusing is H04 an ix and a LT	IR a railwa ed cycle IR ontributic provide d H05 (1 ffordable IR	H h frequa paths H on towa d in line 10 or m e house H	TR6 ent services. Site is over 3km from Low Mocon. The site is very accessible for pedestrian in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 Irds satisfying Bradford's housing needs, dependent of the local Plan policies. The developm ore homes, or an area of more than 0.5ha), as to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	10a - 10d or Railway Station, s and cyclists 11a bending on the lent would meet the that specify 2								
Transport 11 Housing 12 Accessible	Site coul types an minimum aspects The site	ithin 200m outside ta there is a + d make a d tenures n criteria o such as ho - has some	P of seve inget dist lack of o P minor po of the ho f policies pusing m P what lim	ral bus s ance for designat LT ousing is H04 an ix and a LT ited acco	IR a railwa ed cycle IR ontributic provide id H05 (1 iffordable IR ess to ke	H h frequa paths H h towa d in line 10 or m house H ey servi	TR6 ent services. Site is over 3km from Low Mocon. The site is very accessible for pedestrian in the local area. SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 ards satisfying Bradford's housing needs, dependent of the local Plan policies. The developm ore homes, or an area of more than 0.5ha), es to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02 ces and amenities, with residents having to	10a - 10d or Railway Station, s and cyclists 11a bending on the lent would meet the that specify 2								
Transport 11 Housing 12 Accessible services	Site coul types an minimum aspects The site	ithin 200m outside ta there is a + d make a d tenures n criteria o such as ho - has some	P of seve inget dist lack of o P minor po of the ho f policies pusing m P what lim	ral bus s ance for designat LT ousing is H04 an ix and a LT ited acco	IR a railwa ed cycle IR ontributic provide id H05 (1 iffordable IR ess to ke	H h frequa paths H h towa d in line 10 or m house H ey servi	TR6ent services. Site is over 3km from Low Moc on. The site is very accessible for pedestrian in the local area.SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010urds satisfying Bradford's housing needs, dep e with the Local Plan policies. The developm tore homes, or an area of more than 0.5ha), es to reflect local need.SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02 cces and amenities, with residents having to cces and amenities.SP9, SP10, SP15, C01, EC4, TR4, EN6, DS2,	10a - 10d or Railway Station, s and cyclists 11a bending on the lent would meet the that specify 2								
Transport 11 Housing 12 Accessible services 13 Social	Site coul types an minimum aspects The site Halifax F	ithin 200m outside ta there is a + d make a d tenures n criteria o such as ho - has some Road to ac	P of seve irget dist lack of o P minor po of the ho f policies ousing m P what lim cess a b	ral bus s ance for designat LT ousing is H04 an ix and a LT ited accorroad ran	IR a railwa ed cycle IR ontributic provide d H05 (1 ffordable IR ess to ke nge of ke	H h frequa y static paths H h on towa d in line 10 or m house H e house H y servi H	TR6ent services. Site is over 3km from Low Moc on. The site is very accessible for pedestrian in the local area.SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010urds satisfying Bradford's housing needs, dep e with the Local Plan policies. The developm tore homes, or an area of more than 0.5ha), es to reflect local need.SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02 cces and amenities, with residents having to cces and amenities.SP9, SP10, SP15, C01, EC4, TR4, EN6, DS2, DS3, DS4	10a – 10d or Railway Station, s and cyclists 11a pending on the that specify 2 12a travel over 600m to 13a								
Transport 11 Housing 12 Accessible services	Developp high dep	ithin 200m outside ta there is a + d make a d tenures n criteria o such as ho - has some Road to ac + ment at the rivation, e	P of seve irget dist lack of o P minor po of the ho f policies ousing m P what lim cess a b P e site wo ncourag	ral bus s ance for designat LT busing is H04 an ix and a LT ited accorroad ran LT build situa	IR a railwa ed cycle IR provide d H05 (7 ffordable IR ess to ke nge of ke IR IR ate new cipation	H h frequa y static paths H on towa d in line to or m house H y servi y servi y servi H residen and col	TR6 ent services. Site is over 3km from Low Mocon. The site is very accessible for pedestrian in the local area. SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 rds satisfying Bradford's housing needs, dependent of 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, H08, DS4, C02 Ces and amenities, with residents having to ces and amenities. SP9, SP10, SP15, C01, EC4, TR4, EN6, DS2, DS3, DS4 ths with high quality housing within an existin mmunity interaction, without the development	10a – 10d or Railway Station, s and cyclists 11a pending on the ment would meet the that specify 2 12a travel over 600m to 13a g community of nt being of a scale								
Transport 11 Housing 12 Accessible services 13 Social	Developp high dep	ithin 200m outside ta there is a + d make a d tenures n criteria o such as ho - has some Road to ac + ment at the rivation, e	P of seve irget dist lack of o P minor po of the ho f policies ousing m P what lim cess a b P e site wo ncourag	ral bus s ance for designat LT busing is H04 an ix and a LT ited accorroad ran LT build situa	IR a railwa ed cycle IR provide d H05 (7 ffordable IR ess to ke nge of ke IR IR ate new cipation	H h frequa y static paths H on towa d in line to or m house H y servi y servi y servi H residen and col	TR6 ent services. Site is over 3km from Low Mocon. The site is very accessible for pedestrian in the local area. SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 rds satisfying Bradford's housing needs, dependent of 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, H08, DS4, C02 Ces and amenities, with residents having to ces and amenities. SP9, SP10, SP15, C01, EC4, TR4, EN6, DS2, DS3, DS4 nts with high quality housing within an existin	10a – 10d or Railway Station, s and cyclists 11a pending on the ment would meet the that specify 2 12a travel over 600m to 13a g community of nt being of a scale								

		Effect on	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
14 Culture & leisure		alk of an a					es to culture and leisure spaces and activities, es including Wibsey Park and the park and pla				
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where the	re are cu could po	rrently n tentially	ione, an enhance	d so an e comm	buld introduce new potential targets and victim increase in crime at the site cannot be ruled nunity cohesion and wellbeing, or increase nat	out. However,			
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	excellen	Site is within 250m of The Ridge Medical Practice and is 3km south west of St Luke's Hospital. Site would have excellent access to outdoor exercise opportunities, including Wibsey Park and the park and playing fields on Farfield Avenue, which could improve both physical and mental health for the residents of this development.									
17		++	Р	LT	IR	Ĺ	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education	Site is 3	50m south	of Revv	y Hill Pri	mary Sc	hool ar	nd is adjacent to Buttershaw Business and En	terprise College.			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	opportur	nities in the	e nearby,	being w	ithin 3kı	m of Lo	to a broad range of high quality and diverse e w Moor Employment area and 5km of Bradfor f diverse employment opportunities.				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		ng the dem					uld have a minor beneficial impact on the loca s and enhancing the pool of potential employ				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/160 – Bell House,		PDL, car park and			Preferred
Southfield Lane	0.20	building	60% Brownfield	15 dwellings	Option: SW43/H
Summary of according	for SW/160.				

Summary of assessment for SW/160: No significant adverse effects predicted for this site. This predominantly PDL site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. Site is well located to provide residents here with good access to shops, jobs, and cultural spaces, with particularly good access to schools and health facilities.

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c			
3 Land & Buildings	Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.										
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience							water flooding. However, development could rrent levels.	lead to an			
E Motor		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources							within, adjacent to or within 100m of the site. consumption.				
6		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
Biodiversity & geodiversity	brownfie	ould be no Id plot of li	mited bi	odiversit	ersity de y value,	signatic develop	ons directly impacted by development on the soment could be an opportunity to enhance the innectivity of the local and wider ecological net	site. As a e biodiversity			
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
Landscape & townscape							oviding the development is in-keeping with th portunity to improve the local character.	e existing built			
		+	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3				
8 Cultural heritage	result in developr	the conver	rsion of t s site wo	his build ould bring	ling. Th g new in	e buildir vestme	ises owned by Hire Power Limited). The deven ng appears to have fallen into disrepair, the re nt that could enhance the condition of the buil	esidential			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	homes w		kpected	to result	in a mir	nor incre	on an AQMA or CAZ. The construction and or ease 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			
10 Transport	Railway	Station, pu	utting it c	outside ta	arget dis	tance fo	ent services. Site is over 2km from Bradford Ir or a railway station. The site is very accessible cycle paths in the local area.				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	on the ty meet the	pes and te minimum	enures o criteria	f the hou of policie	using is p es H04 a	e contrib provideo and H05	ution towards satisfying Bradford's housing n d in line with the Local Plan policies. The deve (10 or more homes, or an area of more than e houses to reflect local need.	elopment would			
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
Accessible services							e of services and amenities in highly accessits along Great Horton Road	ole locations			
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			

		Effect on S	SA Object	tive	1							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
13 Social cohesion	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD).											
14 Culture 9		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	Juiture & Site would have excellent access to a diverse range of culture and leisure opportunities, including pu											
-		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	with goo commun	Site is 250m south east of Great Horton Clinic and 1.6km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development										
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education	Site is w Grange.		of St O	swald Cł	nurch of	Englan	d Primary Academy and 800m west of Co-op	Academy				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment	Site would provide residents with excellent access to a bread range of high quality and diverse employment											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	increasir business	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.										

Site reference and Name	Size (ha)	Existing site uses		Potential development	<u>Status</u>
SW/10B - Highgate					
Grove, Clayton	1.76	Open green space	Greenfield	50 dwellings	Preferred Option: SW6/H
Heights					

Summary of assessment for SW/10B:

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

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.

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 and local 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 site which is partially greenfield and contains some GI elements.

		Effect or	SA Objective										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Duration Reversibility Certai		Mitigating or enhancing <u>Local</u> <u>Plan<mark>CSPR and DM</mark> policies</u>	Mitigation code(s)					
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f					
Buildings	Site is greenfield. Site coincides with a coal MSA.												
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
resilience		Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in mpermeable surfaces, compared to current levels.											
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e					
5 Water resources	of the ur	nnamed		orton Bank			Bank Pumping Station and Re ment at the site would be like						
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
6 Biodiversity & geodiversity	site) is d Geologi the site The HR	lesignat cal Site. and red A Scree	ed as a Local There is a clu uce local ecolo	Wildlife Sit ster of TP ogical conr nas identifi	te. A small se O tress 200m nectivity. ed that likely :	ction of Ho north. Ne	e site. Horton Bank Country F orton Bank Country Park is al w development here could re effects on the South Penning	so designated as a Local duce biodiversity value at					
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Beelt land that, in its current condition, potentially makes a positive contribution towards the local landscape and townscape character.												
		-	Р	LT	IR	н	SP2, SP10, EN3, EN4, EN5, EN6 DS3	8a, 8b					
8 Cultural heritage	Highgate develop	e Road. ment at	The closest o this open gree	f which is enfield site	100m south o could potenti	f the site (ally alter t	e site, to its north along Lane Grade II Listed Building '12-18 he setting of some of these so ning vegetation and particula	Back Lane'. New ensitive heritage assets, rlv by built form.					
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	homes	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new nomes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.											
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					

	is 4.8km	east at	Bradford Inte	rchange R	ailway Statior		along Highgate Road. The ne good access for pedestrians				
	for cyclis	sts with	a limited amou	unt of cycl	e paths.		1	1			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10				
							ying Bradford's housing need				
_	types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the										
	minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
sonvicos	The main key services and amenities are located on Highgate Road, within 600m of the site. There is a Boots Pharmacy 470m east of the site. However, the main key area for services would be in Queensbury, 1.5km west of the site.										
13 Social		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
cohesion							encouraging participation and				
			elopment being unity and place		e that may pu	t pressure	on local services and facilitie	es or could alter the local			
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure							e of culture and leisure oppor	tunities including pubs,			
	restaura	nts, chu	irches and par	rks along I	lighgate Road	d and in Q	ueensbury.				
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2				
15 Safe &							e new potential targets and vie				
							rime at the site cannot be rul				
			mbat the local			phesion an	d wellbeing, or increase natu	ral surveillance, and so			
							SP2, SP9, SP10, SP15, HO9,				
		+	Р	LT	IR	н	EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
							tice. The site is 3.6km north e				
							ss to a diverse range of semi- which could improve both ph				
			of the develo		on internet on the	jagement,					
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	217a – 17c			
							The nearest primary school, S				
17 Education	Primary	School,	is 450m south	h west fror	m the site. The	e nearest s	econdary school, Jaamiatul Imaa	am Muhammad Zakaria is			
	located 1	.30m noi	rth of the site.								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18	Site wou	uld provi	de residents v	vith good a	access to a br	oad range	of high quality and diverse e	mployment opportunities			
	in the Q	ueensbu	ury and Westw	vood Park	at the Paradi	ise Green	Employment Zone which is 1	.5km south east;			
	and sligł	htly furth	ner afield towa	rds the re	gional city in t	he north-e	ast.				
		+	Р	LT	IR	н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
	The con	struction	i n and occupat	ion of new	homes could	l have a m	inor beneficial impact on the l	local economy, such as			
19 Economy							ancing the pool of potential e	-			
	business	-		0							

Site reference and Name	Size (ha)	Existing site lises		Potential development	<u>Status</u>
SW/045- Fall Top Farm, Clayton	5.28	Open green space	Greenfield	120 dwallinge	SUE site/Preferred Option: SW18/H

Summary of assessment for SW/045:

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

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

		Effect or	SA Objective								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing <u>Local Plan</u> CSPR and DM policies	Mitigation code(s)			
			Р	LT	IR	н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
3 Land & Buildings	a large (there is	>0.4ha) a landfil	area of greer	nfield and s efore there	so would not a e are likely to	constitute a	e 4 ALC soils. Development was an efficient use of land. At with soil contamination which	the north of the site,			
1 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	size of th	ne site i	n relation to th	e areas, it	is expected t	hat it woul	dium and high risk of surface v d be avoided through a carefu e surfaces, compared to curre	Il layout of development.			
5 Water		-	Ρ	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources			SPZ. No surf				te. Development would result	in a minor net increase			
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 , the site could potentially be	6a – 6f			
& geodiversity	local hal site and	oitat cor reduce	nectivity due local ecologic	to the loss al connect	of greenfield ivity. The HR	. New deve A Screenir	duce the site's biodiversity val elopment here could reduce b ng process has identified that annot be ruled out at this stag	iodiversity value at the likely significant effects			
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Beelt land that, in its current condition, potentially makes a positive contribution towards the local landscape and townscape character.										
9 Cultural		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	Listed B	There is one Grade II Listed Buildings 200m east of the site (6-12 Brook Lane). There are a further three Grade II Listed Buildings within 250m of the site. New development at this open greenfield site could potentially alter the setting these Listed Buildings.									
		-	P	LT	IR	н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.										
	associat	ed with	homes and tra	<u>anopon n</u> ic							
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 g those within 200m on The A	10a – 10d			

		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.											
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
	Site would offer residents good access to key services and amenities in the wider Clayton area, however some services are outside the desired range (600m). All services are accessible within 1km.											
	services	+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
COLLESION	without t	he deve		g of a scale			encouraging participation and on local services and facilitie					
14 Culture &		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
		ite would offer residents with good access to cultural and leisure areas within 800m of a varied array of cultural and eisure spaces in the wider Clayton area										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
	location developr	where tl	here are curre	ntly none, enhance d	and so an inc community co	rease in c	new potential targets and vid rime at the site cannot be rule d wellbeing, or increase natur	ed out. However, new				
		+	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5					
	Hospital for outdo	. Reside	ents at the site	would have	e good acces	ss to a dive	hornaby Drive. Site is within 5 erse range of semi-natural ha mprove both physical and me	bitats with opportunities				
		-	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Euucation			t of the nearest , both outside t		-	n Village Pi	rimary School. Site is and 1.3km	of Beckfoot Thornton				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
			l have good a Bradford.	ccess to er	mployment op	portunitie	s with five Employment Zones	s within 5km of the site to				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
		asing the					inor beneficial impact on the l ancing the pool of potential er					

Site reference and Name	Size (ha)	Existing site lises		Potential development	<u>Status</u>
SW/059 (part)-					
Baldwin Lane	2.92	Open green space	Greenfield	57 dwellings	Preferred Option: SW22/H

Summary of assessment for SW/059 (part):

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

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

Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield and Green Belt, containing trees.

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 leisure opportunities. However, access to both primary and secondary schools and some services is somewhat limited due to the distances involved.

		Effect or	SA Objective									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing <u>Local</u> <u>Plan<mark>CSPR and DM</mark> policies</u>	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f				
Buildings	Site coincides with the coal and sandstone MSA. Site has Grade 4 ALC soils. Development would result in the loss of a large (>0.4ha) area of greenfield and so would not constitute as an efficient use of land.											
4 Climate		+	P	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience			nd is not at risk Irfaces, compa			ng. Howev	er, development could lead to	o an increase in				
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources			SPZ. No surfation at this lo				te. Development would result	in a minor net increase				
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	corridor the site's developi Screenir	and TP s biodive ment he ng proce	O woodland a ersity value an re could reduc	nd TPO tre d would re ce biodiver ied that lik	ees lie within educe local ha rsity value at t ely significant	100m of th ibitat conn he site and	ncides with Natural England's e site. Residential developme ectivity due to the loss of gre d reduce local ecological con the South Pennine Moors S	ent here would reduce enfield. New nectivity. The HRA				
		-	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. <u>Green Bbelt land and land</u> that contains GI elements of potentially high visual amenity, including trees. In its current condition, potentially makes a positive contribution towards the local landscape and townscape character.											
0 Outburnet		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	'Langbe	There is three Grade II Listed Buildings within 200m of the site (the closest of which is the Grade II Listed Building 'Langberries Farmhouse'). New development at this open greenfield site could potentially alter the setting these Listed Buildings.										
		-	P	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	homes v	vould be		result in a	minor increas		or CAZ. The construction an llution in relation to existing le					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Railway	Station	is 5km east of	f the site, p	outting it outsi	de of the c	ted along Baldwin Lane. Brack lesired range. The site has go sts with a limited amount of cy	ood access for				

							SP8, H01, H02, H03, H04, H05,					
		+	Р	LT	IR	Н	HO6, HO7, HO8, HO9, HO10	11a				
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.											
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
	Site would offer residents good access to key services and amenities in the wider Clayton area, however some services are outside the desired range (600m). All services are accessible within 1km.											
	services	are out	P	Ed range (6 LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
COLLESION	without t	he deve		g of a scale			encouraging participation and on local services and facilitie					
14 Culture &		+	Ρ	LT	IR	Η	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
		ite would offer residents with good access to cultural and leisure areas within 800m of a varied array of cultural and eisure spaces in the wider Clayton area.										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
	location developr	where tl	here are curre	ntly none, enhance d	and so an inc community co	rease in c	new potential targets and vid rime at the site cannot be rule d wellbeing, or increase natur	ed out. However, new				
		+	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5					
	Hospital for outdo	. Reside	ents at the site	would have	e good acces	ss to a dive	hornaby Drive. Site is within 5 erse range of semi-natural ha mprove both physical and me	bitats with opportunities				
		-	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
IT Euucation			h west of the n ary School, both		-	-	lage Primary School. Site is and	1.7km north of Beckfoot				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
			l have good a Bradford.	ccess to er	mployment op	portunities	s with five Employment Zones	s within 5km of the site to				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
		asing the					inor beneficial impact on the l ancing the pool of potential er					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/066 – Land to					
south of Abb Scott Lane					Preferred Option:
(Abb Scott Lane, Low	6.77	Open space	Greenfield	30 dwellings	SW26/H
Moor)					

Summary of assessment for SW/066:

Site is well located to provide residents here with good access to jobs, cultural spaces, buses, and schools, with particularly good access to health facilities. Residents here may need to travel up to 1.4km for daily shopping needs.

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a site which is partially greenfield. There are three Grade II Listed Buildings within 30m of the site; development on this open site could adversely alter the settings of these sensitive heritage assets.

		Effect on S	SA Objecti	ve					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Pla policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d	
Buildings		ncides with nefficient u			N/066 is	a large	(>0.4ha) site and there will be loss of green	field land making	
	this arri	-	P	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
4 Climate change resilience	likely that entirely a	at the areas avoided th	s could b rough a c	e avoide areful la	d through yout of de	n carefu evelopr	urface water flood risk that is within the site's il planning, however it is unclear if all land a nent given the number of dwellings being co se in impermeable surfaces, compared to cu	t risk could be insidered at the	
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources	waterbo	dy- and un	named la	ake in Ha	rold Park	<. Deve	perimeter is Park Dam and within 100m lies lopment here could pose a risk to water qua aption at this location in relation to existing le SP10, SP11, EN1, EN2, EN3, EN7, EN9	lity. Development	
6 Biodiversity & geodiversity	TPO woo the sites developr New dev	odland lies southern ment here	30m not boundary could rec at the sit	rth and 2 /. The sit duce bioc e could a	00m sou e is likely diversity v adversely	th east / to be c /alue at	outh eastern edge) is within 100m of a clust of the site. There is also priority woodland h of some biodiversity value in its current cond the site and reduce local ecological connec the TPO woodlands and adjoining priority ha	abitat adjoining lition. New tivity.	
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
Landscape & townscape		tial develo ly alter the					ne loss of open greenfield, and it would there character.	efore be likely to	
8 Cultural		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
heritage							I Buildings. New development at this open g e sensitive heritage assets.	reenfield site	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e	
9 Air quality									
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e	
10 Transport	putting it	ithin 100m outside of nited amou	f the desi	red rang	e. The sit	frequer te has ç	nt services. Site is 1.4km west of Low Moor I good access for pedestrians, but somewhat	Railway Station, limited for cyclists	

		Effect on S	SA Object	ive		1					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Pla policies	Mitigation code(s)			
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	on the ty meet the	pes and te minimum	enures of criteria d	the hous	sing is pr s H04 an	ovided d H05 (tion towards satisfying Bradford's housing n in line with the Local Plan policies. The dev 10 or more homes, or an area of more than houses to reflect local need.	elopment would			
12 Accessible		-	Ρ	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 , EC5, HO3, HO12	12a			
services		Site would offer residents with limited access to key services and amenities, being 1.4km from the closest services and amenities along the B6379 in Wyke Centre.									
13 Social		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
cohesion	encoura	ging partici	ipation a	nd comm	nunity inte	eractior	with high quality housing within an existing n, without the development being of a scale ar the local sense of community and place.				
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure		Site would offer residents with good access to leisure areas, being within close proximity to of an array of leisure spaces including Harold Park and the countryside, via local footpaths.									
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location	where curr	rently the	ere are no	one, but o	could po	luce new potential victims or targets of crim- otentially enhance community cohesion and ombat the local risk of crime.				
		++	Ρ	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	residents	Site is within 150m of Low Moor Medical Practice and 3.5km of St Luke's Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.									
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education		ithin 300m		p C of E	Primary \$	School.	Site is 1.1km from Appleton Academy whic	h provides			
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment	Site wou opportur	ld provide hities, with	resident Low Mod	s with go or Emplo	od acces yment Zo	ne with	proad range of high quality and diverse emp nin 300m and within 5km of Bradford City Ce	entre.			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		ng the dem					Id have a minor beneficial impact on the loca and enhancing the pool of potential employ				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/8 – Ingleby Road	3.25	Green open space	Predominantly Greenfield	Employment land	Preferred Option (Retain): SW48/E

Summary of assessment for EM/8:

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

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

Minor positive effects were predicted for 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 predominantly greenfield site. Bradford Beck adjoins the site's northern perimeter; this is likely to be an important biodiversity asset, and development here could pose a risk to the water quality and the local ecological network. The northern perimeter of the site overlaps slightly with land in FZ2 and FZ3a and FZ3b, associated with Bradford Beck, and is at high risk of surface water flooding, although it is expected that these areas would be avoided through a careful layout of development.

		Effect on	SA Objec	tive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f		
Buildings	Site is pr MSAs.	redominan	tly greer	nfield. Al	_C Grad	e at the	e site is 'Urban'. Site coincides with sandst	one and coal		
4 Oliverate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
4 Climate change resilience	Bradford would be	Beck. The	e same a through	area is a a carefu	lso at hi I layout d	gh risk of deve		at these areas		
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	quality.	Site is not	within a	GSPZ. [Developr	ment at	rimeter. Development here could pose a r the site would be expected to result in a r tisting levels.			
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	Site is predominantly greenfield containing various GI elements including trees and scrub. The site is therefore 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. Bradford Beck, a watercourse adjoining the site's northern perimeter, is also likely an important biodiversity asset and ecological corridor that could be adversely affected by new development at this greenfield site, such as through an increased risk of pollution through surface run-off.									
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & Development at this location would not result in a discernible effect on any landscape designation National Parks or AONBs. However, residential development at this site could result in the loss of predominantly greenfield site that contains GI elements of potentially high visual amenity, include and it would therefore be likely to adversely alter the local townscape and landscape character, a site is adjacent to existing built form which would help to limit the magnitude of potential effects.							oss of a cluding trees, ter, although the ects.			
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
heritage	Develop historic a		e site wo	ould be ι	inlikely t	o have	a discernible effect on any sensitive herita	age asset or		
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	improve		ts increa	asingly d			at this location could make achieving air que he pollution associated with the construction			

			_				SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4,						
		+	Р	LT	IR	Н	TR5, TR6	10a – 10d					
10 Transport		Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 2.37km east at											
	Bradford Forster Square Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.												
	cyclists v	vith a limit	ed amou	unt of cy	cle path	<u>s.</u>	1						
		0	Р	LT	IR	н	SP8, H01, H02, H03, H04, H05, H06, H07,	11a					
11 Housing			•				H08, H09, H010						
rodonig		Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing											
	needs.					1		T					
10 A		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
12 Accessible services	The prov	vision of no		ov mont i	dovolopy	nont h	ere could potentially help to enhance the le	and offering of					
SEIVICES		ices and a			levelopi	nent ne	ere could potentially help to enhance the it	scal offering of					
	Key Selv			>. 			SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,						
13 Social		0	n/a	n/a	n/a	Н	DS3. DS4	None					
cohesion	This site	would situ	late nev	i emplov	ment de	velopm		similar and					
		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.											
	erneurig						SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,						
14 Culture &		0	n/a	n/a	n/a	Н	DS3, DS4	None					
leisure	Site is pr	Site is proposed for employment development and would be unlikely to have a discernible effect on the local											
	offering	of cultural	or leisur	e facilitie	es.		-						
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe &							ment site would introduce new potential ta						
secure	of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled												
coodio	out. However, new development could potentially increase natural surveillance, and so could help to combat												
	the local	risk of crir	ne.	1		r		Γ					
		0	n/a	n/a	n/a	н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,	None					
16 Health	0:44 14 14						CO1, CO2, CO3, DS1, DS5						
			r emplo	yment pl	urposes	and so	it would be unlikely to have a discernible	effect on this SA					
	Objective	ə. +	Р	LT	IR		SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
17 Education	Site wou					L ⊢ hat offe	rs skills learning opportunities for local pe						
	employe			ploymer			ra skina learning opportunities for local pe						
	Shipioyo	++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	The pror		-				nployment opportunities in Bradford.						
		++	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
10 5	The prop		•				mployment space within the Thornton Roa						
19 Economy							success of Bradford's economy. The prop						
							ality of the local area.						
							*						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/112 – Between Clayton Lane and Lister Arms	0.52	PDL with scrub and trees with a small area of hardstanding	Brownfield	Employment land	Preferred Option: SW47/E

Summary of assessment for EM/112:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. Minor positive effects were predicted for 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, largely due to the potential impacts of new development on green infrastructure within this brownfield site. The eastern perimeter overlaps very slightly with land in FZ2 and FZ3a, but given the comparative size of the site, it is expected that it would be avoided through a careful layout of development. There is a Grade II Listed Building adjoining the south-western corner of the site, and three more within 100m; development here could adversely alter the settings of these sensitive heritage assets.

		Effect on	SA Objec	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	Site is b	rownfield.	ALC Gra	de at th	e site is	'Urban	. 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	to the ar limited e	eas, it is e	xpected	that it w ow risk c	ould be	avoide e water	and in FZ2 and FZ3a. Given the size of th d through a careful layout of development. flooding. However, development could le els.	Site has a			
= 144 4		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources							nin 100m of a surface waterbody. Develop er consumption.	ment at the site			
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	some bio		alue in	its curre	nt condit	ion. Ne	ncluding trees and scrub. The site may the ew development here could reduce biodive				
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National elements the local	Parks or A s of potent	AONBs. ially higł e and la	Howeve n visual a ndscape	r, reside amenity, e charac	ntial de includi ter, alth		oss of GI o adversely alter			
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage South-west corner of the site adjoins the Grade II Listed Building 'Church vegetated brownfield site would be likely to adversely alter the setting of to the site, and potentially the Listed Buildings eastwards.							00m east of the site. New development at sely alter the setting of the Grade II Listed	this open,			
			Р	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	improve	Site falls entirely within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new businesses.									
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			

	east at Bradford In	terchange	e Railw	ay Statio	on. Site	uent services. The nearest railway station has good access for pedestrians, but sor				
	cyclists with a limit	ed amour	nt of cyo	cle paths	S.					
44	0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	Site is allocated fo needs.	r employr	nent lar	nd and t	herefor	e will not provide a contribution towards B	radford's housing			
12 Accessible	+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services	The provision of ne	ew emplo	vment o	developr	nent he	ere could potentially help to enhance the lo	ocal offering of			
	key services and a			•			Ũ			
13 Social	0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None			
cohesion	This site would situ	late new	employ	ment de	velopm	nent at a location where it is in proximity to	similar and			
						lversely affect the cohesion of residential				
14 Culture &	0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None			
leisure	Site is proposed for	r employi	ment de	evelopm	ent and	would be unlikely to have a discernible e	ffect on the local			
	offering of cultural									
	+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe &	The construction and occupation of a new employment site would introduce new potential targets and victims									
secure						ne, and so an increase in crime at the site				
Secure	out. However, new the local risk of crit		ment co	ould pote	entially	increase natural surveillance, and so could	d help to combat			
40 11 14-	0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None			
16 Health	Site is proposed for Objective.	r employi	ment pu	irposes	and so	it would be unlikely to have a discernible	effect on this SA			
	+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
17 Education	Site would provide employees.	new emp	oloymer	nt land th	hat offe	rs skills learning opportunities for local per	ople and			
	++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	The proposed dev	elopment	would			ployment opportunities in Bradford.				
	++		LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	Zone, that would c	ontribute	toward	s the lor	ig term	mployment space, within 30m of the Bowl success of Bradford's economy. The prop lity of the local area.	ing Employment			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/026 - Reevy		Open green space and			
Road West,	0.71	hardstanding adjacent	50% brownfield / 50% greenfield	29 dwellings	Discounted
Buttershaw		to local shops/housing	greenneu		

Summary of assessment for SW/026:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. Site is well located to provide residents with good access to jobs, buses, and cultural spaces, with particularly good access to schools and health facilities. Residents here may need to travel over 600m in order to access some shops.

		Effect on	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c
3 Land & Buildings	Site coin	cides with	a coal N	ISA. Sit	e is a mi	xed site	and would result in the loss of a small area	of greenfield and
0	therefore	e would be	conside	red a sli	ghtly ine	fficient	use of land. Site is located within urban grad	
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	
change							ater flooding. However, development could le	ad to an increase
resilience	in imperr	neable su		ompare				
5 Water	Cite is m	-		LI	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							within, adjacent to or within 100m of the site	
	Sile wou				IR	M	consumption. SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6	Site wou	- Id have no		LI			biodiversity designation. The development wa	
Biodiversity							nature of the greenspace (mown grass), the	
&							as of green space may reduce connectivity of	
geodiversity		al network				, 110 100	so of green space may reduce connectivity of	
7	ocologio	-	Р	ΙT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape	Develop	ment woul		pact on			tional Park. The loss of a small area of green	
&							e tranquillity for existing residents. Given the	
townscape							m the alteration to character is not expected	
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop	ment at the	e site wo	uld be u	Inlikely t	o have	a discernible impact on any heritage asset or	historic area.
•		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	Develop	ment woul	d not ha	ve a dise	cernible	impact	on an AQMA or CAZ. The construction and c	ccupation of new
5 All quality							ease in air pollution in relation to existing leve	Is due to pollution
	associat	ed with ho	mes and	transpo	ort move	ments.		
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport							ent services. Site is over 3km from Low Moor	
Transport							on. The site is very accessible for pedestrians	and cyclists
	although	there is a	lack of o	designat	ed cycle	paths i	n the local area.	1
		+	Р	LT	IR	н	SP8, H01, H02, H03, H04, H05, H06, H07,	11a
	0.1						HO8, HO9, HO10	
11 Housing							oution towards satisfying Bradford's housing r	
0							d in line with the Local Plan policies. The dev	
							(10 or more homes, or an area of more than	0.5ha), that
12	specify a	ispecis su	un as no	using m			e houses to reflect local need.	120
12 Accessible	The eite	-			IR ass to ka	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 ces and amenities, with residents having to tr	
services							ces and amenities, with residents having to th	
361 11063	Γιαίιαλ Γ				ſ	ĺ	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	
		++	Р	LT	IR	Н	DS3, DS4	13a
13 Social	Develop	ment woul	d provide	e hiah-a	uality bo	mes wi	thin an existing community in an area of high	deprivation (IMD)
cohesion							inity, encouraging participation and communi	
							put pressure on local services and facilities of	
		ise of com						

		Effect on S	SA Object	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure		alk of an ai					s to culture and leisure spaces and activities, es including Wibsey Park and the park and pla					
-		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Site is adjacent to The Ridge Medical Practice and is 3.5km south west of St Luke's Hospital. Site would have excellent access to outdoor exercise opportunities, including Wibsey Park and the park and playing fields on Farfield Avenue, which could improve both physical and mental health for the residents of this development.											
17		++	Р	LT	IR	Ĺ	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education	Site is 40 College.	00m south	of Revv	y Hill Pri	imary Sc	chool ar	nd is 250m west of Buttershaw Business and	Enterprise				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	opportur	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 3km of Low Moor Employment area and 5km of Bradford City Centre which would provide residents with a wide range of diverse employment opportunities.										
		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		ng the dem					uld have a minor beneficial impact on the loca s and enhancing the pool of potential employ					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/142 – Highgate Road	0.4	Residential gardens and open space	Predominantly Greenfield	5 dwellings	Commitment SW36/HC

Summary of assessment for SW/142:

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

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

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

		Effect on	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings	Site is g	reenfield. /	ALC Gr	ade at t	he site i	is 'Urba	an'. Site coincides with coal and sandstone I	MSAs.
4 Climate change		+	Ρ	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience		FZ1 and i able surfa					flooding. However, development could lead els.	to an increase in
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							vithin 100m of a surface waterbody. Develor	oment at the site
	would be	e likely to r	esult in					
	0:1	 C	<u>Р</u>	LT .	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	biodivers	sity value i uce local e	n its cu cologic	rrent co	ndition. ectivity.	New d The H	s including trees. The site is therefore likely levelopment here could reduce biodiversity RA Screening process has identified that like are triggered and thus cannot be ruled out a	value at the site ely significant
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National greenfie be likely	Parks or A Id that con to adverse	AONBs tains G ely alte	. Howev il eleme r the loc	/er, resi nts of p al town	dential otentia scape a	a discernible effect on any landscape desig development at this site could result in the l lly high visual amenity, including trees, and and landscape character, although the site i magnitude of potential effects.	oss of open it would therefore
0. Outtours I		0	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
8 Cultural heritage	Develop historic a		e site w	ould be	unlikel	y to ha	ve a discernible effect on any sensitive herit	age asset or
		-	Ρ	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	new hor	nes would	be exp	ected to	o result i	in a mir	act on an AQMA or CAZ. The construction a nor increase in air pollution in relation to exis novements.	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	east at E		terchar	nge Rai	way Sta	ation. S	equent services. The nearest railway station ite has good access for pedestrians, but so	
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing							wards satisfying Bradford's housing needs,	depending on the
	types ar	d tenures	of the h	nousing	is provi	ded in	line with the Local Plan policies.	
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services							and services in proximity to the site. Resider y to access services and amenities to satisfy	
		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
13 Social cohesion	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 &		+	Ρ	LT	IR	Η	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure							o a diverse range of culture and leisure oppo s along Highgate Road and in Queensbury.	ortunities			
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	enhance		ty cohe ne.	sion an	d wellbe	eing, or	e ruled out. However, new development cou increase natural surveillance, and so could SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9,	help to combat			
		+	Р	LT	IR	Н	CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	distance Residen for outdo	. The site i ts at the si	is 4.6kr te wou e and o	n south Id have commur	-west of good ad hity enga	f a gen ccess t	he Willows Medical Centre, putting it outside eral hospital, Bradford Royal Infirmary. o a diverse range of semi-natural habitats wi nt, which could improve both physical and m	th opportunities			
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education		The nearest primary school, Stocks Lane Primary School, is 550m east of the site. The nearest secondary school, Queensbury Academy, is 1.25km south-west of the site.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	opportur	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the Queensbury and Westwood Park; at the Paradise Green Employment Zone which is 2.5km north-east; and slightly further afield towards the regional city in the north-east.									
		+	Р	ĹT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	such as		ing the	deman			could have a minor beneficial impact on the ds and services and enhancing the pool of p				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status						
SW/150 – Dovesdale		PDL including			Commitment:						
Road	0.18	existing buildings	Brownfield	9 dwellings	SW38/HC						
The site could deliver major within the target distances f	Summary of assessment for SW/150: The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being adjacent to the CAZ										

and to an AQMA. Development here could potentially make achieving air quality improvement targets more difficult. Minor positive effects were predicted for nearly all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and employment areas.

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

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

		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 – 3f			
3 Land & Buildings	material	Site is PDL. Existing buildings within the site may present opportunities for reusing existing structures or materials. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of the land resource subject to the potential effects on the MSA.									
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience		n relation t					nd at a low risk of surface water flooding. G at it would be avoided through a careful lay				
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							vithin 100m of a surface waterbody. Develo vater consumption.	pment at the site			
		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	current of biodivers	Site is PDL containing buildings. It is considered to be likely that the site is of limited biodiversity value in its current condition. New development here would be unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.									
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	developr ensure t	ment, but g hat this loc	iven th ation h	ne curre nas a mo	nt cond ore posi	ition of tive inf	g; it is unclear how this may be incorporate the site, new development here may be an luence on the local townscape character the ncorporates GI elements of high visual ame	opportunity to ough the			
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop historic a		e site v	vould be	e unlikel	y to ha	ve a discernible effect on any sensitive heri	tage asset or			
			Ρ	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	quality in		nt targe	ets incre			bre development at this location could make t, due to the pollution associated with the co				
		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	east at L	Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 2.35km north- east at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.									
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing							wards satisfying Bradford's housing needs, line with the Local Plan policies.	depending on the			

		Effect on SA Objective									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services	The site would be within 300m of areas of key services and amenities on Manchester Road and Thornto Lane, both to the north.										
12 Casial		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	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 8		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, places of worship and a recreational ground, particularly north and south along Manchester Road.										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	a locatio be ruled	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.									
		++	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	dependi Residen exercise	Residents would be within 800m of either Woodroyd Medical Centre or The Ridge Medical Practice, depending on location within the site. The site is 1.4km south of a general hospital, St Luke's Hospital. Residents would have adequate access to green space, being 1.2km east of Bowling Park, providing outdoor exercise opportunities which could improve both physical and mental health for the residents of the development.									
		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education							School, is 145m north-east of the site. The r -west of the site.	earest secondary			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment						cluding	o a broad range of high quality and diverse s Staygate Employment Zone which is 500n				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	such as employe	by increas es for loca	ing the I busin	deman esses. /	d for loo An impr	cal goo ovemei	could have a minor beneficial impact on the ds and services and enhancing the pool of p nt in the built environment could lead to an i ge further inward investment to help tackle	potential mproved			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/157 – Blamires Street	0.29	Commercial/ industrial hard standing and buildings	Brownfield	9 dwellings	Commitment: SW41/HC

Summary of assessment for SW/157:

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

A major adverse effect arises for the climate change resilience SA Objective due to two large areas of land at medium and high risk of surface water flooding across the centre of the site and along the south-eastern perimeter. Given the relatively small size of the site, these may be difficult to avoid but may be possible.

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 facilities.

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

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

		Effect on SA Objective										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f				
3 Land & Buildings	Site is PDL. Existing buildings within the site may present opportunities for reusing existing structures or materials. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of the land resource subject to the potential effects on the MSA.											
4 Climate			P	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	surface	Site is in FZ1. Site has a large band of land across the centre of the site that is at medium and high risk of surface water flooding and another area of high and medium risk along the south-eastern perimeter. These areas may be difficult to avoid given the site's relatively small size but may be possible.										
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							vithin 100m of a surface waterbody. Develop vater consumption.					
		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	Site is PDL containing buildings. It is considered likely that the site is of limited biodiversity value in its current condition. New development here would be unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.											
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is PDL with existing buildings that appear to be industrial/commercial. Given the apparent condition of the site currently, there may be scope for a new development at this location to enhance the local townscape character, such as by incorporating GI elements of high visual amenity value and by ensuring that the new development is of a high quality design.											
		+	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	current u		ndition	of the s	site, nev	v devel	II Listed Building '808, Great Horton Road'. opment would be likely to present a good op asset.					
		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	new hon	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.										
		+	Р	LT	IR	н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	east at E		terchar	nge Rail	way Sta	ation. S	equent services. The nearest railway station ite has good access for pedestrians, but so					

		Effect on SA Objective											
SA Objective		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					
TTTIOUSING		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.											
	types an	d tenures		nousing	is provi		SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	1					
12 Accessible		+	Р	LT	IR	Н	CO2	12a					
services	The site	The site is located within 600m of key services and amenities in both directions along the A647.											
13 Social		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
cohesion		Site would situate new residents within an existing community, encouraging participation and community											
	interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.												
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 diverse range of culture and leisure opportunities, particularly along the A647, including pubs, restaurants and places of worship.												
		+/-	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 crim a location where there are currently no residential receptors, and so an increase in crime at the site cann be ruled out. However, new development could potentially enhance community cohesion and wellbeing, increase natural surveillance, and so could help to combat the local risk of crime.							the site cannot					
		+	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	Site is 950m south-west of the nearest medical centre, The Ridge Medical Practice, putting it outside the target distance. The site is 2.2km south-west of a general hospital, St Luke's Hospital. Residents would have adequate access to green space, being 1km south-east of Horton Park, providing outdoor exercise opportunities which could improve both physical and mental health for the residents of the development.												
		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17 Education		Co-op Aca	demy (Grange,	is 1.1kr	n east	chool, is 250m north-east of the site. The ne of the site.	,					
	0:4	+/-	P	LT LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	opportur and the	nities in Bra	adford, to the	includir north-ea	ng the P ast. It is	aradise uncert	o a broad range of high quality and diverse Green Employment Zone which is 550m n ain the extent to which residential developm	orth of the site					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	such as employe	by increas es for loca	ing the Il busin	deman esses. /	d for loc An impr	cal goo oveme	could have a minor beneficial impact on the ds and services and enhancing the pool of p nt in the built environment could lead to an i ge further inward investment to help tackle l	potential mproved					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/055 - Leaventhorpe Lane,				290 dwellings	
Thornton	8.63	Agricultural	Greenfield	(based on 35dph)	Rejected

Summary of assessment for SW/055:

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

A significant adverse effect has been predicted for the transport SA Objective, due to the site being outside the target distances for bus and rail links and having poor pedestrian and bicycle access at present. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for a range of 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 health and education facilities and employment areas.

Minor adverse effects have been predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a large, 100% greenfield site which contains trees.

SA Objective Baseline trend Score of effect optical big big big big big big big big big big	and high bided meable quality.
3 Land & Buildings Site is greenfield. ALC Grade at the site is Grade 4. Site coincides with a coal MSA. Small section in the west of the site coincides with a sandstone MSA. 4 Climate change resilience - P LT IR M SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7 4a - 4e The northern perimeter of the site slightly overlaps with land in FZ2 and FZ3b and land at a low medium risk of surface water flooding, associated with Middle Brook. It is expected that these areas could be avert through a careful layout of development. However, development could also lead to an increase in impersurfaces, compared to current levels. 5 Water resources - P LT IR M SP9, EN1, EN2, EN7, EN9 5a - 5e 5 Water resources - P LT IR M SP9, EN1, EN2, EN7, EN9 5a - 5e 6 Biodiversity Middle Brook is adjacent to the site's northern perimeter. Development here could pose a risk to water or sits 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 - P LT IR M SP10, SP11, EN1, EN2, EN3, EN7, EN9 6a - 6f 6 Biodiversity Site is a large greenfield containing various GI elements including trees. The site is therefore likely to be biodiversity value in its current co	and high bided meable quality.
Buildings Site is greenfield. ALC Grade at the site is Grade 4. Site coincides with a coal MSA. Small section in the west of the site coincides with a sandstone MSA. 4 Climate change resilience - P LT IR M SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7 4a - 4e 4 Climate change resilience - P LT IR M SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7 4a - 4e 5 Water resources - P LT IR M SP9, EN1, EN2, EN7, EN9 5a - 5e 6 Middle Brook is adjacent to the site's northern perimeter. Development here could pose a risk to water or consumption at this location in relation to existing levels. - P LT IR M SP9, EN1, EN2, EN7, EN9 5a - 5e 6 Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water or consumption at this location in relation to existing levels. - P LT IR M SP10, SP11, EN1, EN2, EN3, EN7, EN9 6a - 6f 6 Site is a large greenfield containing various GI elements including trees. The site is therefore likely to be biodiversity value in its current condition. New development here could reduce biodiversity value at the streeduce local ecological connectivity. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Furthe	and high bided meable quality.
4 Climate change resilience The northern perimeter of the site slightly overlaps with land in FZ2 and FZ3b and land at a low medium risk of surface water flooding, associated with Middle Brook. It is expected that these areas could be averlaps with rough a careful layout of development. However, development could also lead to an increase in impersurfaces, compared to current levels. 5 Water resources - P LT IR M SP9, EN1, EN2, EN7, EN9 5a - 5e 5 Water resources - P LT IR M SP9, EN1, EN2, EN7, EN9 5a - 5e 6 Middle Brook is adjacent to the site's northern perimeter. Development here could pose a risk to water or site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water or consumption at this location in relation to existing levels. 6 Site is a large greenfield containing various GI elements including trees. The site is therefore likely to be biodiversity value in its current condition. New development here could reduce biodiversity value at the streuce local ecological connectivity. 8 The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further condition	pided meable quality.
change risk of surface water flooding, associated with Middle Brook. It is expected that these areas could be average of through a careful layout of development. However, development could also lead to an increase in impersurfaces, compared to current levels. 5 Water - P LT IR M SP9, EN1, EN2, EN7, EN9 5a - 5e 5 Water - P LT IR M SP9, EN1, EN2, EN7, EN9 5a - 5e 5 Water - P LT IR M SP9, EN1, EN2, EN7, EN9 5a - 5e 5 Water Middle Brook is adjacent to the site's northern perimeter. Development here could pose a risk to water of Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water of consumption at this location in relation to existing levels. 6 - P LT IR M SP10, SP11, EN1, EN2, EN3, EN7, EN9 6a - 6f 6 Site is a large greenfield containing various GI elements including trees. The site is therefore likely to be biodiversity value in its current condition. New development here could reduce biodiversity value at the streduce local ecological connectivity. 8 The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further conditional stress is the set of the south Pennine Moors SAC/SPA/SSSI.	pided meable quality.
5 Water - P LT IR M SP9, EN1, EN2, EN7, EN9 5a - 5e 5 Water Middle Brook is adjacent to the site's northern perimeter. Development here could pose a risk to water of Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water of consumption at this location in relation to existing levels. 6 - P LT IR M SP10, SP11, EN1, EN2, EN3, EN7, EN9 6a - 6f 6 Site is a large greenfield containing various GI elements including trees. The site is therefore likely to be biodiversity value in its current condition. New development here could reduce biodiversity value at the stereduce local ecological connectivity. 8 The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further condition	
resources Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in watconsumption at this location in relation to existing levels. 6 - P LT IR M SP10, SP11, EN1, EN2, EN3, EN7, EN9 6a - 6f 6 Site is a large greenfield containing various GI elements including trees. The site is therefore likely to be biodiversity value in its current condition. New development here could reduce biodiversity value at the strenduce local ecological connectivity. 8 macdiversity 9 LT IR 9 Site is a large greenfield containing various GI elements including trees. The site is therefore likely to be biodiversity value in its current condition. New development here could reduce biodiversity value at the streements including trees. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further conditionation is the streement of the south Pennine Moors SAC/SPA/SSSI.	
6 Biodiversity & acadiversity Content in the second	
biodiversity value in its current condition. New development here could reduce biodiversity value at the second reduce local ecological connectivity. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further con	
necessary.	site and sideration
- P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b	
 Development at this location would not result in a discernible effect on any landscape designation, inclu Landscape National Parks or AONBs. However, residential development at this site could result in the loss of open that contains GI elements of potentially high visual amenity, including trees, and it would therefore be lik adversely alter the local townscape and landscape character, although the site is adjacent to existing bu which would help to limit the magnitude of potential effects. 	greenfield ely to
- P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 8a, 8b	
8 Cultural heritage 230m south-east of the site is the Registered Park/Garden 'Former Dudley Hill Picture Palace'. New development at this large open greenfield site could potentially have an adverse effect on the setting of this highly ser heritage asset/historic area. This would be limited by the existing presence of screening vegetation and as well as the topography.	nsitive
9 Air quality 9	
10 P LT IR H SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, 10a - 10)d
Transport Site is over 400m from the nearest bus stop. The nearest railway station is 3.7 km east at Bradford Fors Square Railway Station. There currently does not appear to be any access to the site for pedestrians ar	
11 Housing + P LT IR H SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, 11a	ter d cyclists.

		Effect on S	SA Obje	ctive	1			Mitigation code(s)	
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies		
	types an minimum	d tenures of criteria of	of the h policie	nousing es H04 a	is provi and H0	ided in l 5 (10 or	n towards satisfying Bradford's housing needs, ine with the Local Plan policies. The developm more homes, or an area of more than 0.5ha), t uses to reflect local need.	ent would meet the	
12 Accessible		-	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
services	Resident amenitie		eed to	travel 90	00m so	uth to B	radford Road to access a broad range of key s	ervices and	
		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a	
13 Social cohesion	interactio		the de	velopme	ent beir	ng of a s			
14 Culture &		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure		ld have go greenspac		ess to a	range	of cultu	ire and leisure opportunities including a pub an	d numerous	
15 Safe & secure	location new dev	where ther	e are c could p	otentiall	[,] none, y enhai	and so nce con	SP1, SP3, SP4, SP16, H09, DS5, CO2 would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na ne.	l out. However,	
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	some ou The site Resident	t of the tar is 2km sou ts would ha	get dis uth of a ave go	tance; a genera od acce	ddition I hospit ss to gr	ally, the al, Brac een spa	of the nearest GP surgery, Lower Grange Med medical centre is on the opposite side of a rive dford Royal Infirmary. ace, being 800m south of Ladyhill Park, providi physical and mental health for the residents o	er, Middle Brook.	
	Desident	++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
17 Education	Hall Prim	nary Schoo ry schools	ol to the	e north-e	east, or	St Anth	hool, either Lidget Green Primary School to the hony's Catholic Primary School to the south. Th cademy, is 1.1km north, or Beckfoot Thornton S	e nearest	
		+	P	LT ato with	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	opportur slightly fu	ities in Bra urther afiel	adford, d towa	includin rds the i	ig the T regiona	horntor I city in	 a broad range of high quality and diverse empty Road Employment Zone which 1km east of the the east. It is uncertain the extent to which the in agriculture in the local area. 	e site, as well as	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	as by inc business	reasing th	e dema /er, it is	and for I	ocal go	ods and	could have a minor beneficial impact on the loc d services and enhancing the pool of potential o o which the loss of agricultural land could impa	employees for local	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status					
SW/001 – Town End Road, Clayton	1.63	Greenfield land/Green Belt	Greenfield 100%	57 dwellings	Rejected					
Summary of assessment for SW/001: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, cultural heritage, biodiversity and landscape. The site is well located to provide residents with good access to jobs, services, transport and significantly good access to health and educational facilities.										

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
2 Lond 8			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 sandstone
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 con nis is somewhat dependent on implementatio	
5 Water		+	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							vaterbodies within 100m of the site. Developr er consumption.	nent 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 ec	
<u> </u>		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designation	7a, 7b
Landscape & townscape	that cont adversel form, wh	tains GI ele	ements local to help to	of poten wnscape limit the	tially high e and lan magnitud	n visual dscape de for p	velopment at this site could result in the loss amenity, including trees, and it would therefor character. The site is adjacent to existing re- otential effects, but at this stage a minor adve- it.	re be likely to sidential built
		-	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	site bour	ndary. Sho	rt term	negative	effects v	would c	there are multiple listed buildings to the sout ome from the noise generated due to constru ct from the current greenfield setting.	
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v		xpected	l to resul	t in a min	or incre	on an AQMA or CAZ. The construction and o ease in air pollution in relation to existing leve	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Bradford	I Interchan	ge Rail	way Stat	tion, this i	is outsid	ent services. The nearest railway station is 4 de of the desired range. The site has good ac a limited amount of cycle paths.	
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimun	d tenures	of the h f policie	ousing is s H04 a	s provide nd H05 (1	d in line 10 or m	owards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), th the to reflect local need.	nt would meet the
12 Accessible		+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services	Residen	ts at the si	te woul	d have g	ood acce	ess to k	ey services and amenities including those on	Bradford Road.
		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

		Effect on	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
13 Social cohesion	without of without t	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 &		+	P	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure		ts at the si nts, churcł					range of culture and leisure opportunities inc	cluding pubs,			
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	new dev		could p	otentially	enhance	e comm	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,				
16 Health	hospital, Residen	50m north Bradford	of the i Royal I te woul	nearest C nfirmary. Id have g	BP surger	l ry, Dr N ess to a	CO1, CO2, CO3, DS1, DS5 IG Walker- Cowgill Surgery. The site is within diverse range of semi-natural habitats with c	2.7km of a			
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education							Primary School, is 450m south of the site. Th 50km north of the site.	ne nearest			
40		+	Р	LT	IR	Ĥ	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment							broad range of high quality and diverse emp zones in the south Bradford and Bradford ci				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	as by inc local bus	creasing th sinesses. A	ie dema An impr	and for lo ovement	in the bu	s and s uilt envi	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e ronment could lead to an improved attractiver o help tackle local deprivation.	mployees for			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential developmen t	Status				
SW/040 – Melrose Street, Great Horton	0.4	Greenfield land, site is also a burial ground	Greenfield 100%	14 dwellings	Reject ed				
Summary of assessment for SW/040: No significant adverse effects predicted. Minor adverse effects predicted for loss of greenfield land, biodiversity, landscape, air quality, water resources, biodiversity and landscape. The site is well located to provide residents with good access to jobs, services, transport and significantly good access to health and educational facilities.									

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		-	Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings	Site is a is urban.		enfield	site and	previous	burial g	round. Site coincides with a coal MSA. ALC	Grade at the site
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	The site	is within F	Z1 and	is at low	risk of s	urface v	water flooding. The site's climate resilience on his is somewhat dependent on implementation	ould be improved
resilience		be a net lo				iougii ti	is is somewhat dependent on implementatio	
	intery to	+	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	Site doe	s not coinc	cide wit	h a GSP	Z, there a	are no v	vaterbodies within 100m of the site. Developr	nent at the site
	would be	e likely to r	esult in			in wate	er consumption.	
6	0 11	-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity &	condition	n. New dev					nd is likely to be of some biodiversity value ir diversity value at the site and reduce local e	
geodiversity	connecti	vity.	Р	LT	IR	1	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	that cont adversel form, wh	ains GI ele y alter the	ements local to help to	of poten wnscape limit the	tially high e and lan magnitud	n visual dscape de for p	velopment at this site could result in the loss amenity, including trees, and it would therefor character. The site is adjacent to existing re otential effects, but at this stage a minor adve tt.	ore be likely to sidential built
		-	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	noise ge		ue to co				the site. Short term negative effects would concerned that the development would also de	
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes w	ment woul vould be ex ed with ho	xpected	to resul	t in a min	or incre	on an AQMA or CAZ. The construction and c ease in air pollution in relation to existing leve	occupation of new Is due to pollution
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Bradford	Interchan	ge Rail	way Stat	tion, this i	s outsid	ent services. The nearest railway station is 2 de of the desired range. The site has good ac a limited amount of cycle paths.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures n criteria of	of the h f policie	iousing is s H04 ai	s provide nd H05 (*	d in line 10 or m	owards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), t to reflect local need.	ent would meet the
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services		ts at the si d Blacksm		0	ood acce	ess to k	ey services and amenities including those on	Great Horton
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

		Effect on S	SA Obje	ctive	1						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
13 Social cohesion	without of without t	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 &		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure							range of culture and leisure opportunities including Bracken Hill Park to the west.	luding pubs,			
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	new dev		could p	otentially	enhance	e comm	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,				
16 Health	hospital, Residen	St Luke's	Hospit te woul	al. d have g	ood acce	ess to a	CO1, CO2, CO3, DS1, DS5 The Ridge Medical Practice. The site is with diverse range of semi-natural habitats with o	in 1.7km of a			
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education							f England Primary Academy, is 400m south e range, is 1km south of the site.	east of the site.			
10		+	P	LT	IR	Ĥ	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment							broad range of high quality and diverse emp zones to the east in south Bradford and Brad				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	as by inc local bus	creasing th sinesses. A	ie dema An impr	and for lo ovement	cal good in the bເ	s and s iilt envii	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e ronment could lead to an improved attractiver o help tackle local deprivation.	mployees for			

Site reference	e and Nam	е	Size (ha)	Exist uses	ing site	Brow split	nfield/greenfield	Potential development	Status
SW/054 – Th	e Meadow	s, Wibsey	0.45		ed off n	Gree	nfield	20 dwellings	Rejected
effects predic	rse effect i ted for mo on greenfi	s predicted st natural e eld. Site is	d on the l environm well loca	ent ther ated to p	med SA	Objectiv esidents	ves, primarily as a re	esult of the effects	land. Minor adverse s associated with uses, and cultural spaces
		Effect on S	SA Object	ive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancin	g Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2,		3b, 3c
Buildings		ithin a coa							itute an efficient use of
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP1 EN7		4a – 4e
resilience								ver, development	could lead to an increase
	minper	meable sui	P	LT	IR	M	SP9, EN1, EN2, EN7,	EN9	5a – 5e
5 Water resources					ater boo	dies are	within, adjacent to		
	Site wou	uld likely re	sult in a				consumption.		6a – 6h
ි Biodiversity								tion. However, th	e development would
&								erow cover and w	ould therefore reduce the
geodiversity	SITE S DIC	odiversity v +/-	alue and P	I ecolog	Ical conr	M	SP2, EN1, EN3, EN5,	EN6 DS2 DS3	7a, 7b
7 Landscape	Develop		d not imp						field site could adversely
&							y for existing reside		e site appears to be ential development would
townscape		adjacent to				any Dee		ipping. The reside	
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4		
heritage	Develop	ment at the	e site wo	uld be u	Inlikely to	o have a	a discernible impact SP7, SP9, SP15, TR2		asset or historic area. 4. HO9 9a – 9c
9 Air quality	homes v	vould be ex	vpected t	to result	cernible i in a min	impact	on an AQMA or CA	Z. The construction	on and occupation of nev ting levels due to pollutio
	associat	ed with ho	mes and P	transpo LT	IR	ments. H	SP7, SP9, DS4, HO9,	TR1, TR2, TR3, TR4	^{I,} TR5, 10a – 10d
10 Transport	putting it	t outside ta	rget dist	ance for	r a railwa	y statio			Moor Railway Station, estrians and cyclists
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3 HO8, HO9, HO10	, HO4, HO5, HO6, H	D7, 11a
11 Housing	on the ty meet the	pes and te minimum	enures of criteria d	the hous	using is p es H04 a	provideo Ind H05	d in line with the Loo (10 or more homes	cal Plan policies. s, or an area of m	ousing needs, depending The development would ore than 0.5ha), that
	specify a						e houses to reflect I SP2, SP3, SP8, SP9,		S4.
12	0:40	+	P	LT	IR R	H	CO2		128
Accessible	Site WOL	lia nave ex					e of services and ai s along High Street,		accessible locations
		thin a 500r	n walk ດ						
services		thin a 500r +	n walk o P	LT	IR	Н	SP9, SP10, SP15, CC DS3, DS4	01, EC4, TR4, EN6, D	
services 13 Social	being wi	+ ment at thi hity interact	P s site wo ion, with	LT ould situ out the	IR ate new developr	residen nent be	DS3, DS4 ts within an existing ing of a scale that o	g community, enc	192
Accessible services 13 Social cohesion	being wi	+ ment at thi hity interact	P s site wo ion, with	LT ould situ out the	IR ate new developr	residen nent be	DS3, DS4 ts within an existing	g community, enc could put pressure	13a ouraging participation an e on local services and

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
14 Culture &							e of culture and leisure opportunities in highly	/ accessible				
leisure	locations	s along Hig	h Street	and Ma		r Road.						
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where the	re are cu could po	irrently r tentially	none, an enhance	d so an e comm	buld introduce new potential targets and victin increase in crime at the site cannot be ruled nunity cohesion and wellbeing, or increase nat	out. However,				
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Site is within 800m Wibsey Surgery and 2km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development											
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education		ithin 800m y Grange i					e west and Bankfoot Primary School to the no	orth. Co-op				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	opportur		e nearby,	, being v	vithin 3ki		to a broad range of high quality and diverse e adford City Centre and 5km of 10 Employmer					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		ng the dem					uld have a minor beneficial impact on the loca s and enhancing the pool of potential employ	•				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/105 – Clover Street / Haycliffe Road, Wibsy	0.22	PDL, disused land behind houses	50% Mix	10 dwellings	Rejected

Summary of assessment for SW/105: No significant adverse effects predicted. Minor adverse effects predicted for air quality and water resources SA Objectives, as predicted for most sites. This PDL site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. Site is well located to provide residents with good access to jobs, buses, and cultural spaces, with particularly good access to schools and health facilities. Residents here may need to travel up to 900m for daily shopping needs.

		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	3b, 3c	
3 Land & Buildings							ent use of land, depending on the potential im d within a coal MSA. The ALC grade for this a	area is Urban.	
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7		
change resilience			eable su	urfaces,	compare	ed to cu	water flooding. However, development could rrent levels.		
5 Water		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							within, adjacent to or within 100m of the site consumption.		
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
Biodiversity & geodiversity	brownfie	ld plot of li	mited bio	odiversit	y value,	develo	ons directly impacted by development on the pment could be an opportunity to enhance the pnnectivity of the local and wider ecological ne	e biodiversity	
7	value oi		P	LT	IR		SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b	
Landscape								1.0.10	
& townscape							roviding the development is in-keeping with the portunity to improve the local character.	ne existing built	
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3		
heritage	Develop	ment at the					a discernible impact on any heritage asset or		
9 Air quality	homes w		kpected	to result	in a mir	nor incre	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and o ease in air pollution in relation to existing leve		
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	Railway	Station, pu	utting it a	outside ta	arget dis	tance for	ent services. Site is over 2km from Bradford I or a railway station. The site is very accessibl cycle paths in the local area.		
		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	on the ty meet the	pes and te minimum	enures of criteria of	f the hou of policie	using is p es H04 a	orovide and H05	bution towards satisfying Bradford's housing r d in line with the Local Plan policies. The dev i (10 or more homes, or an area of more than e houses to reflect local need.	elopment would	
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
Accessible services							erse range of services and amenities in highly along Great Horton Road	accessible	
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a	
13 Social cohesion	Development at this site would situate new residents within an existing community, encouraging participation a								
		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	

		Effect on S	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
14 Culture & leisure	restaura	Site would have excellent access to a diverse range of culture and leisure opportunities, including pubs, restaurants and parks. A broader cultural and leisure offering is accessible in the centre of Bradford, although this is up to 2km north east of the site.									
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where the	re are cu could po	irrently r tentially	none, and enhance	d so an e comm		out. However,			
		++	Р	LT	IR	н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	residents	s with good ity engage	d access	to a div	erse ran	ge of s	tre and 1.5km of St Luke's Hospital. Site wou emi-natural habitats with opportunities for out I improve both physical and mental health for	door exercise and			
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education	Site is w	ithin 250m	of Sout	hmere P	rimary S	chool a	and 300m west of Co-op Academy Grange.				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment							to a broad range of high quality and diverse RUDP E6 employment zones.	employment			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	increasir business	ng the dem ses. An imp	and for	local goo nt in the	ods and built en	service vironme	uld have a minor beneficial impact on the loc s and enhancing the pool of potential employ ent could lead to an improved attractiveness t tackle local deprivation.	ees for local			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status					
SW/111 – Bradford		Use for parking,								
Road/ Thirsk Road,	0.37	but mostly	50% Mix	13 dwellings	Rejected					
Clayton		grassland								
Summary of assessment for SW/111-										

Summary of assessment for SW/111: No significant adverse effects predicted for this site. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. Site is well located to provide residents with good access to shops, jobs, buses, and cultural spaces, with particularly good access to schools and health facilities.

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d
Buildings							ISA. Site is a mixed use site with urban grade	e soils, so
Bananigo	developr	ment would	d constitu	ute an ei	fficient u	se of la	nd, depending on impacts to the MSAs.	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience							oding. However, development could lead to a	in increase in
	imperme	able surfa	P	I T	IR	H H	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water	Site is no	- ot in a GSF					in 100m of site. Development would result in	
resources							lation to existing levels.	
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity							ons directly impacted by development on the	
&							ne site's biodiversity value and would reduce	local habitat
geodiversity	connecti	vity due to						7. 71
7 Landscape	Dovolop	-	P		IR t on on		SP2, EN1, EN3, EN5, EN6, DS2, DS3 or National Park. The loss of open greenspac	7a, 7b
&							e local area. However, given the site is adjac	
townscape							ter would be minor.	chi to existing
•	Duitte	0	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
8 Cultural heritage	Develop	ment at thi	s site wo	ould not	impact o	on a Co	nservation Area. Development at site would b	be unlikely to have
пептауе	a discerr	nible impac	t on any	/ heritag		or histo		
		-	P	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
9 Air quality							on an AQMA or CAZ. The construction and c	
		ed with ho					ease in air pollution in relation to existing leve	is due to pollution
	associat						SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	40 40
10		+	Р	LT	IR	М	TR6	10a – 10e
10 Transport							ces. Bradford Forster Square Railway Station	
Transport							ge. The site has good access for pedestrians	s, but somewhat
	limited for	or cyclists v	with a lin	nited am	ount of o	cycle pa		
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing							rds satisfying Bradford's housing needs, depe	
realening							with the Local Plan policies. The developme	
							ore homes, or an area of more than 0.5ha), th is to reflect local need.	hat specify
	uspecis						SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15,	10
12 Accessible		+	Р	LT	IR	М	HO8, DS4, CO2 , EC5, HO3, HO12	12a
Accessible services					ess to k	ey servi	ices and amenities along Bradford Road adja	cent to the site
361 11063	and the	wider Clay	ton area		1	,		1
13 Social		+	Ρ	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
cohesion							ts with high quality housing within an existing	
							nmunity interaction, without the development	
	that may	put press	ure on lo	ocal serv	rices and	a facilitie	es or could alter the local sense of community	and place.

		Effect on S	SA Object	ive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure							ural and leisure areas, being within 500m of a nd the wider Clayton area.	varied array of					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure													
		++	Р	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	Site is within 600m of Cowgill Surgery and 4km of St Luke's Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.												
47		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
17 Education	Site is within 500m of Clayton St John C of E Primary School and 1.1km of Beckfoot Thornton Secondary School to the north.							econdary School					
40		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment		Residents would have good access to employment opportunities with five Employment Zones within 5km of the site to the east around Bradford.											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy		ng the dem					uld have a minor beneficial impact on the loca s and enhancing the pool of potential employ						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status					
SW/159 – Cumberland		PDL, office space								
House/ Cemetery Road	0.32	and car park	Brownfield	25 dwellings	Rejected					
Summary of assessment for SW/150:										

Summary of assessment for SW/159: No significant adverse effects predicted for this site. This PDL site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. Site is well located to provide residents here with good access to shops, jobs, and cultural spaces, with particularly good access to schools and health facilities.

		Effect on	SA Objec	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land & Buildings		+/-	Р	LT	IR	H	SP4, SP8, SP9, HO2, TR5SP4, SP8, SP9, HO2, TR5	3b, 3c
							use of land, depending on the potentians. The ALC of the site is of urban gra	
4 Climate change resilience		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is in	FZ1 and						1
		-	Р	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							n 100m of site. Development would re	esult in a
	minor ne	t increase	e in wate P	r consum LT	IR	H	ation in relation to existing levels. SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	England Develop	ment wou Green In ment coul	ld not im frastructu d therefo	pact on a ire Corrio pre be an	a sensitiv dor but is opportu	e biodiv a brow hity to e	versity designation. Site is within a Na nfield plot of limited biodiversity value nhance the biodiversity value of the s d wider ecological network.	itural ite as well
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
7 Landscape & townscape	improve		of the si				e development would be an opportun and would be in-keeping with the exis	
		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
8 Cultural heritage	Develop areas.	ment at si	ite would	be unlik	ely to hav	/e a dis	cernible impact on any heritage asset	s or historic
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	would be		d to resu	it in a mir	nor increa	ase in a	Z. The construction and occupation of ir pollution in relation to existing levels ements.	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a - 10d
10 Transport	Railway	Station, is	s over 2k	m from s	ite puttin	g it outs	ces. The closest railway, Bradford Fo side the desired range. The site is ver of designated cycle paths in the local	y accessible
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	dependir The deve an area	ng on the elopment	types an would m	d tenure: eet the n	s of the h	ousing criteria	tion towards satisfying Bradford's ho is provided in line with the Local Plan of policies H04 and H05 (10 or more l uch as housing mix and affordable ho	policies. homes, or
12 Accessible services		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
							of services and amenities in highly a es within Victoria Shopping Park.	accessible
13 Social cohesion		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

		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)					
	encoura	Development would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place											
14 Culture & leieure		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
14 Culture & leisure		Site offers residents with good access to cultural and leisure areas along Thornton Road including public houses and eateries.											
		+/-	Р	LT	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 vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.												
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	Site is within 800m south west of the nearest GP Surgery, Kensington Street Health Centre. Site is approximately 1.3km south of Bradford Royal Infirmary Hospital. Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally.												
17 Education		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
	Site is w	ithin 500n	n of Cros	sley Hall	Primary	School	and within 800m of Dixons Kings Aca	ademy.					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment							to a broad range of high quality and d vithin 5km of 6 RUDP E6 employment						
		+	Р	LT	IR	Η	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
							Ild have a minor beneficial impact on						
19 Economy							nd services and enhancing the pool of						
		eness to t					the built environment could lead to a urther inward investment to help tackl						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status					
SW/161 – Former Hare &		Public house, car								
Hounds Public House,	0.40	park and	70% brownfield / 30% greenfield	18 dwellings	Rejected					
Great Horton Road		greenspace	30 % greenileid							
Commonly of approximate for SWI4C4.										

Summary of assessment for SW/161:

No significant adverse effects predicted for this site. This predominantly PDL site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. A Grade II Listed Building is within the site and at this stage an adverse effect on its setting cannot be entirely ruled out. Site is well located to provide residents with good access to jobs, buses, cultural spaces, and schools, with particularly good access to health facilities. Residents may need to travel up to 1.5km for daily shopping needs.

		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	3b, 3c			
3 Land & Buildings	Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.										
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience							e water flooding. However, development could current levels.	l lead to an			
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							re within, adjacent to or within 100m of the site er consumption.				
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
Biodiversity & geodiversity	result in		a smal	I area of	f greenfi		tions directly impacted by development on the rubs and trees) which would reduce the biodive				
7		+	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
Landscape & townscape							Providing the development is in-keeping with the poportunity to improve the local character.	ne existing built			
		-	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3				
8 Cultural heritage	site woul	ld seek to i	incorpo	rate this	sensitiv	ve herita	blic House' is within the site. It is unclear if dev age asset or if it would be adjacent to it. At this cannot be ruled out.				
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	homes w		<pre>ctec</pre>	l to resu	lt in a m	inor inc	t on an AQMA or CAZ. The construction and o rease 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	which ha		service	es. The s	site is hi	ghly ac	tely 4.5km southwest of Bradford Interchange cessible for pedestrians and generally accessi				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	on the ty meet the	pes and te minimum	enures o criteria	of the ho of polic	using is ies H04	provid and H0	ibution towards satisfying Bradford's housing r ed in line with the Local Plan policies. The dev 05 (10 or more homes, or an area of more than ble houses to reflect local need.	elopment would			
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible services							s and amenities. The closest service centre wh n District Centre, is approximately 1.5km south				
		+	P	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			

		Effect on S	SA Obje	ctive	1						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
13 Social cohesion	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	Site wou Horton E	Site would have excellent access to a diverse range of culture and leisure opportunities, being within 50m of Horton Bank Country Parks and footpaths that lead to the local countryside.									
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where the	e are c could p	urrently otentially	none, a / enhan	nd so a ce com	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1,	out. However,			
16 Health	Infirmary		would p	orovide r	esidents		CO2, CO3, DS1, DS5 and within 4km of St Luke's Hospital and Bradf ood access to outdoor exercise opportunities v				
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education		ithin 500m aw Busine					ngelist R C Primary School and is within 1.4km	(northwest) of			
		+	Р	LT	IR	Η	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 1.5km of Paradise Green Employment Zone and is within 4km of Bradford City Centre.										
		+	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					
SW/100 -		Two plots of open								
Stanbeck Gardens,	0.24	green space between existing residential	90% greenfield / 10% brownfield	9 dwellings	Rejected					
Buttershaw		developments	brownincia							
Summary of assessment for SW/100:										

Summary of assessment for SW/100:

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

		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	3b, 3c		
3 Land & Buildings	Site coincides with a coal MSA. Site is a mixed site and would result in the loss of a small area of greenfield and therefore would be considered a slightly inefficient use of land. Site is located within urban grade ACL.									
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
resilience		Flood Zor meable su						ead to an increase		
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	therefore		ed by the				om Blackshaw Beck, the quality of this waterl pation of the site. Site would likely result in a			
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
Biodiversity & geodiversity	loss of a have lim	small gree	enfield a ersity va	rea, how lue. Des	ever du pite this	e to the , the los	biodiversity designation. The development wo nature of the greenspace (mown grass), the ss of green space may reduce connectivity of	site is likely to the local		
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b		
Landscape & townscape	adversel	y alter the	local ch	aracter a	and dimi	nish the	tional Park. The loss of a small area of green e tranquillity for existing residents. Given the r m the alteration to character is not expected	esidential		
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3			
heritage	Develop	ment at the	e site wo	uld be u			a discernible impact on any heritage asset or			
9 Air quality	homes w		kpected	to result	in a mir	nor incre	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and o ease in air pollution in relation to existing leve			
10		+	Ρ	LT	IR	н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
Transport	putting it	outside ta	rget dist	ance for	a railwa	ay static	ent services. Site is over 3km from Low Moor on. The site is very accessible for pedestrians in the local area.			
44		+	Р	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing							ution towards satisfying Bradford's housing r d in line with the Local Plan policies.	eeds, depending		
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		
services		would prov 0m south			th good	access	to key services and amenities along Halifax	Road which is		
13 Social		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		
cohesion	high dep	rivation, er	ncouragi	ing partio	cipation	and cor	ts with high quality housing within an existing mmunity interaction, without the development es or could alter the local sense of community	being of a scale		
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		

		Effect on S	SA Object	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Druginity Mitigating or enhancing Local Plan policies		Mitigation code(s)					
14 Culture & leisure	600m wa	Site would offer new residents with excellent access to culture and leisure spaces and activities, being within a 600m walk of an array of cultural and leisure spaces including Wibsey Park and the park area adjacent to the south of the site.										
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where the	re are cu could po	irrently r tentially	none, and enhance	d so an e comm		out. However,				
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Site is within 600m of The Ridge Medical Practice and is 4km south west of St Luke's Hospital. Site would have excellent access to outdoor exercise opportunities, including Wibsey Park and the park and playing fields on Farfield Avenue, which could improve both physical and mental health for the residents of this development.											
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education		00m south se College		e Farm F	Primary S	School	and is 900m south west of Buttershaw Busine	ess and				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18							to a broad range of high quality and diverse e					
Employment							w Moor Employment area and 5km of Bradfo f diverse employment opportunities.	rd City Centre				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		ng the dem					uld have a minor beneficial impact on the loca s and enhancing the pool of potential employ					