# Wharfedale Sub-Area

**Sites Assessments** 

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## Addingham

- 1.1.1 Eight potential housing sites (Preferred Options) have been identified within Addingham.
- 1.1.2 Significant negative effects have been identified in relation to climate change resilience (SA Objective 4) for site AD/011A as a large extent of the site is at high risk of surface water flooding. Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for sites AD/001, AD/004A, AD/004B, AD/011B, AD/012 and AD/022. This is due to a loss of >0.4ha of greenfield land.
- 1.1.3 Significant negative effects have been predicted for all sites in relation to the biodiversity and geodiversity SA Objective due to the findings of the HRA Screening process, which identifies that likely significant effects on the South Pennine Moors SAC/SPA and the North Pennine Moors SAC/SPA are triggered.
- 1.1.4 Significant beneficial effects in relation to health (SA Objective 16) have been identified for sites AD/011A, and AD/022.
- 1.1.5 Site AD/022 is the only site which scores positively (minor) in relation to biodiversity & geodiversity (SA Objective 6), landscape & townscape (SA Objective 7) and cultural heritage (SA Objective 8). Sites AD/001, AD/002D and AD/020 are assigned a neutral score in relation to cultural heritage (SA Objective 8).
- 1.1.6 All sites score negatively (minor) in relation to education (SA Objective 17) apart from AD/011A and AD/022 which score positively (minor). These sites also score positively (minor) in relation to accessible services (SA Objective 12), whilst all other sites score negatively (minor) or positive/negative.
- 1.1.7 Addingham also includes one Discounted site (AD/011B), which has also been assessed below.

PO ref	SHLAA	SA Objective																		
FOTE	site ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
AD1/H	AD/001	-	-		+	-		-	0	-	+	+	-	+/-	+	+/-	+	-	+	+
AD2/H	AD/002D	-	-	-	+	-		-	0	-	+	+	-	+/-	+	+/-	+	-	+	+
AD3/H	AD/004A	-	-		+	-		+/-	+/-	-	+	+	+	+/-	+	+/-	+	+	+	+
AD4/H	AD/004B	-	-		+	-		-	-	-	+	+	+	+/-	+	+/-	+	+	+	+
AD5/H	AD/011A	-	-	-		-		-	-	-	+	+	+	+	+	+/-	++	+	+	+
AD6/H	AD/012	-	-		+	-		-	-	-	+	+	-	+/-	+	+/-	+	-	+	+
AD7/H	AD/020	-	-		+	-		-	0	-	+	+	-	+/-	+	+/-	+	-	+/-	+
AD8/H	AD/022	-	-	+/-	-	-		+	+	-	+	+	+	+	+	+/-	++	+	+	+

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
AD/001 – Turner Lane	0.61	Green open space	Greenfield, Green Belt	20 dwellings	Preferred Option: AD1/H

Summary of assessment for AD/001:

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, health facilities and employment areas. However, access to both primary and secondary schools is somewhat limited due to distance, and residents may find they need to travel up to 1.4km, significantly beyond the target distance, in order to access services and amenities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site containing trees. There is a small surface water body 80m west of the boundary, which could be impacted by the development. 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 and the North Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings		ill be a larg e does not					ALC Grade at the site is Grade 3, which cou	ld include BMV			
4 Climate	30113. 011	+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change		Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in									
resilience	imperme	able surfa						1			
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	A small, unnamed surface waterbody is 80m west of the site's boundary. Site does not coincide wi Development at the site would be expected to result in a minor increase in water consumption at the relation to existing levels.										
			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 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 and the North 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	residenti of the AC Howeve that cont adversel	al develop ONB or Na r, residenti tains GI ele ly alter the ne magnitu	ment h tional f al deve ements local to de of p	Park, du Park, du elopmen of pote ownscap	Id not b e to the t at this ntially h be and l effects	preser site co igh visi andsca	1.9km south-west of the Yorkshire Dales Nate that a discernible impact on or alter ince of existing and similar built form to the ea- uld result in the loss of open greenfield and C ual amenity, including trees, and it would ther upe character, although the nearby existing bu	views into or out st of the site. Green Belt land efore be likely to uilt form could help			
8 Cultural		0	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop historic a			n			ve a discernible effect on any sensitive heritage	-			
9 Air quality	Develop new hon	- ment woul nes would	P d not h be exp	LT ave a di ected to	IR scernib result i	M le impa n a mir	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 oct on an AQMA or CAZ. The construction and nor increase in air pollution in relation to existi	9a – 9d d occupation of ng levels due to			
							novements.	-			
		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	nearest east. Th	railway sta	tions w rrently	ith frequ	uent ser	vices,	equent services, including those along Silsder Steeton & Silsden and Ilkley, are 5.6km south destrians and cyclists via a single lane road,	and 5.8km south			
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)		
							wards satisfying Bradford's housing needs, de g in line with the Local Plan policies. The deve			
							HO5 (10 or more homes, or an area of more the houses to reflect local need.	han 0.5ha), that		
10.4	op con y c	-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
12 Accessible services		Access to services and amenities is limited, residents would need to travel 1.4km east into of the centre of Addingham to access key services and amenities,								
	, au ingri	+/-	P	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	interaction could alt Site is a	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to the A65, 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	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
14 Culture & leisure	restaura		nes and	d outdoo	or leisur		b a range of culture and leisure opportunities i es throughout Addingham, as well as having g			
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	location new dev	where their elopment of	re are o could p	currently otential	/ none, ly enha	and so nce cor	would introduce new potential targets and vic an increase in crime at the site cannot be rule nmunity cohesion and wellbeing, or increase cal risk of crime.	ed 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 1.5km west of the nearest GP surgery, Addingham Medical Centre, putting it outside the target distance. The site is 6.6km north-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats including Silsden Road Playground and throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.									
		-	Р	ĹT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
17 Education	seconda		are Ilk				y School, is 1.4km north-east of the site. The 6.4km to the south east and University Acade			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	access a	a more dive	erse an	nd more	expans	sive ran	ent opportunities in the centre of Addingham, ge of employment opportunities residents wou b likley or 8km south into Keighley.			
		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy		ng the dem					could have a minor beneficial impact on the lices and enhancing the pool of potential empl			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
AD/002D – Parsons Lane	0.40	Small greenfield site covered in grasses and scrub	Greenfield	14 dwellings	Preferred Option: AD2/H

#### Summary of assessment for AD/002D:

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.. Minor adverse effects have been predicted for most natural environment themed SA Objectives, primarily as a result of the impacts associated with development on greenfield. The site generally offers access to buses, jobs, cultural spaces, and health facilities. Access to some key services is somewhat limited in the local area, including for schools.

		Effect on S	SA Objecti	ve		T							
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	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c					
Buildings							that includes soils of Grade 3 ALC and that use of the land resource.	t are potentially					
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
resilience	Site is in FZ1 and at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.												
	imperme		P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e					
5 Water resources			Z. No su		terbodie	s withir	100m of site. Development would result in ation to existing levels.						
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h					
6 Biodiversity & geodiversity	site falls reduction The site site leve identified	There would be no sensitive biodiversity designations directly impacted by development on the site. However, the site falls within a Green Infrastructure corridor and the development of this greenfield site would likely see a reduction in biodiversity value and habitat 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 and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage											
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b					
Landscape & townscape	expected	d to have a ld, open sp	a discerni	ble impa	ct on the	AONB	AONB and Yorkshire Dales National Park b or alter views into or out of the AONB. How ements could potentially have an adverse in	vever, the loss of					
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3						
heritade													
heritage	Develop	ment at the	e site wo	uld be un	likely to	have a	discernible impact on any heritage asset or	historic area.					
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	Develop homes v	- ment woul	P d not hav xpected t	LT /e a disce o result i	IR ernible in n a mino	H npact of or increa	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	9a – 9c occupation of new					
9 Air quality	Develop homes v	- ment woul vould be ex	P d not hav xpected t	LT /e a disce o result i	IR ernible in n a mino	H npact of or increa	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and c	9a – 9c occupation of new					
	Develop homes v associat Site is w nearest	- ment woul vould be ex ed with ho + ithin 400m	P d not hav kpected t mes and P of sever south-ea	LT re a disce o result i transpor LT al bus ste ast in Ilkle	IR ernible in n a mino t movem IR IR ops with ey. The s	H npact of pr increation nents. H frequer	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and c ase in air pollution in relation to existing leve SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	9a – 9c occupation of new Is due to pollution 10a – 10d ore limited, the					
9 Air quality 10	Develop homes v associat Site is w nearest	- ment woul vould be e; ed with ho + ithin 400m being 6km	P d not hav kpected t mes and P of sever south-ea	LT re a disce o result i transpor LT al bus ste ast in Ilkle	IR ernible in n a mino t movem IR IR ops with ey. The s	H npact of pr increation nents. H frequer	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and c ase in air pollution in relation to existing leve SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 nt services. Access to a railway station is m	9a – 9c occupation of new Is due to pollution 10a – 10d ore limited, the					
9 Air quality 10	Develop homes w associat Site is w nearest cyclists w The site types an minimun	rent woul vould be e: ed with ho + ithin 400m being 6km with a limit + could mak d tenures n criteria o	P d not hav xpected t mes and P of sever south-ea ed amou P ce a mino of the ho f policies	LT re a disce o result in transpor LT al bus sto ast in Ilkle nt of cycl LT LT r positive using is p HO4 and	IR ernible in n a mino t movem IR ops with ey. The s e paths. IR IR contribu provided d HO5 (1	H npact or or increation nents. H frequer site has H ution too in line 0 or mo	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and c ase in air pollution in relation to existing leve SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 nt services. Access to a railway station is m good access for pedestrians, but somewha SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 wards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha),	9a – 9c     occupation of new     Is due to pollution     10a – 10d     ore limited, the     t limited for     11a     depending on the     ent would meet the					
9 Air quality 10 Transport	Develop homes w associat Site is w nearest cyclists w The site types an minimun	rent woul vould be e: ed with ho + ithin 400m being 6km with a limit + could mak d tenures n criteria o	P d not hav xpected t mes and P of sever south-ea ed amou P ce a mino of the ho f policies	LT re a disce o result in transpor LT al bus sto ast in Ilkle nt of cycl LT LT r positive using is p HO4 and	IR ernible in n a mino t movem IR ops with ey. The s e paths. IR IR contribu provided d HO5 (1	H npact or or increation nents. H frequer site has H ution too in line 0 or mo	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and c ase in air pollution in relation to existing leve SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 nt services. Access to a railway station is m good access for pedestrians, but somewha SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 wards satisfying Bradford's housing needs, with the Local Plan policies. The developme	9a – 9c     occupation of new     Is due to pollution     10a – 10d     ore limited, the     t limited for     11a     depending on the     ent would meet the					

		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	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a						
13 Social cohesion	encoura pressure the A65,	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. Site is adjacent to the A65, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.												
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a						
leisure		Residents would have good access to the cultural and leisure opportunities on offer throughout Addingham, including pubs, shops, parks, and churches.												
		+/-	Р	LT	IR	Μ	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a						
15 Safe & secure														
		+	Р	LT	IR	н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b						
16 Health	within th The site for outdo	Site is outside the 800m target distance of a GP surgery, being 1.4km west of Addingham Medical Centre. Site is within the 8km target distance of a hospital, with Airedale General Hospital 7.5km south-west. The site would provide residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.												
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b						
Education							ne nearest secondary schools are llkley Gran ighley, is 7.5km south of the site.							
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
18 Employment	access a	a more dive	erse and	more ex	pansive r	ange o	opportunities in the centre of Addingham, bu f employment opportunities residents would ey or 8km south into Keighley.							
		+	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
AD/011A – Chapel Street	0.47	Partial PDL site with large areas of grass and GI	Mix	10	Preferred Option: AD5/H

#### Summary of assessment for AD/011A:

A significant adverse effect predicted for this site relates to flood risk, due to the large area the site (relative to the site's size) at a high risk of surface water flooding. It is unclear the extent to which this flood risk could be avoided through a careful layout. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage..

Minor adverse effects have been predicted for most other natural environment themed SA Objectives, primarily due to the impacts associated with development on partial greenfield, a TPO within the site and TPO woodland adjacent to and on site. Site is 840m south-west of the AONB and adjacent to the Addingham Conservation Area.

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

		Effect on	SA Object	ive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty				
		-	Р	LT	IR	Н	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c		
3 Land & Buildings	ALC and						small area of greenfield land that includes so ment here would be considered as a slightly			
4 Climate change			Р	LT	IR	н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
resilience	Site is in	FZ1. A la	•				k of surface water flooding.			
		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	of worse		result of o	developm	nent at th	ie site.				
			Р	LT	IR	Н	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. However, the site falls within a Green Infrastructure corridor, there is TPO woodland along the south-west and south-east site boundaries and there is a TPO within the site, and the development of this greenfield site would likely see a reduction in biodiversity value and habitat connectivity. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage									
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b		
7 Landscape & townscape	Residen developr	tial develo ment would ld, open sp	pment at d not be bace and	the site viewable	would be from the appealin	adjace se sens	d 1km south of the Yorkshire Dales National ent to existing build form and due to the topo sitive landscape designations. However, the ements could potentially have an adverse im	graphy, the loss of pact on the local		
8 Cultural heritage	which ar form and impact o greenfiel	e in the Ac the preva n most of	dingham lence of the Listee Id alter th	n Conser screenin d Building he setting	vation Ar g vegeta gs but, oʻ	ea. Due tion, de verall, it	SP2, SP10, EN3, EN4, EN5, EN6, DS3 a and within 300m of 26 Grade II Listed Buil to the topography, the existing presence of evelopment at the site would be unlikely to have t is expected that residential development at place for the nearby Conservation Area and a	residential built ave a discernible the open		
	the Glad		P	s. LT	IR	н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	homes w		xpected t	to result i	n a mino	r increa	n an AQMA or CAZ. The construction and or as a new pollution in relation to existing level			
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
10 Transport	Site is within 400m of several bus stops with frequent services. Access to a railway station is more limited, the nearest being 5km south-east in Ilkley. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.											
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimum	d tenures n criteria o	of the ho f policies	using is HO4 an	provided d HO5 (1	in line 0 or mo	wards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the				
12		+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
Accessible services		ld provide re of Addir					e various services and amenities available o	n Main Street in				
		+	P	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	encoura	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	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure		ts would ha		s, and cł		Itural a	nd leisure opportunities on offer throughout	Addingham,				
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	locations	where cu	rrently th	ere are r	none, but	it could	duce new potential victims or targets of crime d potentially enhance community cohesion a combat the local risk of crime.					
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	within the provide r exercise	Site would provide residents with good access to Addingham Medical Centre, 600m south east of the site. Site is within the 8km target distance of a hospital, with Airedale General Hospital 7.5km south-west. The site would provide residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.										
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education		, 7.67km s	outh in k	Keighley.			e nearest state secondary school is the Uni					
		+	Р				SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	access a	a more dive	erse and	more ex	pansive r	ange o	opportunities in the centre of Addingham, bu f employment opportunities residents would ey or 8km south into Keighley.					
		+	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 loc and enhancing the pool of potential employ					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
AD/012 – Moor Lane	0.95	Green open space	Greenfield, Green Belt	29 dwellings	Preferred Option: AD6/H

#### Summary of assessment for AD/012:

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 and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage..

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, health facilities and employment areas. However, access to both primary and secondary schools is somewhat limited due to the distances involved and residents may need to travel up to 1.4km to access services and amenities, which is significantly beyond the target distance. Minor adverse effects have been predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. There is a small waterbody adjacent to the eastern perimeter, the water quality of which could be affected by the development. 60m west of the site are two Grade II Listed Buildings; development at this site could adversely alter the setting of these sensitive heritage assets.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Mitigating or enhancing Local Plan policies		Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings		There will be a large (>0.4ha) loss of greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site does not coincide with an MSA.									
4 Climata		+	P	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate change							nd at a low risk of surface water flooding. Given				
resilience							would be avoided through a careful layout of de				
1001100	However, development could lead to an increase in impermeable surfaces, compared to current levels.										
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water							Site's eastern perimeter. Development here cou				
resources							oment at the site would be expected to result in	a minor increase			
	in water	consumpli		LT	IR	M	o existing levels. SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
	Site is a	reenfield a	nd in it								
6		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.									
Biodiversity							urther consideration of the likely risks should be	undertaken at the			
&							undertaken if necessary. The HRA Screening p				
geodiversity							uth Pennine Moors SPA/SAC and the North Pe				
	SPA/SA	C are trigg	ered a	nd thus	cannot	be rule	d out at this stage				
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
							dale AONB and the Yorkshire Dales National P				
7							impact on or alter views into or out of the AON				
Landscape							built form to the east of the site. However, res				
&							of open greenfield and Green Belt land that con				
townscape							s, and it would therefore be likely to adversely a ne nearby existing built form could help to limit				
	potential		uscape		ier, ani	lough ti		ine magnitude of			
	poternial	-	Р	IT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
	60m wes	st of the sit					dings, namely 'Causeway Foot Farmhouse' an	••••			
8 Cultural							elopment at this open greenfield site could pot				
heritage							neritage assets, although any effects would be l				
		resence of						-			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	Develop	ment woul	d not h	ave a di	scernib	le impa	ct on an AQMA or CAZ. The construction and o	occupation of new			
o / in quality							crease in air pollution in relation to existing leve	els due to pollution			
	associat	ed with ho	mes ar	nd trans	oort mo	vement					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	10a – 10d			
							TR6				

		Effect on S	SA Obje	ctive							
SA Objective	Objective Baseline trend Sc eff		Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
10 Transport	Site is within 400m of multiple bus stops with frequent services, including those along Silsden Road. The nearest railway stations are Ilkley, at 5.9km south-east, and Steeton & Silsden at 5.9km south. Pedestrian and bicycle access of the site is sufficient, although there is a lack of designated cycle paths in the local area.										
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an the minir	d tenures o num criteri	of the h a of po	nousing blicies H	provide O4 and	ed being I HO5 (*	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develor 10 or more homes, or an area of more than 0.5 uses to reflect local need.	pment would meet			
12		-	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
Accessible services		o services am to acce					dents would need to travel 1.4km east into of thes,	ne centre of			
-	Ŭ	+/-	P	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	interaction could alter	on, without er the loca n the quali	the de I sense	velopme e of com	ent beir munity	ng of a s and pla	ng community, encouraging participation and consider that may put pressure on local services and ace. However, site is adjacent to the A65, which are as a result of exposure to air pollution and no	nd facilities or would be likely to			
		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure	restaura		nes and	d outdoo	or leisur		a range of culture and leisure opportunities in the sthroughout Addingham, as well as having go				
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where ther	e are o could p	otentiall	<sup>,</sup> none, y enhai	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			
16 Health	The site Resident Ghyll Go	is 6.9km n ts at the sit If Club and nent which	orth-ea te woul d throu could	ast of a g ld have g ghout th improve	general excelle e local both p	hospita nt acces country hysical	ddingham Medical Centre, putting it outside the al, Airedale General Hospital. ss to a diverse range of semi-natural habitats ir rside, with opportunities for outdoor exercise an and mental health for the residents of the deve	cluding Bracken d community lopment.			
								17a – 17c			
17 Education		are likley C					/ School, is 1.3km east of the site. The nearest e south east and University Academy Keighley,				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	access a	more dive	erse an	d more	expans	ive ran	ent opportunities in the centre of Addingham, b ge of employment opportunities residents would likley or 8.5km south into Keighley.				
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		struction ai			of new	homes	could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ	al economy,			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
AD/020 – Turner Lane /		Agricultural	Greenfield, Green		Preferred Option:
Silsden Road	1.37	fields with trees	Belt	43 dwellings	AD7/H

#### Summary of assessment for AD/020:

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 and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health facilities, although access to both primary and secondary schools is somewhat limited due to distance, and residents may find they need to travel up to 1.4km, way beyond the target distance, in order to access services and amenities.

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 greenfield and Green Belt site with adjacent deciduous woodland priority habitat. 50m south of the site is Marchup Beck, the water quality of which could be at risk as a result of the development.

		Effect on S	SA Obje	ctive							
SA Objective	tive Baseline trend Score of effect Score of e		Mitigating or enhancing Local Plan policies	Mitigation code(s)							
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	There will be a large (>0.4ha) loss of greenfield .ALC Grade at the site is Grade 3, which could include BMV soils. Site does not coincide with an MSA.										
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience		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							te is not within a GSPZ. Development at the sit onsumption at this location in relation to existin				
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	biodivers reduce lo habitat, v The site of the lik necessa	sity value ir ocal ecolog which could falls within ely risks sh ry. The HR	n its cu gical co d be ac a SSS nould b A Scre	rrent co nnectivi lversely 81 Impac e under eening p	ndition. ty. The affecte t Risk Z taken a rocess	New de southe d by ne one for t the sit has ide	s including trees. The site is therefore likely to be evelopment here could reduce biodiversity valuern perimeter of the site adjoins deciduous wood w development such as through effects on roo the South Pennine Moors SAC/SPA/SSSI. Fur- the level and consultation with Natural England to entified that likely significant effects on the Sout AC are triggered and thus cannot be ruled out a	le at the site and dland priority t zones. rther consideration undertaken if h Pennine Moors			
			P	IT	IR	<u> </u>	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
7 Landscape & townscape	would no due to th this site high visu	ot be expect the presence could result al amenity	cted to e of exi It in the r, inclue	have a d isting ar loss of ding tree	ale AON discerni nd simila open g es, and	NB and ible imp ar built reenfie it would	1.9km south-west of the Yorkshire Dales Natio bact on or alter views into or out of the AONB o form to the east of the site. However, residentia d and Green Belt land that contains GI element therefore be likely to adversely alter the local ing built form could help to limit the magnitude of	nal Park, but r National Park, al development at ts of potentially townscape and			
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 - 9d			
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	railway s	stations are	Steete	on & Sile	sden ar	nd Ilkley	quent services, including those along Silsden F , approximately 5.8km to the south east, respent there is a lack of designated cycle paths in the	ctively. Site is very			
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)				
							wards satisfying Bradford's housing needs, dep					
							in line with the Local Plan policies. The develo					
	the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.											
12	aspects	such as no		LT	IR	bie not H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible	Access t	o services	and ar				dents would need to travel 1.4km east into of the					
services		am to acce										
		+/-	P	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	interaction could alt	on, without er the loca n the quali	the de I sense	velopm e of com	ent beir munity	ig of a s and pla	ng community, encouraging participation and c scale that may put pressure on local services a ace. However, site is adjacent to the A65, which e as a result of exposure to air pollution and no	nd facilities or would be likely to				
14 Culture &		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	restaura	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces throughout Addingham, as well as having good access to the local countryside and PRoW network.										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where the	e are c could p	urrently otentiall	none, a y enhar	and so	would introduce new potential targets and viction an increase in crime at the site cannot be ruled munity cohesion and wellbeing, or increase name.	out. However,				
		+	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	The site Residen Silsden I	is 6.5km n ts at the si Road Playe ity engage	orth-ea te woul ground	ast of a g d have and thr	general exceller oughou	hospita nt acces t the loo	ddingham Medical Centre, putting it outside the al, Airedale General Hospital. ss to a diverse range of semi-natural habitats ir cal countryside with opportunities for outdoor e oth physical and mental health for the residents	cluding adjacent kercise and				
		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education		are İlkley (					/ School, is 1.4km north-east of the site. The new e south east, and University Academy Keighley					
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	access a travel fui	a more dive rther afield	erse an , such :	od acce d more as 5km	ss to er expans south-e	nploym ive rang ast into	ent opportunities in the centre of Addingham, b ge of employment opportunities residents would Ilkley or 8km south into Keighley. It is uncertai on employment opportunities in agriculture in th	d likely need to n the extent to				
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	increasir business	ng the dem	and for /er, it is	r İocal g	oods ar	nd servi	could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ o which the loss of agricultural land could impa	ees for local				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
AD/022 – Church Street / Main Street	0.24	Small brownfield site surrounded by trees	Brownfield	8 dwellings	Preferred Option: AD8/H

#### Summary of assessment for AD/022:

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

Minor adverse effects predicted for air quality and water resources due to increases in pollution and water consumption (as predicted for nearly all other sites). Site is in Flood Zone 2.

This PDL plot would likely be an opportunity to achieve biodiversity net gains and improvements to the local character and setting. The site is well situated to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and schools, with particularly good access to health facilities.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &		+/-	Р	LT	IR	Н	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c			
Buildings	AD/022 is a brownfield site and so would be an efficient use of the land resource, depending on its potential impacts on the sand and gravel MSA with which it coincides. Site has Grade 3 ALC soils.										
4 Climate		-	P	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	Site is in	FZ2 and a	at low ri	sk of su	rface wa		5				
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources							e waterbodies within 100m of the site. However ase water consumption at this location in relation				
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	designat The site of the lik necessa	ion and wo falls within ely risks sł ry. The HR	ould pro a SSS nould b RA Scre	ovide an I Impact e undert ening pr	opportu Risk Zo aken at ocess h	nity to e one for the site as iden PA/SA	rise to any direct adverse effects on a sensitive enhance the biodiversity value of the site. the South Pennine Moors SAC/SPA/SSSI. Fur e level and consultation with Natural England u tified that likely significant effects on the South C are triggered and thus cannot be ruled out a	ther consideration ndertaken if n Pennine Moors			
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
Landscape & townscape	developr	ment at the ping with t	site w	ould be u	unlikely	to have	brownfield site in an existing settlement, reside a discernible impact on the AONB. Providing al area, the site would provide an opportunity	the development			
		+	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	Grade II topograp unlikely.	except for by and the	the Gra e existine ent at t and ne	ade I Lis ng built fo his brow arby Lis	ted 'St F orm, imp nfield si	Peter's pacts or ite is lik	Area and within 300m of eleven Listed Building Church, Addingham' 230m north of the site. Do n this national sensitive heritage asset are con ely to have an opportunity to have a positive in	ue to the sidered to be npact on the local			
		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	homes w		kpected	l to resul	t in a m	inor inc					
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	nearest		south-	east in II	kley. Th	e site h	uent services. Access to a railway station is mo as good access for pedestrians, but somewha				
11 Housing		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
							towards satisfying Bradford's housing needs, ne with the Local Plan policies.	depending on 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	Site would provide residents with good access to the various services and amenities available on Main Street in the Centre of Addingham which is within 600m of the site.											
services	the Cent	re of Addir	<b>U</b>			1						
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	encoura	ging partic	ipation	and com	munity	interact	nts with high quality housing within an existing ion, without the development being of a scale 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 would have good access to the cultural and leisure opportunities on offer throughout Addingham, including pubs, shops, parks, and churches.										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	locations	s where cu	rrently	there are	e none, l	but it co	roduce new potential victims or targets of crim ould potentially enhance community cohesion a o combat the local risk of crime.					
		++	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	the 8km residents commun	target dist s with good	ance of d acces ement c	a hospi s to a di	tal, with verse ra	Airedal	Addingham Medical Centre, 600m west of the le General Hospital 7.5km south-west. The site semi-natural habitats with opportunities for out ld improve both physical and mental health for	e would provide door exercise and				
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	Site is 80 School, 4	00m west o 4.45km so	of Addii uth eas	ngham P it and the	rimary S • Univer	School. sity Aca	The nearest state secondary schools are likle ademy Keighley, 7.4km south in Keighley.	y Grammar				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	access a	Residents would have good access to employment opportunities in the centre of Addingham, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 5km south-east into Ilkley or 8km south into Keighley.										
		+	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
AD/004A – Main Street / Addingham Bypass (East)	2.37	PDL- buildings with greenfield land (70%).	PDL/Green Belt	32 dwellings	Preferred Option: AD3/H

#### Summary of assessment for AD/004A:

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 and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor adverse effects predicted for air quality and water resources due to increases in pollution and water consumption (as predicted for nearly all other sites). An uncertain effect is predicted on the cultural heritage SA Objective as the site is directly adjacent to Addingham Conservation Area, but as a PDL site the development could enhance the setting of surrounding heritage assets.

Minor adverse effects or uncertain effect predicted for most natural environment themed SA Objectives as a result of impacts associated with development on a site which contains both Greenfield and buildings.

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.

		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 does not coincide with an MSA. Site is a PDL site with a section of Grade 3 ALC soils. There will be a large (>0.4ha) loss of greenfield land making this an inefficient use of land. Buildings within the site may present opportunities for reusing structures or construction materials.									
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		
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources							not within a GSPZ. Development at the site wor at this location in relation to existing levels.	uld be expected to		
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	also like of the sit through New dev is also a The HRA	y to be of s e. New de impacts on relopment potential f A Screenin North Penr	some b velopm root z here co or distu g proce	biodivers bient at the ones, loc build redu urbance bors sevents	ity valu ne site of sses of uce bio to bat i identifie A/SAC	e in its could po functio diversit n existin ed that are trig	and within the site boundary is also TPO wood current condition). The Far Bank Local Wildlife otentially adversely affect the TPO woodland a nally linked land or increases in recreational di y value at the site and reduce local ecological on ng trees and buildings on site. likely significant effects on the South Pennine I gered and thus cannot be ruled out at this stag	site is 100m south nd LWS, such as sturbances. connectivity. There Moors SPA/SAC e.		
7 Landscape & townscape	be exped presence could res amenity, characte	cted to hav e of existin sult in the l including r, although	e a dis g and s oss of trees, a n the ne	cernible similar b open gre and it wo earby ex	impact uilt forn eenfield ould the sisting b	t on or a n to the l and G refore to ouilt form	SP2, EN1, EN3, EN5, EN6, DS2, DS3 1.5km south of the Yorkshire Dales National Pa alter views into or out of the AONB or National east of the site. However, residential developr reen Belt land that contains GI elements of pot be likely to adversely alter the local townscape n could help to limit the magnitude of potential dings, the development could be an opportunity	Park, due to the nent at this site entially high visual and landscape effect		
8 Cultural heritage 9 Air quality	There is Addingh space. D Buildings that new	the site on +/- a collectio am Consel Developme s due to the	the loo P n of Lis rvation nt here e poter ent her	cal chara LT sted Buil Area wh could h ntial loss re would	acter ar R Idings Id nich adj ave a r of gree I bring r	nd woul M pocated i poins the ninor ac enfield. new inv	d be in-keeping with the existing built form of the SP2, SP10, EN3, EN4, EN5, EN6, DS3 in Addingham, 200m north of the site. Most are e site's northern perimeter. Approximately 70% dverse effect on the setting of the Conservation In contrast, due to the PDL at the site, it is con- estment and high-quality development that en-	e local area. 8a, 8b located within of the site is open Area and Listed sidered to be likely		

		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)
	homes w		<pre>cted</pre>	to resu	ılt 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		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	nearest	railway sta	tion, Ilk	ley, is 4	.7km to	the so	quent services, including those Main Street no uth east. Site is very accessible for pedestrians is in the local area.	rth of the site. The sand cyclists,
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an the minir	d tenures on mum criteri	of the h ia of po	ousing	provide O4 and	d being HO5 (	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develor 10 or more homes, or an area of more than 0.5 uses to reflect local need.	pment would meet
12		+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services	Key serv	vices and a	menitie	es are lo	ocated v	vithin 2	50m of the site in the centre of Addingham.	
00111000		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ng community, encouraging participation and c	13a
13 Social cohesion	could alt	er the loca n the quali	l sense	of com	munity	and pla	scale that may put pressure on local services a ace. However, site is adjacent to the A65, which e as a result of exposure to air pollution and no	would be likely to
1.4 Quilture 9		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	restaura		nes and	l outdoo	or leisur		b a range of culture and leisure opportunities in es throughout Addingham, as well as having go	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	re are c could p	urrently 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
16 Health	general Residen Rhyddin	hospital, A ts at the sit g Wood an	iredale te woul nd throu	Genera d have ughout t	I Hospi exceller he local e both p	tal. nt acces I countr	ddingham Medical Centre). The site is 7km no ss to a diverse range of semi-natural habitats ir yside with opportunities for outdoor exercise ar and mental health for the residents of the deve	ncluding Hart nd community
17 Education		+ rest primar Ikley Gram					SP6, SP14, SP16, EC3, DS5, CO2 / School, is 500m north of the site. The neares the site.	17a – 17c secondary
18 Employment	Resident access a	+ ts would ha a more dive	P ave goo erse an	LT od acces d more	IR ss to er expans	H nploym ive rang	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Addingham, b ge of employment opportunities residents would one is 4.8km south (Keighley Road, Silsden).	
19 Economy	The cons	+ struction aing the dem	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 ices and enhancing the pool of potential employ	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
AD/004B– Main Street / Addingham Bypass (West)	1.58	Greenfield/ Green Belt	Greenfield, Green Belt	49 dwellings	Preferred Option: AD4/H

#### Summary of assessment for AD/004B:

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 and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor adverse effects predicted for air quality and water resources due to increases in pollution and water consumption (as predicted for nearly all other sites).

Minor adverse effects predicted for most natural environment themed SA Objectives as a result of impacts associated with development on a Greenfield site.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, 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)
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
3 Land & Buildings							eenfield site with Grade 3 ALC soils. There wil nefficient use of land.	l be a large
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 els.	an increase in
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	Develop		e site w		expect	ed to re	p Beck is 150m west of the site). Site is not wire a minor increase in water consumption	
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9 us GI elements including trees and hedgerow.	6a – 6f
6 Biodiversity & geodiversity	LWS, su disturbar connecti biodivers The HR/	ich as throunces. New wity. Furthe sity in the a A Screenin	ugh imp develo er the lo area. g proce	pacts or opment l oss of g ess has	n root zo here co reenfiel identifio	ones, lo uld redu d land r ed that	v development at the site could potentially adverses of functionally linked land or increases in uce biodiversity value at the site and reduce low may have a negative impact on habitat connect likely significant effects on the South Pennine I gered and thus cannot be ruled out at this stage.	recreational cal ecological tivity and Moors SPA/SAC
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	be experience residenti GI elemente the local	cted to hav ial develop ents of pote	ve a dis ment a entially e and la	cernible It this sit high vis andscap	e impac te would sual am	t on or a d result enity, ir	1.5km south of the Yorkshire Dales National F alter views into or out of the AONB or National in the loss of open greenfield and Green Belt I including trees, and it would therefore be likely t Ithough the nearby existing built form could he	Park. However, and that contains o adversely alter
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Addingh	am Conse	rvation	Area w	hich ad	joins the	in Addingham, 200m north of the site. Most are e site's northern perimeter. Development here n Area and Listed Buildings due to the loss of g	could have a minor
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes v		kpected	d to resu	ult in a r	ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s.	
		+	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	Street no	orth of the	site. Th	ne neare	est railw	ay stati	quent services, including those along Silsden F on, Ilkley, is 5.1km to the south east. Site is ve of designated cycle paths in the local area.	
		+	Ρ	LT	IR	н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an the minir	d tenures on num criteri	of the h ia of po	nousing blicies H	provide O4 and	d being HO5 (1	vards satisfying Bradford's housing needs, dep i in line with the Local Plan policies. The develo 10 or more homes, or an area of more than 0.5 ises to reflect local need.	pment would meet
12		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services	Key serv	ices and a	menitie	es are lo	cated v	within 2	50m of the site in the centre of Addingham.	
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction could alter	on, without er the loca n the quali	the de	velopme e of com	ent beir munity	ng of a s and pla	ng community, encouraging participation and c scale that may put pressure on local services a ice. However, site is adjacent to the A65, which e as a result of exposure to air pollution and no	nd facilities or would be likely to
		+	Ρ	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	restaura		nes and	d outdoo	r leisur		a range of culture and leisure opportunities in as throughout Addingham, as well as having go	
		+/-	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	none, a y enhar	and so	would introduce new potential targets and victi an increase in crime at the site cannot be ruled munity cohesion and wellbeing, or increase na ne.	out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	general I Resident Rhydding	nospital, A is at the si g Wood ar nent, which	iredale te woul nd throu n could	Genera Id have ughout t improve	I Hospi exceller he local e both p	tal. ht acces l countr physical	ery (Addingham Medical Centre). The site is 7k as to a diverse range of semi-natural habitats in yside with opportunities for outdoor exercise ar and mental health for the residents of the devo	ncluding Hart nd community
17		+	Р	LT	IR	Ĺ	SP6, SP14, SP16, EC3, DS5, CO2	
Education		est prima kley Gram	ry scho	ol, Addi	ngham	Primary	School, is 750m north east of the site. The ne	arest secondary
18 Employment	Resident access a	+ s would ha more dive	P ave go erse an	LT od acces d more	IR ss to er expans	H nploym ive rang	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Addingham, b ge of employment opportunities residents would one is 4.8km south (Keighley Road, Silsden).	
			P		IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		struction and the dem		upation	of new	homes	could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ	al economy,

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
AD/011B - Land		Field with grasses,			
to Rear of	0.93	scrub, and trees and one small area of hard	Greenfield	10 dwellings	Discounted
Primary School		standing			

#### Summary of assessment for AD/011B:

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

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.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a greenfield site with TPO woodland in the south-west corner and TPO trees along the northern perimeter. Adjacent to the western perimeter is Back Beck, which could be impacted by construction and occupation of the site. There is a Grade II Listed Building 55m north-west of the site, and the Addingham Conservation Area is 80m south-east; development at this open greenfield site could potentially adversely affect the setting of these. The site is within 950m of both Nidderdale AONB and the Yorkshire Dales National Park, but residential development here would be adjacent to existing built form and due to the topography would not be expected to be visible from these sensitive landscape designations.

		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		ll be a larg s not coinc				enfield.	ALC Grade at the site is Grade 3, which could	include BMV soils.
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	relation t	o the area	s, it is	expected	d that it rease in	would	a low risk of surface water flooding. Given the be avoided through a careful layout of develop neable surfaces, compared to current levels.	
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	not within		Devel	opment	at the s	ite wou	neter. Development here could pose a risk to w Id be expected to result in a minor increase in v	
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	biodivers reduce lo TPO tree woodlan effects o The site consider	sity value in ocal ecolog es are dotte d. New res n root zone falls within	n its cu gical co ed alor identia es or d the S e likely	irrent co onnectivi ng the si al develo irect los SSI Impa	ndition. ity. te's nor pment ses of t act Risk iould be	New de th-west could a rees. Zones undert	s including trees. The site is therefore likely to be evelopment here could reduce biodiversity value ern perimeter. The south-western portion of the dversely affect these trees and the woodland, so for the South Pennine Moors SAC/SPA/SSSI. aken at the site level and consultation with Nat	e at the site and e site is TPO such as through Further
		-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	Ape Site is 700m west of the Nidderdale AONB and 950m south-west of the Yorkshire Dales National Park at its closest points. Residential development at the site would be adjacent to existing build form, and due to the topography, would not be viewable from these sensitive landscape designations. 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 nearby existing built form could help to limit the magnitude of potential effects.							
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	east of th comprise	ne site is th	ne Add space	ingham	Conser	vation A	Building 'Briafield House and Walker-Acre Cot Area. New development at this predominantly g ly adversely affect the setting of the nearby Lis	reenfield site
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d

		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)
	homes w		xpected	d to resu	ılt in a r	minor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing leve s.	
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	station, I	lkley, is 5k	m sout	th-east.	The site	e is curr	lain Street, which have frequent services. The rently only accessible for pedestrians and cyclis e pavements.	
		+	P	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an the minir	d tenures num criteri	of the h ia of po	nousing plicies H	provide O4 and	ed being I HO5 (1	wards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develor 10 or more homes, or an area of more than 0.5 uses to reflect local need.	opment would meet
12		+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services		rest area o am town c		ervices	and arr	nenities	is located 300m south of the site along the Ma	in Street and in
	Ŭ	+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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 sce	
		+	P	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	restaura		nes and	d outdoo	r leisur		a range of culture and leisure opportunities in s throughout Addingham, as well as having go	
		+/-	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	otentiall	<sup>,</sup> none, y enhai	and so nce con	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na ne.	l out. However,
		++	Р	LT	IR	н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	north-eas Resident Golf Clut	st of a gen ts at the si b and throu	ieral ho te woul ughout	ospital, A ld have the loca	Airedale exceller al count	e Genera nt acces ryside,	medical centre, Addingham Medical Centre. Th al Hospital. ss to a diverse range of semi-natural habitats, a with opportunities for outdoor exercise and cor and mental health for the residents of the deve	at Bracken Ghyll nmunity elopment.
17 Education		ty Academ	y Keigl	hley, is 7	7.7km s	outh of		
10	Deside	+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment							ent opportunities in the centre of Addingham, b ge of employment opportunities residents woul	
Employmont	travel fur				south-e	east into	Ilkley or 8.5km south into Keighley.	

## **Burley in Wharfedale**

- 1.1.8 There are two potential housing sites that are Preferred Options in Burley in Wharfedale.
- 1.1.9 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for both sites. This is due to a loss of >0.4ha of greenfield land.
- 1.1.10 The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. In light of this, significant negative effects have been identified in relation to the biodiversity and geodiversity SA Objective.
- 1.1.11 Significant positive effects have been identified in relation to health (SA Objective 16) for site BU/013.
- 1.1.12 In relation to education (SA Objective 17), BU/013 scores positively (minor), whilst BU/001 score negatively (minor).
- 1.1.13 In relation to transport (SA Objective 10), both sites score positively (minor).
- 1.1.14 In relation to accessible services (SA Objective 12), sites BU/013 scores positively (minor), whilst site BU/001 scores negatively (minor).
- 1.1.15 Both sites score negatively (minor) in relation to biodiversity & geodiversity (SA Objective 6). 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.
- 1.1.16 Burley also includes two Alternative housing sites (BU/008 and BU/015) and one employment PO Reserve site (EM/91), which have also been assessed below.

Summary table of effect scores predicted for housing site options in Burley in Wharfedale (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
BU1/H	BU/001	-	-		-	-		-	-	-	+	+	-	+/-	+	+/-	+	-	+/-	+
BU2/H	BU/013	-	-		+	-		-	-	-	+	+	+	+/-	+	+/-	++	+	+	+

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
BU/001 – Sun Lane / Ilkley Road	25.69	Agricultural fields delineated by trees and hedgerows	Greenfield, Green Belt	500 dwellings	Preferred Option: BU1/H

#### Summary of assessment for BU/001:

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

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 and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, as well as the location of the site in relation to transport links and health facilities. However, access to both primary and secondary schools is somewhat limited due to distance, and residents may find they need to travel up to 1.4km to access basic services and amenities, which is significantly beyond the target distance.

The site is large and greenfield and Green Belt, with TPO woodland in the north-west and north-east corners and the southwest corner falling within the Sun Lane, Burley in Wharfedale LNR, which is also an LWS. Minor adverse effects were predicted for a range of natural environment themed SA Objectives as a result of the impacts of new development on such a site.

A small area in the north of the site falls within FZ2 and there is a small extent of land at high risk of surface water flooding, with more land at low and medium risk; careful consideration would need to be given to the layout of the development. The site is 200m east of the Nidderdale AONB at its closest point and could potentially affect views into or out of the AONB given its size, but any impact from new development is expected to be limited by the presence of existing built form screening it from view. The site wraps around two Grade II Listed Buildings and is 60m north-west of the Burley in Wharfedale Conservation Area; development at this large greenfield site would be likely to alter the settings of these.

		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		ill be a larg te coincide					ALC Grade at the site is Grade 3, which cou	Id include BMV		
		-	Ρ	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
4 Climate change resilience	Site is predominantly in FZ1 with a small area in the north of the site which falls within FZ2. There is a band of low and medium surface water flood risk and a small extent of high risk land, that follows the path of the surface waterbody that is within the site's boundary. It is likely that the high risk areas could be avoided through careful planning, however it is unclear if all land at risk could be entirely avoided through a careful layout of development given the number of dwellings being considered at the site.									
	iajeare.	-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	A small, unnamed stream is present within the site boundary. In addition, there are a number of other small surface waterbodies that are present within 100m of the site. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.									
-			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	therefore biodivers The nort within th adverse The site south-we consulta likely sig	e likely to b sity value a th-west and le Sun Lan ly affect the falls within est of the s ttion with N	e of so at the s a northe, Burle e LWS a SSS ate. Fu atural ects or	ome biod ite and i -east co ey in Wh and LN SI Impac rther con Englanc in the So	diversity reduce I marfedal R, such ct Risk Z nsiderat I undert uth Per	value i local ec f the situ le LNR, as thro Zone for tion of t aken if nnine M		re could reduce of the site falls the site could which is 1.5km te level and identified that		
	linggeret	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		

7 Landscape & townscape	The site is 200m east of Nidderdale AONB at its closest point and given the size of this open greenfield and Green Belt site, development here could potentially have a minor adverse effect on the views into and out of the AONB. However, this will be somewhat limited by the presence of existing and similar built form to the west of the site, screening the new development at its closest point. Residential development at this site could however 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 nearby existing built form could help to limit the magnitude of potential effects.							
8 Cultural heritage	P     LT     R     M     SP2, SP10, EN3, EN4, EN5, EN6, DS3     8a, 8b       The site wraps around two Grade II Listed Buildings, which are just outside the site perimeter, including 'Black Bull Farm House' and 'Outbuilding West of Black Bull Farm House, Adjacent to Road'. 60m south east of the site is the Conservation Area 'Burley in Wharfedale'. New development at this large greenfield site would be likely to alter the setting of the nearby Listed Buildings, and potentially the setting of the nearby Conservation Area.							
9 Air quality	P LT IR M SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 9a – 9d Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport	+   P   LT   IR   H   SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6   10a – 10d     The vast majority of the site is within 400m of multiple bus stops with frequent services, including those along Ilkley Road. The nearest railway station, Burley-in-Wharfedale, is 1.2km south-east. The site runs adjacent to the A65, a major road, so currently the only pedestrian access is from the east side.   10a – 10d							
11 Housing	+   P   LT   IR   H   SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10   11a     Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services	-     P     LT     IR     H     SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2     12a       Access to services and amenities is limited, residents would need to travel 1.4km south-east into of the centre of Burley to access key services and amenities.     12a							
13 Social cohesion	+/-PLTIRHSP2, SP6, SP9, DS1, DS5, CO1, CO2, HO413aSite would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to the A65, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.							
14 Culture & leisure	+     P     LT     IR     H     SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4     14a       Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and parks throughout Burley in Wharfedale, as well as having good access to the local     14a							
15 Safe & secure	countryside and PRoW network.     +/-   P   LT   IR   M   SP1, SP3, SP4, SP16, HO9, DS5, CO2   15a     The construction and occupation of new homes would introduce new potential targets and victims of crime, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health	+PLTIRHSP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS516a, 16bSite is up to 1.5km north-west of the nearest medical centre, Grange Park Surgery, putting it outside the target distance. The site is 4.5km west of the nearest hospital, Wharfedale Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.16a, 16b							
17 Education	-     P     LT     IR     L     SP6, SP14, SP16, EC3, DS5, CO2     17a – 17c       The nearest primary school, Burley Oaks Primary School, is up to 1.6km south-east of the site. The nearest secondary schools are Ilkley Grammar School, 3.8km to the west and St. Mary's Menston Catholic Voluntary Academy, 4.8km south-east of the site.							
18 Employment	+/-   P   LT   IR   H   SP6, SP14, SP16, EC1, EC2, EC3, EC4   18a, 18b     Residents would have good access to employment opportunities in the centre of Burley, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 4km south-west into Ilkley or 7.5km south-west into Keighley. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.							
19 Economy	+ 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. However, it is uncertain the extent to which the loss of agricultural land could impact on local
agricultural economy.

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status	
BU/013 –		Site is predominantly	Predominantly greenfield, Green Belt	40 dwellings	Preferred Option: BU2/H	
Scalebor		open green space, with				
House, Moor	3.15	an area of hard standing and existing buildings in				
Lane		the south of the site.				

#### Summary of assessment for BU/013:

The site could deliver a major positive effect for residents on the health SA Objective as a result of being within the target distances for all necessary health facilities. However, 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 and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Minor positive effects were predicted for nearly all 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.

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 adjacent to TPO woodland and deciduous woodland priority habitat. There is a surface waterbody 15m west of the site, and a second with 100m, both of which could be affected by the development.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend Score o effect	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		ill be a larg d 'Urban'. :						uld include BMV			
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	site in re	lation to th	e area	s, it is ex	<i>kpected</i>	that it	nd at a low risk of surface water flooding. Giver would be avoided through a careful layout of de e in impermeable surfaces, compared to currer	evelopment.			
		-	Р	LT	IR	Μ	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	west per	Two small, unnamed surface waterbodies are within 100m of the site, one of which is within 15m of the site's west perimeter. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.									
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	biodivers reduce lo which is such as The site site level identified	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 and western perimeters of the site adjoin TPO woodland, which is also deciduous woodland priority habitat, which could be adversely affected by new development here such as through construction effects on root zones. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.									
	Cite is 1	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	discernit to the no loss of o trees, an	Site is 1.1km south of the Nidderdale AONB, but residential development here would not be expected to have a discernible impact on or alter views into or out of the AONB, due to the presence of existing and similar built form to the north of the site, screening it from view. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.									
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			
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			

		Effect on S	A Obje	ctive							
SA Objective	Baseline trend Score of effect		Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
							ct on an AQMA or CAZ. The construction and				
		ould be ex ed with hor					crease in air pollution in relation to existing leve ts.	els due to pollution			
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	services south-ea	are availal	ole at s access	tops 60	0m nor bedestr	th on M ians an	ation Road, have infrequent services (4 a day). lain Street. The nearest station, Burley-in-Whar d generally accessible for cyclists via the road ocal area.	fedale, is 350m			
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an the minir	d tenures o num criteri	of the h a of po	ousing	provide O4 and	d being HO5 (	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develo 10 or more homes, or an area of more than 0.5 uses to reflect local need.	pment would meet			
12		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible services	The near Wharfed		f key s	ervices	and am	enities	is located 600m north-east of the site in the ce	ntre of Burley in			
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ng community, encouraging participation and c	13a			
cohesion	Site is adjacent to a railway line, which would be likely to impact on the quality of life of new resid result of noise and visual disturbances.										
14 Culture & leisure	+ P LT IR H DS4   Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and parks throughout Burley in Wharfedale, as well as having good access to the local countryside and PRoW network. 14a										
	countrys	ide and PF +/-	RoW ne	etwork.	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	struction ar where ther	nd occi e are c could p o comb	upation currently otentiall pat the lo	of new none, a y enhar ocal risl	homes and so nce con k of crir	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na	ms of crime at a out. However, atural surveillance,			
		++	P	LT	IR	Н	CO2, CO3, DS1, DS5	16a, 16b			
16 Health	the near Resident countrys	Residents would be within 800m of the nearest medical centre, Grange Park Surgery. The site is 4.5km west of the nearest hospital, Wharfedale Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.									
17	The near	+ rest primar	P	LT ol Burle	IR NV Oaks	Prima	SP6, SP14, SP16, EC3, DS5, CO2 ry School, is 700m east of the site. The nearest	17a – 17c			
Education							Academy, is 3.7km south-east of the site.	•			
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Burley, but in	18a, 18b order to access a			
Employment	more div	erse and n	nore ex	kpansive	e range	of emp	and opportunities in the centre of Burley, but in ployment opportunities residents would likely ne m south in Shipley.	ed to travel further			
		+	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 ices and enhancing the pool of potential employ				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BU/008 – Main Street / A65	2.01	Green open space	Greenfield, Green Belt	52 dwellings (based on 35dph)	Alternative

#### Summary of assessment for BU/008:

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

Major adverse effects have been predicted for the site's impact on the cultural heritage SA Objective due to its location within the Burley in Wharfedale Conservation Area, within which is a large number of Grade II Listed Buildings and a Grade I Listed Building 50m west of the site. New development at this open greenfield and Green Belt site would be likely to adversely alter the setting and character of these cultural assets. In addition, a major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

As a large greenfield site adjacent to TPO woodland, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. The site is 85m south of the Nidderdale AONB but would be surrounded by existing similar built form and so would be unlikely to affect views into or out of the AONB. The River Wharfe is 55m north-east of the site and Wood Head Beck is 85m south; development at the site could pose a risk to the water quality of these. A very limited extent of the site is at medium and high risk of surface water flooding, but it is expected these areas could 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 code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f				
Buildings		II be a larg s not coinc				enfield.	ALC Grade at the site is Grade 3, which could	include BMV soils.				
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
4 Climate							at a low risk of surface water flooding and a ver					
change							ed that the areas of higher risk could be avoide					
resilience					wever,	develo	pment could also lead to an increase in imperm	eable surfaces,				
	compare	d to currer		<u>s.</u> I IT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water	The Rive	The River Wharfe is 55m north-east of the site and Wood Head Beck is 85m south. Site is not within a GSPZ.										
resources	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				
		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										
6		sity value il ocal ecolog				inew d	evelopment here could reduce blodiversity valu	e at the site and				
Biodiversity						s TPO γ	woodland and several TPO trees, which could b	e adverselv				
&							ugh effects on root zones during construction.					
geodiversity							d be exposed to increased pressures as a resu					
		al develop										
							urther consideration of the likely risks should be	e undertaken at the				
	site leve	and cons	ultation		IR	ngland M	undertaken if necessary. SP2, EN1, EN3, EN5, EN6, DS2, DS3	70.7h				
	Site is 84	- Sm south c	f tha N	L L I lidderda			esidential development here would not be expe	7a, 7b				
7							f the AONB, as it would be surrounded by exist					
Landscape							ntial development at this site could result in the					
& townscape	greenfiel	d and Gre	en Belt	t land the	at conta	ains GI	elements of potentially high visual amenity, incl	uding trees, and it				
townscape							ocal townscape and landscape character, although	ugh the nearby				
	existing	built form o					de of potential effects.					
			Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
8 Cultural heritage	These Lis New deve	eted Buildi elopment a tion Area	ngs ar	e all Gra open gre	ade II, e eenfield setting	xcept fo I would	ervation Area, within which is a large number of or the Grade I Listed 'Burley House' which is 50 be likely to adversely affect the setting and cha Grade I Listed 'Burley House' and several Grad	m west of the site. racter of the		
9 Air quality	homes w	ould be ex	pected	to resu	ılt 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			
10	associate	+	mes an P	LT	IR	H H	s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	railway st	ation, Bur	ley-in-	Wharfeo	lale, is 9	950m s	quent services, including those along Main Stre outh-west. Site is accessible for pedestrians an s in the local area.			
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	types and the minim	tenures o num criteri	of the h a of po	ousing	provide O4 and <u>afforda</u>	d being HO5 (1 ble hou	vards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo 10 or more homes, or an area of more than 0.5 uses to reflect local need.	pment would meet na), that specify		
12 Accessible services	The near Wharfeda		P f key s	LT ervices	IR and am	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 is located 600m west of the site in the centre o	12a f Burley in		
13 Social cohesion	+/-     P     LT     IR     H     SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4     13a       Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.       Site is adjacent to the A65, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.									
14 Culture &		+	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 parks throughout Burley in Wharfedale, as well as having good access to the local countryside and PRoW network.									
15 Safe & secure	The cons location v	+/- truction ar where ther elopment c	P nd occu re are c could p	LT upation currently otentiall	none, a y enhar	and so a		out. However,		
16 Health	nearest h Residents countrysid	ospital, W s at the sit de with op	/harfed te woul portun	ale Hos d have ities for	pital. exceller outdoo	nt acces r exerci	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5 nedical centre, Grange Park Surgery. The site ss to a diverse range of semi-natural habitats th se and community engagement, which could in ne development.	roughout the local		
17 Education	The near	+ est primar	P y scho Vensto	LT ol, Burle n Catho	IR ey Oaks Ilic Volu	L Primar Intary A	SP6, SP14, SP16, EC3, DS5, CO2 y School, is 720m south-west of the site. The r cademy, is 3.32km south-east of the site.	•		
18 Employment	more dive	erse and n ch as 5.5k	nore ex	cpansive t into Ilk	e range ley or S	of emp km sou	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Burley, but in loyment opportunities residents would likely ne ith in Shipley.	ed to travel further		
19 Economy		g the dem					SP6, SP14, SP16, EC1, EC2, EC3, EC4 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
BU/015 – Great Pasture Lane	18.26	Agricultural fields delineated by trees and hedgerows	Greenfield, Green Belt	415 dwellings	Alternative

#### Summary of assessment for BU/015:

A significant adverse effect arises for the landscape and townscape SA Objective, due the proximity of the site to the Nidderdale AONB. Development at this large, open greenfield and Green Belt site would likely be visible from the AONB, and to adversely impact the views into and out of the AONB. In addition, a significant adverse effect is also 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 health and education facilities and employment areas, although access to transport links is somewhat limited due distance and the proximity of the A65, a major road.

Minor adverse effects have been predicted for a range of natural environment themed SA Objectives, largely due to the potential impacts of new development on a large, 100% greenfield site with adjacent TPO trees and woodland. The River Wharfe is adjacent to the site, and this may be impacted upon by construction and occupation of the site. The north-eastern perimeter overlaps slightly with land in FZ2, and the site has a very limited extent of land at medium and high risk of surface water flooding, although this is expected to be avoided through a careful layout of the development. 60m south of the site is the Burley in Wharfedale Conservation Area, the setting and character of which is likely to be adversely affected by development here.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	There will be a large (>0.4ha) loss of greenfield. ALC Grade at the site is predominantly Grade 3, which could include BMV soils. Site coincides with a sand & gravel MSA.										
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate change resilience	Site has careful la	a very limi	ted ext pected	ent of la to be a	and at a voided.	low, m	laps with land in FZ2 which is associated with edium and high risk of surface water flooding ver, development could lead to an increase in in	which through a npermeable			
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	The Rive does not consum	t coincide v	s adjac vith a G	ent to tl SSPZ. D	he site's Develop	s perim ment at	eter. Development here could pose a risk to wa t the site would be likely to result in a minor inc	ater quality. Site rease in water			
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	biodivers reduce le deciduou and tree zones. The site	sity value in ocal ecolog us woodlar s could be falls within	n its cul gical co id prior advers a SSS	rrent co nnectiv ity habit ely affe I Impac	ndition. ity. The tat. TPC cted by ct Risk Z	New d wester trees new de	s including trees. The site is therefore likely to evelopment here could reduce biodiversity values in perimeter of the site adjoins TPO woodland, adjoin the site's south-eastern perimeter. The evelopment here such as through construction urther consideration of the likely risks should be and undertaken if necessary.	ue at the site and which is also TPO woodland effects on root			
			Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	from view developr developr visual ar	The site is within 65m of the Nidderdale AONB at its closest point, with limited existing built form to screen it from view. Given the large size of the site and the fact that it is open greenfield and Green Belt land, residential development here would be likely to adversely impact views into and out of the AONB. Additionally, 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.									
8 Cultural		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
heritage							Conservation Area. New development at this la the setting of this sensitive historic area.	rge and open			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes v	vould be ex	pected	l to resu	ult in a r	ninor in	nct on an AQMA or CAZ. The construction and icrease in air pollution in relation to existing lev novements.				

		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	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	crossing	Less than half the site is within 400m of a bus stop, the majority of which are on Main Street and would require crossing the A65, a major road. The nearest railway station, Burley-in-Wharfedale, is 1.2km south. Pedestrian and bicycle access to the site is poor due to the proximity to the A65.										
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an meet the	d tenures o minimum	of the h criteria	nousing a of polic	provide cies HO	ed being 4 and H	wards satisfying Bradford's housing needs, de g in line with the Local Plan policies. The devel HO5 (10 or more homes, or an area of more th able houses to reflect local need.	opment would				
12		+/-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible services	size of th	The nearest area of key services and amenities appears to be the centre of Burley in Wharfedale, due to the size of the site, the distance from these services could be as little as 250m or up to 950m south depending on location within the site.										
13 Social cohesion	interaction could alt likely to	on, without er the loca	the de I sense he qua	velopm e of com	ent beir Imunity	ng of a s and pla	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ng community, encouraging participation and o scale that may put pressure on local services a ace. However, the site is adjacent to the A65, w ents here as a result of exposure to air pollutio	nd facilities or which would be				
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 parks throughout Burley in Wharfedale, as well as having good access to the local countryside and PRoW network.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where ther elopment c	e are c could p	otential	/ none, a ly enhai	and so nce con	would introduce new potential targets and vict an increase in crime at the site cannot be rule nmunity cohesion and wellbeing, or increase n cal risk of crime.	d out. However,				
		+	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	putting it Residen local cou	Only around two thirds of residents would be within 800m of the nearest medical centre, Grange Park Surgery, putting it outside the target distance. The site is 3.6km west of the nearest hospital, Wharfedale Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.										
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education		St. Mary's N	Vensto	n Catho	olic Volu	untary A	ry School, is 1.3km south of the site. The near cademy, is 4.5km south-east of the site.	-				
18 Employment	more div further a	erse and n field, such	nore ex as 5kn	kpansive n west i	e range nto Ilkle	of emp y or 10	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Burley, but in loyment opportunities residents would likely ne km south in Shipley. It is uncertain the extent t oportunities in agriculture in the local area.	eed to travel o which the loss of				
19 Economy	increasir business	ng the dem	and fo /er, it is	r local g	oods ar	nd servi	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the lo ices and enhancing the pool of potential emplo o which the loss of agricultural land could impa	yees for local				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/91 – Land North of A65 and East of Leather Bank	18.25	Agricultural fields delineated by hedgerows and trees	Greenfield, Green Belt	Employment land	Alternative

#### Summary of assessment for EM/91

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 arises for the landscape and townscape SA Objective, due the proximity of the site to the Nidderdale AONB. Development at this large, open greenfield and Green Belt site would likely be visible from the AONB, and to adversely impact the views into and out of the AONB. In addition, 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 have been predicted for a range of natural environment themed SA Objectives, largely due to the potential impacts of new development on a large, 100% greenfield site with adjacent TPO trees and woodland. The River Wharfe is adjacent to the site, and this may be impacted upon by construction and occupation of the site. The north-eastern perimeter overlaps slightly with land in FZ2, and the site has a very limited extent of land at medium and high risk of surface water flooding, although this is expected to be avoided through a careful layout of the development. 60m south of the site is the Burley in Wharfedale Conservation Area, the setting and character of which is likely to be adversely affected by development here.

		Effect on S	SA Object	ive	1	1					
SA Objective	Baseline trend	Score of effect	Bernancian Demandencian   Bernancian Demandencian   Mitigating or enhancing Local Plan policies		Mitigation code(s)						
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings		ill be a larg BMV soils.						3, which could			
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	Site has careful la	The north-east perimeter of the site slightly overlaps with land in FZ2 which is associated with the Ricer Wharfe. Site has a very limited extent of land 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.									
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	The River Wharfe is adjacent to the Site's perimeter. Development here could pose a risk to water quality. Site does not coincide with a GSPZ. Development at the site would be likely to result in a minor increase in water consumption.										
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 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 western perimeter of the site adjoins TPO woodland, which is also deciduous woodland priority habitat. TPO trees adjoin the site's south-eastern perimeter. The TPO woodland and trees could be adversely affected by new development here such as through construction effects on root zones. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.										
			Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	The site is within 65m of the Nidderdale AONB at its closest point, with limited existing built form to screen it from view. Given the large size of the site and the fact that it is open greenfield and Green Belt land, development here would be likely to adversely impact views into and out of the AONB. Additionally, 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.										
8 Cultural heritage			ld be like		versely	alter the	SP2, SP10, EN3, EN4, EN5, EN6, DS3 servation Area. New development at this larg setting of this sensitive historic area.	· ·			
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			

		Effect on S	SA Object	tive				Mitigation code(s)						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies							
	employm	nent premi	ses wou	ld be ex	pected t	o result	on an AQMA or CAZ. The construction and c in a minor increase in air pollution in relation se and transport movements.							
10		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a - 10d						
Transport	Less than half the site is within 400m of a bus stop, the majority of which are on Main Street and would require crossing the A65, a major road. The nearest railway station, Burley-in-Wharfedale, is 1.2km south. Pedestrian and bicycle access to the site is poor due to the proximity to the A65.													
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None						
Ũ	Site is al	located for	employ	ment an	d theref	ore will	not provide a contribution towards Bradford's	housing needs.						
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	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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	a location r, new dev	where the	here are	currentl	y none,	nent site would introduce new potential targe and so an increase in crime at the site canno ase natural surveillance, and so could help to	ot be ruled out.						
16 Hoolth		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 effe	ct on this SA						
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b						
Education	Site wou	ld provide		ploymer			s skills learning opportunities for local people	and employees.						
18 Employment							SP6, SP14, SP16, EC1, EC2, EC3, EC4 ployment opportunities in Burley. However, i npact on employment opportunities in agricul							
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
19 Economy	term suc significar	cess of Br	adford's the vita	econom lity of Bu	ny. Due t irley. Ho	o the si wever,	new employment space that would contribute te's location, the proposed development coul it is uncertain the extent to which the loss of	d also provide a						

### llkley

- 1.1.17 There are four potential housing sites that are Preferred Options in Ilkley.
- 1.1.18 Significant negative effects have been identified in relation to climate change resilience (SA Objective 4) for site IL/014. It is unknown at this stage whether future development on these sites would be able to entirely avoid areas of medium to high flood risk, given the number of dwellings being considered. The implementation of Sustainable Drainage Systems could help to mitigate any adverse effects.
- 1.1.19 In relation to cultural heritage (SA Objective 8), the development of site IL/033 may give rise to a significant negative effect. The site is currently undeveloped greenfield land and is located within a Conservation Area. A Scheduled Ancient Monument is located approximately 30m north of the site.
- 1.1.20 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for IL/009 and IL/014. This is due to a loss of >0.4ha of greenfield land.
- 1.1.21 The HRA Screening process has identified that likely significant effects on the South Pennine Moors SAC/SPA and the North Pennine Moors SAC/SPA are triggered and thus cannot be ruled out at this stage for all sites. Likely significant effects in terms of urban effects have been identified for site IL1/H, which (at its closest point) is 390m from the South Pennine Moors SAC/SPA. In light of this, all sites have scored major negative in relation to the biodiversity and geodiversity SA Objective.
- 1.1.22 Significant positive effects have been identified in relation transport (SA Objective 10) for sites IL/014 and IL/033. The remaining two sites (IL/009 and IL/011B score positively (minor).
- 1.1.23 In relation to health (SA Objective 16), sites IL/009 and IL/014 score positively (minor) whilst sites IL/011B and IL/033 score negatively (minor)
- 1.1.24 In relation to education (SA Objective 17), sites IL/014 and IL/033 score positively (minor), whilst IL/011B and IL/009 score negatively (minor).
- 1.1.25 In relation to accessible services (SA Objective 12), IL/033 is the only sites which score positively (minor), whilst the remaining score negatively (minor) or positive/negative.
- 1.1.26 Ilkley also includes six Alternative housing sites (IL/001, IL/011A, IL/012, IL/013, IL/016 and IL/032) and one employment PO Reserve site (EM110), which have also been assessed below.

PO rof	SHLAA	SA Objective																		
PO ref	site ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
IL1/H	IL/009	-	-		-	-		-	0	-	+	+	-	+	+	+/-	+	-	+	+
IL2/H	IL/011B	-	-	+/-	-	-		-	-	-	+	+	-	+/-	+	+/-	-	-	+	+
IL3/H	IL/014	-	-			-		-	-	-	++	+	+/-	+/-	+	+/-	+	+	+/-	+
IL4/H	IL/033	-	-	-	-	-		-		-	++	+	+	+	+	+/-	-	+	+	+

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

Kow

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
IL/009 – Wheatley Grove	7.18	Green open space	Greenfield, Green Belt	130 dwellings	Preferred Option: IL1/H

#### Summary of assessment for IL/009:

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 and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Likely significant effects in terms of urban effects were identified for this site, which (at its closest point) is 390m from the South Pennine Moors SAC/SPA. Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, health facilities and employment areas. However, access to both primary and secondary schools is somewhat limited due to distance, and residents may need to travel up to 2km to access services and amenities, which is significantly beyond the target distance. The site is greenfield and Green Belt and adjoins deciduous woodland priority habitat and TPO trees. 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 such a site. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI, which are 350m northwest of the site. The site is 800m south-west of the Nidderdale AONB, though development is not expected to impact views into or out of the AONB due to being surround by exiting similar built form in Ilkley. Two small waterbodies are within 100m of the site, the water quality of which could be affected by development here.

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f				
Buildings		Site is greenfield. ALC Grade at the site is predominantly 'Urban' and Grade 4, with a small area of Grade 3 that could include BMV soils. Site does not coincide with an MSA.										
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change							t a low risk of surface water flooding and a very					
resilience							areas could be avoided through a careful layout					
100110100	Howeve	r, developr	nent co	ould also			rease in impermeable surfaces, compared to c					
	-	-	P	LT	IR .	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water		Two small, unnamed waterbodies are within 100m north of the site. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing										
resources	levels.	would be e	xpecie	a lo resi	unai		icrease in water consumption at this location in	relation to existing				
	167613.		Р	IT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	biodivers reduce lk and TPC zones. The site of the lik necessa SAC/SP significal	sity value in ocal ecolog o trees, wh falls within ely risks sh ry. The HR A and the l	n its cu gical co ich cou a SSS nould b RA Scre North F n terms <u>Moors</u>	rrent co onnectivi ild be ac SI Impac e under eening p Pennine s of urba SAC/SI	ndition. ty. The dversely t Risk Z taken a rocess Moors n effect PA.	New de eastern / affecte Zone for t the sit has ide SAC/SI ts were	s including trees. The site is therefore likely to b evelopment here could reduce biodiversity value in perimeter of the site adjoins deciduous woodle ed by new development here such as through e in the South Pennine Moors SAC/SPA/SSSI. Fur- te level and consultation with Natural England u entified that likely significant effects on the South PA are triggered and thus cannot be ruled out a identified for this site, which (at its closest poin	e at the site and and priority habitat ffects on root ther consideration ndertaken if n Pennine Moors t this stage. Likely t) is 390m from				
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape	to have a	Site is 800m south-west of the Nidderdale AONB. Residential development here would not however be expected to have a discernible impact on or alter views into or out of the AONB, due to being surrounded by existing similar built form in Ilkley and to the topography, meaning it would not likely be viewable from this sensitive landscape										
&							at this site could result in the loss of open greer					
townscape							/ high visual amenity, including trees, and it wo					
							landscape character, although the nearby exis					
		lp to limit t	he mag		of poter		ects.	-				
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
heritage		ment at the	e site w	ould be	unlikel	y to hav	ve a discernible effect on any sensitive heritage	asset or historic				
Ŭ	area.		П	1.7	п	M		00.04				
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				

		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)			
	employn	nent premis	ses wo	uld be e	xpected	d to res	act on an AQMA or CAZ. The construction and out in a minor increase in air pollution in relation to use and transport movements.				
		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	day); mo station, E north, Be	ore frequen Ben Rhydd en Rhyddir	it servio ling, is ng Drivo	ces are a 650m n e, does	availabl orth-we not hav	le at sto st. Site e pave	is on Wheatley Lane and has an infrequent se ops 600m north-west on Bolling Road. The nea is accessible for pedestrians, although the acc ments, and is generally accessible for cyclists v cycle paths in the local area.	est railway ess road to the			
		+	P	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an the minir	d tenures o num criteri	of the h ia of po	nousing blicies H	provide O4 and	d being HO5 (	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develor 10 or more homes, or an area of more than 0.5 uses to reflect local need.	pment would meet			
12	aopoolo	-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible							dents would need to travel up to 2km west into	the centre of llkley			
services	to acces	s services	and ar		1	fy their	daily needs.				
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	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces throughout llkley, as well as having good access to the local countryside and PRoW network.										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where ther	re are o could p	otentiall	none, a y enhar	and so nce cor	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.	out. However,			
		+	Ρ	LT	IR	н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	distance Resident Rhydding	. The site i ts at the sit g Golf Clut	s 6.4kr te woul b and t	n west o ld have hrougho	of a gen exceller ut the le	eral ho nt acce ocal co		t adjacent Ben a and community elopment.			
17 Education	seconda	engagement, which could improve both physical and mental health for the residents of the development.     -   P   LT   IR   L   SP6, SP14, SP16, EC3, DS5, CO2   17a – 17c     The nearest primary school, Ben Rhyddling Primary School, is up to 1km north-west of the site. The nearest secondary school, Ilkley Grammar is 1.5km west of the site, however the nearest state secondary school St.   Mary's Menston Catholic Voluntary Academy, is 6.1km south-east of the site.									
18 Employment			P te wou	LT Id have	IR exceller	H ht acce	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ss to the diverse range of employment opportu	18a, 18b hities in the centre			
	of llkley.		Р	11	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		ng the dem	nd occ		of new		could have a minor beneficial impact on the loc ices and enhancing the pool of potential employ	al economy,			
Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status						
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IL/011B – Skipton Road East	1.18	Vacant PDL plot	Brownfield	37 dwellings	Preferred Option: IL2/H						

#### Summary of assessment for IL/011B:

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

No major beneficial effects have been predicted.

Minor positive effects were predicted for some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas. However, residents' access to health and education facilities and basic services and amenities would be somewhat limited due to the site's location on the outskirts of llkley.

The site is within 1km of the Nidderdale AONB, though development here is not expected to impact views into or out of the AONB due the topography screening it from view and its location adjacent to existing built form. The site has a limited extent of land at low, medium and high risk of surface water flooding, although through a careful layout of the development, this is expected to be avoided. There is a Grade II Listed Building adjoining the site's south-western corner, and a second with 45m; development on this open site could adversely alter the settings of these sensitive heritage assets.

		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							ich could potentially include BMV soils. Site			
Ballalligo	with an N	MSA. Site	would b	pe an effic	cient us	e of the	a land resource subject to the potential effect	cts on BMV soils.		
4 Climate change		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
resilience							low, medium and high risk of surface wate	r flooding in the		
	centre of	the site	which th				expected to be avoided.			
	A	-	P	LT	IR IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	a risk to	water qua	ality. Site	e is not w	ithin a C	SSPZ. I	hin the site's western perimeter. Developm Development at the site would be expected elation to existing levels.			
			P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	current of biodivers through The site of the sit Natural I on the S	condition. sity desig the introd falls with e. Furthe England u	New de nation a luction o in a SSS r consid undertak nine Mo	velopmer nd would f GI elem SI Impact eration of en if nece ors SPA/s	nt here v be a go ents. Risk Zo the like essary. SAC an	would b ood opp one for t ely risks The HF d the N	o be likely that the site is of limited biodiver the unlikely to result in any discernible direct ortunity to deliver biodiversity net gains at t the South Pennine Moors SAC/SPA/SSSI, we should be undertaken at the site level and the Screening process has identified that like orth Pennine Moors SPA/SAC are triggered	effects on a he site such as which is 880m south consultation with ely significant effects		
		-	Р	LT	IR	Μ	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	however adjacent sensitive greenfiel likely to a	be expendent to existing landscap d that co adversely	cted to h ng simila pe desig ntains G v alter th	ave a dis r built for nation. H I element	cernible m, and owever ts of pot wnscap	e impac to the to , reside tentially e and la		due to it being ewable from this the loss of open would therefore be		
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	45m west of the site is the Grade II Listed Building 'Hollin Hall Farm House'. Adjoining the site's south-western corner is the Grade II Listed Building 'Outbuilding to East of Hollin Hall Farm Yard by Stream'. New development at this open site which contains trees would be likely to adversely alter the setting of these sensitive heritage assets.									
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		

		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)
	employm	nent prem	nises wo	uld be ex	pected	to resu	t on an AQMA or CAZ. The construction an It in a minor increase in air pollution in relat use and transport movements.	
10		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	1.6km ea	ast. Site is	s very a	ps on the ccessible paths in	for ped	estrian	ve frequent services. The nearest railway s s and cyclists, although along the A65, a m	tation, Ilkley, is ain road, and there is
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an the minir	d tenures num crite	of the h ria of po	nousing p olicies HO	rovided 4 and F	being i 105 (10	ards satisfying Bradford's housing needs, d in line with the Local Plan policies. The dev 0 or more homes, or an area of more than 0 ses to reflect local need.	elopment would meet
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services		ey servic	es and a	menities is amenities			ents would need to travel 1.4km east into th	-
13 Social cohesion	interaction could alter Site is ac	on, withou er the loc djacent to	ut the de al sense the A6	evelopmer e of comm 5, which w	nt being nunity a vould be	of a so nd plac likely	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 g community, encouraging participation and cale that may put pressure on local services e. to impact on the quality of life of new reside disturbances.	and facilities or
		+	P	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure		nts, churc	hes and	doutdoor	leisure	spaces	a range of culture and leisure opportunities throughout Ilkley, as well as having good a	access to the local
15 Safe & secure	location new dev	where the elopment	ere are o could p	currently r	ione, ar enhanc	nd so a ce comi	SP1, SP3, SP4, SP16, HO9, DS5, CO2 yould introduce new potential targets and vi n increase in crime at the site cannot be ru munity cohesion and wellbeing, or increase e.	led 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 8.4 distance Resident and throu	4km north ts at the s ughout th	n-east of site woul e local o	f a genera ld have ex countrysid	al hospi cellent e with c	tal, Aire access opportu	rings Medical Centre, putting it outside the t edale General Hospital, again putting it just is to a diverse range of semi-natural habitats inities for outdoor exercise and community in the residents of the development.	outside the target s at Ilkley Golf Club
17 Education	The near	- rest prima Ikley Gra	P ary scho	LT ol, All Sai	IR nts CE	L Primar	SP6, SP14, SP16, EC3, DS5, CO2 y School, is 950m east of the site. The nea he sites, whilst University Academy Keighle	
18 Employment		+					SP6, SP14, SP16, EC1, EC2, EC3, EC4 to the diverse range of employment oppor	
19 Economy	The cons increasin business	ng the der ses. An im	mand fo	r local goo lent in the	ods and built er	l servic nvironm	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ould have a minor beneficial impact on the es and enhancing the pool of potential emp nent could lead to an improved attractivener p tackle local deprivation.	loyees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
IL/014 – Countances Way	8.61	Agricultural fields delineated by trees and hedgerow	Greenfield, Green Belt	155 dwellings	Preferred Option: IL3/H

#### Summary of assessment for IL/014:

The site could deliver a major positive effect for residents on the transport SA Objective as a result of being within the target distances for bus and rail links and having good access for pedestrians and cyclists.

A major adverse effect arises for the climate change resilience SA Objective due to part of the site falling within the active flood zones FZ2 and FZ3 and a small area in the north at high risk of surface water flooding. It is unclear if this land could be entirely avoided through a careful layout of the development due to the number of dwellings being considered for the site. 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 and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a large, 100% greenfield and Green Belt site with adjoining TPO woodland. The site is 50m south of the Nidderdale AONB at its closest point, and given the size of this open greenfield site a negative impact on the AONB is possible, but this is somewhat limited due to the site's location adjacent to existing and similar built form. The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI, which is 850m south of the site. Two small streams run along the eastern perimeter, and the site is 30m south of the River Wharfe at its closest point, which may be impacted by the development.

There are four Grade II Listed Buildings within the northern portion of the site. It is unclear how they may be incorporated into new development here, but it is considered that development at this open greenfield site would be likely to adversely affect the setting of these sensitive heritage assets.

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f		
Buildings							ALC Grade at the site is predominantly Grade gravel MSA.	3, which could		
			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
4 Climate change resilience	small are FZ3 coul	ea in the no Id be entire	orth of ely avo	the site ided thro	is at hig ough a (	gh risk o careful	d extent of land is at a low risk of surface water of surface water flooding. It is unclear if the land layout of development given the number of dwo ead to an increase in impermeable surfaces, co	l within FZ2 and ellings being		
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water	Site does	s not coinc	ide wit	h a GSF	PZ. Two	small s	streams run along the site's eastern perimeters	. Development		
resources							so approximately 30m south of the River Wharl result in a minor increase in water consumption			
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	point. Development at the site would be likely to result in a minor increase in water consumptionPLTIRMSP10, SP11, EN1, EN2, EN3, EN7, EN96a – 6fSite is a large 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 eastern perimeter of the site adjoins TPO woodland, which could be adversely affected by new development here such as through the effects of construction activities on root zones. The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI, which is 850m south of the site. 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 and the North 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		

		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)
							at its closest point. Given the size of this open g	
7							buld potentially impact on or alter views into or o to the location adjacent to existing and similar b	
Landscape							thern perimeter of the AONB. Residential devel	
& townscape	could res	sult in the	loss of	open gre	eenfield	that co	ontains GI elements of potentially high visual ar	nenity, including
townooupo							ly alter the local townscape and landscape cha	racter, although
	the near				R R	M	the magnitude of potential effects. SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
0 Cultural	There ar	e four Gra					orthern portion of the site, each being associate	
8 Cultural heritage	Grange.	It is uncle	ar how	these m	nay be i	ncorpor	rated into new development here, but it is consi	dered to be likely
nentage			nent at	this ope	n green	field sit	e would be likely to adversely alter the setting of	of these sensitive
	heritage	assets.	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Develop	ment at th					ase air pollution at the site in relation to existing	
9 Air quality	construc	tion and o	ccupati	ion of ne	w hom	es and	the associated transport movements and house	ehold pollution.
	Develop	ment woul	d not h	ave a di	scernib	le impa	ct on an AQMA or CAZ.	
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10	Sito is w	ithin 400m	ofmul	tinle hus	setone	with fre	quent services, including those along Leeds Ro	ad The nearest
Transport							est. Site is very accessible for pedestrians and	
		a lack of d						eyenete, anneagn
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,	11a
	0.1						HO9, HO10	
	SITE COUL							
11 Housing							wards satisfying Bradford's housing needs, dep	
11 Housing	types an	d tenures	of the h	nousing	provide	d being	in line with the Local Plan policies. The develo	opment would mee
11 Housing	types an the minir	d tenures num criter	of the h ia of po	nousing blicies H	provide O4 and	d being HO5 (	) in line with the Local Plan policies. The develo 10 or more homes, or an area of more than 0.5	opment would mee
	types an the minir aspects	d tenures num criter such as ho +/-	of the h ia of po ousing P	nousing plicies H mix and LT	provide O4 and afforda IR	d being HO5 (1 ble hou H	g in line with the Local Plan policies. The develo 10 or more homes, or an area of more than 0.5 uses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	opment would mee ha), that specify 12a
12 Accessible	types an the minir aspects There ar they nee	d tenures mum criter such as ho +/- re a limitec ed to travel	of the h ia of po ousing P I numbe	nousing blicies He mix and LT er of loca	provide O4 and <u>afforda</u> IR al shop	d being HO5 ( ble hou H s and s	g in line with the Local Plan policies. The develo 10 or more homes, or an area of more than 0.5 uses to reflect local need.	opment would mee ha), that specify 12a esidents may find
12 Accessible	types an the minir aspects There ar	d tenures mum criter such as ho +/- re a limitec ed to travel	of the h ia of po ousing P I numbe	nousing blicies He mix and LT er of loca	provide O4 and <u>afforda</u> IR al shop	d being HO5 ( ble hou H s and s	g in line with the Local Plan policies. The develo 10 or more homes, or an area of more than 0.5 uses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 ervices in proximity to the site along the A65; re	opment would mee ha), that specify 12a esidents may find
12 Accessible services	types an the minir aspects There ar they nee their dail	d tenures mum criter such as ho +/- e a limitec d to travel y needs. +/- ald situate	of the h ia of po ousing P I numbe up to 2 P new res	nousing blicies He mix and LT er of loca 2.2km we LT sidents v	provide O4 and afforda IR al shop est into IR within a	ed being HO5 ( <sup>7</sup> ble hou H s and s the cer H n existi	g in line with the Local Plan policies. The develor 10 or more homes, or an area of more than 0.5 uses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 ervices in proximity to the site along the A65; re htre of Ilkley to access services and amenities to SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ng community, encouraging participation and c	opment would mee ha), that specify 12a esidents may find hat will satisfy 13a ommunity
12 Accessible services 13 Social	types an the minir aspects There ar they nee their dail Site wou interaction	d tenures mum criter such as ho +/- re a limited d to travel y needs. +/- ald situate on, without	of the h ia of po ousing P I numbe up to 2 P new res t the de	nousing blicies H mix and LT er of loca 2.2km w LT sidents v evelopme	provide O4 and afforda IR al shop est into est into IR within a ent beir	ed being HO5 ( ble hou H s and s the cer H n existing of a s	g in line with the Local Plan policies. The develor 10 or more homes, or an area of more than 0.5 uses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 ervices in proximity to the site along the A65; re htre of Ilkley to access services and amenities to SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ng community, encouraging participation and c scale that may put pressure on local services a	opment would mee ha), that specify 12a esidents may find hat will satisfy 13a ommunity
12 Accessible services 13 Social	types an the minir aspects There ar they nee their dail Site wou interactio could alt	d tenures mum criter such as ho +/- re a limited d to travel y needs. +/- ald situate on, without er the loca	of the h ia of po ousing P I numbe up to 2 P new res t the de al sense	nousing blicies H mix and LT er of loca 2.2km w LT sidents v evelopme e of com	provide O4 and afforda IR al shop est into IR ithin a ent beir munity	d being HO5 ( ble hou H s and s the cer H n existing of a s and pla	g in line with the Local Plan policies. The develor 10 or more homes, or an area of more than 0.5 uses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 ervices in proximity to the site along the A65; re- ntre of Ilkley to access services and amenities to SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ng community, encouraging participation and c scale that may put pressure on local services a ace.	opment would mee ha), that specify 12a esidents may find hat will satisfy 13a ommunity nd facilities or
12 Accessible services 13 Social	types an the minir aspects There ar they nee their dail Site wou interactio could alt Site Is ac	d tenures mum criter such as he +/- re a limitec d to travel y needs. +/- ild situate on, without er the loca djacent to	of the h ia of pc ousing P I numbe up to 2 P new res t the de al sense the A65	nousing blicies H mix and LT er of loca 2.2km w 2.2km w LT sidents v evelopme e of com 5, which	provide O4 and afforda al shop est into IR within a ent beir munity would	d being HO5 (' ble hou ble hou s and s the cer H n existing of a s and pla likely bo	g in line with the Local Plan policies. The develor 10 or more homes, or an area of more than 0.5 uses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 ervices in proximity to the site along the A65; re- ntre of Ilkley to access services and amenities to SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ng community, encouraging participation and c scale that may put pressure on local services a ace. e a source of noise, air and light pollution that c	opment would mee ha), that specify 12a esidents may find hat will satisfy 13a ommunity nd facilities or
12 Accessible services 13 Social	types an the minir aspects There ar they nee their dail Site wou interactio could alt Site Is ac	d tenures mum criter such as he +/- e a limitec d to travel y needs. +/- Id situate on, withour er the loca djacent to effect on t	of the P ia of po ousing P I numbe up to 2 P new res t the de al sense the A63 he qua	housing blicies H mix and LT er of loca 2.2km w 2.2km w LT sidents v evelopme 5 of com 5, which lity of life	provide O4 and afforda IR al shop est into IR within a ent beir munity would e for res	d being HO5 (* ble hou H s and s the cer H n existing of a s and pla likely bo sidents	g in line with the Local Plan policies. The develor 10 or more homes, or an area of more than 0.5 uses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 ervices in proximity to the site along the A65; re- ntre of Ilkley to access services and amenities to SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ng community, encouraging participation and c scale that may put pressure on local services a ace. e a source of noise, air and light pollution that c	opment would mee ha), that specify 12a esidents may find hat will satisfy 13a ommunity nd facilities or ould have a minor
12 Accessible services 13 Social cohesion	types an the minir aspects There ar they nee their dail Site wou interactio could alt Site Is ac adverse	d tenures mum criter such as he +/- re a limited d to travel y needs. +/- ald situate on, without er the loca djacent to effect on t	of the P ia of pc ousing P I numbe up to 2 P new res t the de al sense the A68 he qua P	nousing blicies H mix and LT er of loca 2.2km w 2.2km w 2.2km w 2.2km w 5.2km w 5.2km w 2.2km w 5.2km w 2.2km	provide O4 and afforda IR al shop est into IR within a ent beir munity would e for res IR	d being HO5 (' ble hou H s and s the cer H n existi ng of a s and pla likely be sidents H	g in line with the Local Plan policies. The develor 10 or more homes, or an area of more than 0.5 uses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 ervices in proximity to the site along the A65; re- natre of Ilkley to access services and amenities to SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ing community, encouraging participation and c scale that may put pressure on local services a ace. e a source of noise, air and light pollution that c here. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	opment would mee ha), that specify 12a esidents may find hat will satisfy 13a ommunity nd facilities or ould have a minor 14a
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		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
18 Employment	of Ilkley.		it is un	certain t	he exte	ent to w	ss to the diverse range of employment opportur hich the loss of agricultural land could impact o			
	opportur	+	P		IR	ea. 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, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
IL/033 – Stockheld					Preferred Option:
Road	0.23	Small greenfield plot	Greenfield	8 dwellings	IL4/H

### Summary of assessment for IL/033:

Significant adverse effects have been predicted in relation to cultural heritage. This is because the site is currently undeveloped greenfield land and is located within the Ilkley Conservation Area and is 30m south of the Old Bridge Scheduled Monument. Although uncertain, a significant negative effect cannot be ruled out at this stage, particularly with regards to the Conservation Area.

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

Minor adverse effects have been predicted for most natural environment themed SA Objectives, primarily as a result of the impacts associated with development on greenfield. The north of the site coincides with Flood Zone 2.

The site would provide residents here with excellent access to public transport options. It also provides generally good access to key services and amenities, schools, shops, cultural spaces and jobs. Access to healthcare facilities is somewhat more limited, with the nearest GP surgery and hospital being just outside the target distances.

		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	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c
Buildings							soils. Site is a small greenfield site, therefo	re would be
	consider	ed as an i	nefficient	t use of th	he land r	esource.		
4 Climate		-	Р	LT	IR	н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change	A very si	mall area o	of the site	e coincide	es with F	lood Zor	ne 3a in the site's north-eastern corner. It is	expected that
resilience							nent. A larger area of the site falls within FZ	2. A small extent
	of the sit	e is also a				- U		1
		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water							Wharfe. Development at the site could risk	
resources							minor risk given the existing built form betw	
	existing		nent wou	na result	in a mine	Sineting	crease in water consumption at this location	In relation to
	CAISting		Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is ap	oproximate	ely 1km r	orth of th	he South		Moors SAC, SPA and SSSI. Careful consi	deration of
6							e could potentially result in a minor increase	
Biodiversity							ons but, at this stage, would not be expecte	
&							's GI corridor. The loss of greenfield could I	educe ecological
geodiversity							value of the site. significant effects on the South Pennine Me	CONCONC
							and thus cannot be ruled out at this stage	
7		-	P			M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape	Site is 1	km south c	of the Nic				not be expected to have a discernible impa	
&							be surrounded by existing and similar built	
townscape	However	r, the loss	of green			ace wou	d be likely to alter the local character of Ilkl	
			Р	LT	IR	L	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a. 8b
							th of the Old Bridge Scheduled Monument	
8 Cultural							e, some of which slopes upwards and appe	
heritage							the local surroundings could potentially have	
		ly adverse					ently undeveloped greenfield land, develop	ment here could
	potential						SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	
		-	Р	LT	IR	Н	HO9	9a – 9c
9 Air quality	Develop	ment woul	d not hav	ve a disc	ernible in	npact on	an AQMA or CAZ. The construction and or	ccupation of new
. ,							se in air pollution in relation to existing level	
	associat	ed with ho	mes and	l transpor	rt moverr	nents.		

		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)
10		++	Р	LT	IR	н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport							t services. Site is 700m north-west of Ilkley what limited for cyclists with a limited amour	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing							vards satisfying Bradford's housing needs, over the local Plan policies.	depending on the
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services	The site	would hav	e excelle	ent acces	s to a rai	nge of s	ervices in the centre of Ilkley.	
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	encoura pressure of A65, v	ging partic e on local s	ipation a ervices a d potenti	nd comm and facili ally impa	nunity inte ties or co lot on the	eraction	with high quality housing within an existing without the development being of a scale to the local sense of community and place. So of life of new residents here as a result exp	that may put Site is within 100m
14 Culture &		+	Ρ	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	Site wou Ilkley.	ld have ex	cellent a	iccess to	the diver	rse rang	e of leisure and cultural places in the centre	e, and throughout,
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	locations	s where cu	rrently th	iere are r	none, but	it could	uce new potential victims or targets of crime potentially enhance community cohesion a ombat the local risk of crime.	
		-	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Site is al The site for outdo	so slightly would pro	outside vide reside e and co	the 8km dents wit mmunity nese dev	target dis h good a engager elopmen	stance of ccess to ment op	ery, being 1.1km north-west of Ilkley Moor f a hospital, being 8.1km north-west of What a diverse range of semi-natural habitats w portunities, which could improve both physi	arfedale Hospital. ith opportunities cal and mental
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education		50m north- ammar Sc				•	chool. The only secondary school within 2kr	
18 Employment	Residen of Ilkley.		P te would	LT have ex	IR cellent ac		SP6, SP14, SP16, EC1, EC2, EC3, EC4 the diverse range of employment opportun	18a, 18b ities in the 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 employ	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
IL/001 – Leeds Road	2.12	Large empty field next to a primary school	Greenfield	56 dwellings	Alternative

#### Summary of assessment for IL/001:

Three significant adverse effects have been predicted for the site, for the land and buildings, flooding and water resources SA Objectives. This is due to the site being almost entirely situated within Flood Zone 3a, and because the Backstone Beck surface waterbody is adjacent and partially within the site. Minor adverse effects have been predicted for all other natural environment themed SA Objectives, primarily as a result of impacts associated with development on greenfield.

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

		Effect on	SA Object	ive	1					
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	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c		
3 Land & Buildings	Site is not within a MSA. Site has 'urban' grade ALC soils. Site is a large (>0.4ha) greenfield site, therefore would be considered as an inefficient use of the land resource.									
4 Climate change			Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
resilience	Site is a	lmost entir	ely situat	ed in FZ	3a and h	as exte	nsive areas of land at a low and medium ris	k of flooding.		
			Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	within th	e site at ce	ertain poi inor net i	nts. The	quality o	f its wa consun	waterbody delineates the eastern perimeter ter could be reduced by development here. Inption at this location in relation to existing lo	Development evels.		
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity & geodiversity	impacts disturbai significa undertak Natural I	of the site nces at the nt effect. S ken at the s	through ese sensi Site is als site level GI corrid	the HRA tive biod o in a SS and cons or. The lo	is neces iversity d SI Impac sultation	sary. S lesignat ct Risk with Na	e Moors SAC, SPA and SSSI. Careful cons ite could potentially result in a minor increas tions but, at this stage, would not be expecte Zone. Further consideration of the likely risk atural England undertaken if necessary Site I could reduce ecological connectivity and co	e in recreational ed to have a s should be e coincides with		
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b		
Landscape & townscape 8 Cultural	or alter v Howeve	views into o r, the loss	or out of of greent n/a	the AON ield and n/a	B, as the open spa n/a	y would ace wou H	d not be expected to have a discernible impact be surrounded by existing and similar built uld be likely to alter the local character of Ilk SP2, SP10, EN3, EN4, EN5, EN6, DS3	form in Ilkley. ey. None		
heritage	Develop	ment at th	e site wo	uld be ur	nlikely to	have 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 v		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 leve			
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
Transport	Site is within 400m of several bus stops with frequent services. Site is 900m north east of Ilkley Railway Station, and 900m north-west of Ben Rhydding Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.									
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	types an minimun	nd tenures n criteria o	of the ho f policies	using is HO4 an	provided d HO5 (1	ution to in line 0 or mo	wards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), to reflect local need.	nt would meet the		
	i	+	Р	LT	IR	Н	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	The site	The site would have excellent access to a range of services in the centre of llkley.												
13 Social cohesion	encoura pressure	+     P     LT     IR     H     SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4     13a       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.     Site is adjacent to the A65, which could pose a risk to the quality of life for residents here as result of noise, air												
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a						
leisure	Site wou Ilkley.	ıld have ex	cellent a	ccess to	the diver	se rang	ge of leisure and cultural places in the centr	e, and throughout,						
15 Safe & secure	locations	+/-     P     LT     IR     M     SP1, SP3, SP4, SP16, HO9, DS5, CO2     15a       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.     15a												
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b						
16 Health	would pr outdoor	ovide resid	dents wit nd comm <u>ents of th</u>	h good a nunity en	ccess to gagemer	a diver: nt oppor	e and is 7.6km north-west of Wharfedale H se range of semi-natural habitats with oppo rtunities, which could improve both physical	rtunities for						
17 Education	sports fie		so, what	impact d	evelopm	ent here	SP6, SP14, SP16, EC3, DS5, CO2 clear if the site is currently in use by Ashlan e could have on the school. The nearest se pol.							
18 Employment	Residen of Ilkley.		P te would	LT have exc	IR cellent ac	H cess to	SP6, SP14, SP16, EC1, EC2, EC3, EC4 the diverse range of employment opportur	18a, 18b ities in the centre						
19 Economy		ng the dem					SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the loc and enhancing the pool of potential employ							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
IL/011A – Skipton Road West	0.82	Green open space	Greenfield, Green Belt	26 dwellings	Alternative

#### Summary of assessment for IL/011A:

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 some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas. However, residents' access to health and education facilities and basic services and amenities would be somewhat limited due to the site's location on the outskirts of Ilkley.

Minor adverse effects have been predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site which adjoins priority habitat. The site is 900m south of the Nidderdale AONB, though development is not expected to impact views into or out of the AONB due the topography screening it from view and its location adjacent to existing built form. There are three small waterbodies within 100m of the site; development here could pose a risk to their water quality. Two Grade II Listed Buildings are within 40m of the site, the settings of which could be adversely altered by a new development on this open greenfield site.

		Effect or	n SA Objectiv	/e							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	Site is greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site does not coincide with an MSA.										
4 Climate		+	Ρ	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience			l is not at ris aces, comp				ding. However, development could lead to	an increase in			
5 Water		-	Р	LT	IR	Μ	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							n of the site. Site is not within a GSPZ. Develor ater consumption at this location in relation				
	would be	-	P	LT		M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a - 6f			
6 Biodiversity & geodiversity	biodivers reduce lo which co The site south of	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. Traditional Orchard priority habitat adjoins the site's southern perimeter, which could be adversely affected by new development at the site. The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI, which is 880m south of the site. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.									
-		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	to have a built form designat Belt land likely to a	a discern n, and to tion. How t that con adversely	ible impact the topogra ever, reside tains GI ele	on or alf aphy mea ential de ements c ocal towr	ter view aning it velopmo of potent nscape	s into o would i ent at th tially hig and lan	esidential development here would not how r out of the AONB, due to it being adjacent not likely be viewable from this sensitive lar his site could result in the loss of open gree gh visual amenity, including trees, and it wo dscape character, although the nearby exis	to existing similar idscape nfield and Green uld therefore be			
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	Grade II	Listed 'N		ew devel	opment		lding 'Hollin Hall Farm House'. 25m west of open greenfield site would be likely to adve				
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
	construc	tion and	occupation	of new h	nomes a	and the	air pollution at the site in relation to existing associated transport movements and hous on an AQMA or CAZ.				
10		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	1.9km ea	ast. Site i		le for peo	destrian	s and c	frequent services. The nearest railway sta yclists, although along the A65, a main roa				

		Effect or	SA Objectiv	/e										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a						
11 Housing	types an the minir	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would mee the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.												
12		-	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a						
Accessible services		The nearest area of key services and amenities appears to be Ilkley town centre which is 1.7km east of the site, putting it outside the target distance.												
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a						
13 Social cohesion	interaction could alt Site is a	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to the A65, 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.												
		+	P	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a						
14 Culture & leisure	restaura	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces throughout Ilkley, as well as having good access to the local countryside and PRoW network.												
	ee unit je	+/-	P	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a						
15 Safe & secure	location new dev	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.												
		-	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b						
16 Health	site is 8. distance Residen	3km nortl ts at the s	n-east of a site would h	general nave exc	hospital	l, Aireda ccess t	gs Medical Centre, putting it outside the ta ale General Hospital, again putting it just o o a diverse range of semi-natural habitats a	utside the target at Ilkley Golf Club						
							ties for outdoor exercise and community er he residents of the development.	ngagement, which						
		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c						
17 Education	school, I	The nearest primary school, All Saints CE Primary School, is 1.2km east of the site. The nearest secondary school, Ilkley Grammar is 2.5km east of the sites, however the nearest state secondary school, University Academy Keighley, is 6.9km south-west of the site.												
18 Employment	Residen of Ilkley.		P site would h	LT nave exc	IR ellent a	H ccess t	SP6, SP14, SP16, EC1, EC2, EC3, EC4 o the diverse range of employment opportu	18a, 18b Inities in the centre						
19 Economy	The con	+ struction ng the de					SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the lo and enhancing the pool of potential emplo							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status					
IL/012 – Skipton Road 7.82 Greenfield/ Green Belt Greenfield 100% 204 dwellings Alternative										
Summary of assessment for IL/012: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, cultural heritage, water resources and educational facilities. The site is well located to provide residents with good access to jobs, services, transport, and health facilities.										

Certain Bradio Duration Andrease Certain Contraction C			Effect on S	SA Obje	ctive								
3 Land & Buildings   Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. ALC Grade at the site is grade 4 an urban. Site is within the green belt.     4 Climate change resilience   +   P   LT   IR   L   SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, Len2, EN3, EN3, EN4, EN3, EN4, EN4, EN4, EN4, EN4, EN4, EN4, EN4	SA Objective			Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
Buildings   Site is Greenheid and would consist of the loss of >U.4ha of greenheid land. ALC Grade at the site is grade 4 an urban. Site is within the green belt.     4 Climate change resilience   +   P   LT   IR   L   SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, 4a - 4e     6 miproved with the Inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be an et loss in GI regardless.   5   Set a - P   LT   IR   M   SP9, EN1, EN2, EN7, EN9   5a - 5e     5 Water resources   Site does not coincide with a GSP2, three are multiple waterbodies within 100m of the site. Development at the site would be likely to be an et loss in GI regardless.   5     6   Site does not coincide with a GSP2, three are multiple waterbodies within 100m of the site. Development the site would be likely to result in a minor increase in water consumption.   5a - 5e     7   Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development there could reduce biodiversity value at the site and reduce local ecological connectivity. Site is adjacent to multiple designated sites, woodland habitat network, priority habitats and a local wildlife site.     7   Landscape   P   LT   IR   L   SP2, EN1, EN1, EN1, EN1, EN1, EN1, EN1, EN3, EN5, EN6, DS2, DS3   7a, 7b     1   P   LT   IR   L   SP2, EN1, EN3,	3 Land &						L		3a, 3b, 3c, 3d, 3e				
4 Climate   The site is mostly within F21 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   Site does not coincide with a GSPZ, there are multiple waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.   6     6   Biodiversity   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. Site is adjacent to multiple designated sites, woodland habitat network, priority habitats and a local wildlife site.     7   Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development the site 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 landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for an AOMA or CAZ. The construction, however it is expected that the development would and rot an aXOMA or CAZ. The construction, however it is expected that the development would also detract from the current greenfield setting.     9 Air quality   Site is within 400m of multiple bus stops with inform or increases in air pollution in relation to existing levels due to pollution associated with homes and transport movements.     9							oss of >		site is grade 4 and				
resilience   improved with the inclusion of Q in development, although this is somewhat dependent on implementation and there is likely to be a net loss in QI regardless.     5 Water   P   LT   IR   M   SP9, EN1, EN2, EN7, EN9   5a-5e     5 Water   Site does not coincide with a GSP2, there are multiple waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.     6   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. Site is adjacent to multiple designated sites, woodland habitat network, priority habitats and a local wildlife site.     7   P   LT   IR   L   SP2, EN1, EN3, EN5, EN6, DS2, DS3   7a, 7b     7   Development at this location would not result in a discerrible effect on any landscape designation, including treas, and it would therefore be likely to adversely alter the local townscape cannot be ruled out.   P   LT   IR   H   SP2, SP1, EN3, EN4, EN5, EN6, DS2, DS3   7a, 7b     8   Cultural torm, 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.   P   LT   IR   H   SP2, SP10, EN3, EN4, EN5, EN6, DS3   8a, 8b     8   Cultural torm,								EN7					
Stream   Site does not coincide with a GSPZ, there are multiple waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.     6   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. Site is adjacent to multiple designated sites, woodland habitat network, priority habitats and a local wildlife site.     7   Image: Comparison of the site is adjacent to multiple designated sites, woodland habitat network, priority habitats and a local wildlife site.     7   Image: Comparison of the site is adjacent to multiple designated sites, woodland habitat network, priority habitats and a local wildlife site.     7   Image: Comparison of the site is adjacent to multiple designated sites, woodland habitat network, priority habitats and a local winton and the site of the local townscape cannot be rule out.     8   Image: Comparison of the local townscape cannot be ruled out.     8   Cultural heritage     10   P   LT   IR   H   SP2, SP1, SP1, SP1, SP3, SP4, EN5, EN6, DS3   8a, 8b     8   Cultural heritage   -   P   LT   IR   H   SP2, SP1, SP3, SP1, SP3, SP1, SP3, SP1, SP3, SP1, SP3, SP4, SP3, SP3, SP4, SP3,		improved with the inclusion of GI in development, although this is somewhat dependent on implementation and											
resources   Site does not concide with a GSP2, there are multiple waterbodies within 100m of the site. Development at the site wold be likely to result in a minor increase in water consumption.     6   Biodiversity   Biodididity   Biodidity   <	5 Water		-		<b>L</b> 1								
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. Site is adjacent to multiple designated sites, woodland habitat network, priority habitats and a local wildlife site.     7   P   LT   IR   L   SP2, EN1, EN3, EN5, EN6, DS2, DS3   7a, 7b     7   Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfie that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.     8   Cultural heritage   -   P   LT   IR   H   SP2, SP10, EN3, EN4, EN5, EN6, DS3   8a, 8b     9   Air quality   -   P   LT   IR   H   SP2, SP10, EN3, EN4, EN5, EN6, DS3   8a, 8b     10   Transport   -   P   LT   IR   H   SP2, SP15, TR2, TR6, EN8, EN9, DS4, HO9   9a - 9c     9   Air quality   -   P   LT   IR						inor incre		water consumption.	·				
7 Landscape P LT IR L SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b   7 Landscape P LT IR L SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b   7 Landscape Autional Parks or AONBs. However, residential development at this site could result in the loss of open greenfie date contains GI elements of potentially high visual amenity, including tresult in the loss of open greenfie date contains GI elements of potentially high visual amenity, including tresult in the loss of open greenfie date contains GI elements of potentially high visual amenity, including tresult in the loss of open greenfie date contains GI elements of potentially high visual amenity, including tresult in the loss of open greenfie date contains GI elements of potentially high visual amenity, including tresult in the loss of open greenfie date contains GI elements of potentially high visual amenity, including tresult in the loss of open greenfie date contains GI elements of potentially high visual amenity, including tresult in the loss of open greenfie date contains GI elements of potential built for my 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 IR H SP2, SP10, EN3, EN4, EN5, EN6, DS3 8a, 8b   9 Air quality Development would not have a discernible impact on an AQMA or CAZ. The construction, however it is expected that the development would also detract from the current greenfield setting.   9 Air quality + P LT IR<	Biodiversity &	condition connecti	n. New dev vity. Site is	elopme	ent here	s GI elen could red	luce bio	nd is likely to be of some biodiversity value diversity value at the site and reduce local of	in its current ecological				
7   Landscape   Development at this location would not result in a discernible effect on any landscape designation, including Mational Parks or AONBs. However, residential development at this site could result in the loss of open greenfie that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to 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 and townscape cannot be ruled out.     8   Cultural heritage   -   P   LT   IR   H   SP2, SP10, EN3, EN4, EN5, EN6, DS3   8a, 8b     8   Cultural heritage   -   P   LT   IR   H   SP2, SP10, EN3, EN4, EN5, EN6, DS3   8a, 8b     9   Air quality   There are multiple listed buildings within 100m to the north of the site, the site is also within 100m of a historic conservation area. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would also detract from the current greenfield setting.     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 pollutio associated with homes and transport movements.     10   Transport   +   P   LT   IR				Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
8 Cultural heritage   There are multiple listed buildings within 100m to the north of the site, the site is also within 100m of a historic conservation area. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would also detract from the current greenfield setting.     9 Air quality   -   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     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, 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.     11 Housing   +   P   LT   IR   H   SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, railway station is 2km east at Ilkley HO8, HO9, HO10   11a     11 Housing   +   P   LT   IR   H   SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO4, HO5, HO6, HO7, HO8, HO4, HO5, HO6, HO7, HO8, HO9, HO10   11a     11 Housing   +   P   L	Landscape &	National that cont adversel form, wh	Parks or A ains GI ele y alter the ich would	ONBs ements local to help to	Howeve of poten wnscape limit the	er, resident tially high and land magnitud	ntial de n visual dscape de for po	velopment at this site could result in the loss amenity, including trees, and it would there character. The site is adjacent to existing re otential effects, but at this stage a minor adv	s of open greenfield fore be likely to esidential built				
heritage   Interformation inclusion inclusion in the interformation of the interformatin of the interformation interformation of the			-	Р	LT	IR	н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
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, TR4, TR5, TR6, EN8, EN9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR4, TR5, TR6, EN3, Way 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.     11 Housing   +   P   LT   IR   H   SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO4, HO5, HO6, HO7, HO9, HO10   11a     11 Housing   +   P   LT   IR   H   SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO9, HO10   11a     11 Housing   +   P   LT   IR   H   SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO9, HO10   11a     11 Housing   +   P   LT   IR   H   SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO9, HO10   11a     12 Accessible   +   P   LT   IR   H   SP8, SP9, SP10, SP10, S		conserva	ation area.	Short t	There are multiple listed buildings within 100m to the north of the site, the site is also within 100m of a historic conservation area. Short term negative effects would come from the noise generated due to construction,								
9 All 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 Transport   +   P   LT   IR   H   SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, TR4, TR4, TR4, TR4, TR4, TR4, TR4, TR4									onstruction,				
10 Transport   +   P   LT   IR   H   SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, TR4, TR4, TR4, TR4, TR4, TR4, TR4, TR4	0 A.'	<b>D</b>	-	Р	t the dev	velopmen IR	t would H	also detract from the current greenfield set SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	onstruction, ting. 9a – 9c				
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.     11 Housing   +   P   LT   IR   H   SP8, H01, H02, H03, H04, H05, H06, H07, H08, 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 HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.     12   +   P   LT   IR   H   SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2   12a	9 Air quality	homes w	ould be ex	P d not hat kpected	t the dev LT ave a dis I to resul	velopmen IR cernible i t in a min	t would H impact or incre	also detract from the current greenfield set SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and	onstruction, ting. 9a – 9c occupation of new				
11 Housing   +   P   L1   IR   H   H08, H09, H010   Ha     11 Housing   The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.     12   +   P   LT   IR   H   SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2   12a	9 Air quality	homes w	vould be ex ed with ho	P d not have been been been been been been been be	t the dev LT ave a dis I to resul d transp	velopmen IR cernible i t in a min ort mover	t would H impact or incre ments.	also detract from the current greenfield set SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	onstruction, ting. 9a – 9c occupation of new els due to pollution				
11 Housing   types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.     12   +   P   LT   IR   H   SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2   12a		homes w associate Site is w Railway	vould be exected with ho	P d not have been been been been been been been be	t the dev LT ave a dis I to resul d transp LT tiple bus tside of t	relopmen IR cernible i t in a min ort mover IR stops wit he desire	t would H impact or incre ments. H th frequ	also detract from the current greenfield set SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ent services. The nearest railway station is e. The site has good access for pedestrians aths.	onstruction, ting. 9a – 9c occupation of new els due to pollution 10a – 10d 2km east at Ilkley				
12     +     P     LT     IR     H     SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2     12a		homes w associat Site is w Railway limited fo	vould be e: ed with ho + ithin 400m Station, th or cyclists v +	P d not ha cpected mes an P of mul is is ou with a li	t the dev LT ave a dis I to resul d transp LT tiple bus tside of t mited an LT	relopmen IR cernible i t in a min ort mover IR stops wit he desire nount of c	t would H impact or incre ments. H th frequed range cycle pa	also detract from the current greenfield set SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ent services. The nearest railway station is e. The site has good access for pedestrians aths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	onstruction, ting. 9a – 9c occupation of new els due to pollution 10a – 10d 2km east at Ilkley , but somewhat				
services Residents at the site would have good access to key services and amenities including those on Skipton Road.	10 Transport	homes w associat Site is w Railway limited fo The site types an minimum	vould be exe ed with ho + ithin 400m Station, th or cyclists v + could mak d tenures n criteria of	P d not have the construction of the policies	t the dev LT ave a dis t to resul d transpe LT tiple bus tside of t mited an LT or positi ousing is s HO4 a	relopmen IR cernible i t in a min ort mover IR stops wit he desire nount of c IR ve contrit s provider nd HO5 (	t would H impact or incre ments. H th frequ drange cycle pa H oution to d in line (10 or n	also detract from the current greenfield set SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ent services. The nearest railway station is e. The site has good access for pedestrians aths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs e with the Local Plan policies. The developm nore homes, or an area of more than 0.5ha)	onstruction, ting. 9a – 9c occupation of new els due to pollution 10a – 10d 2km east at Ilkley , but somewhat 11a , depending on the nent would meet the				
+ P LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a	10 Transport 11 Housing 12	homes w associat Site is w Railway limited fo The site types an minimum	vould be ex ed with ho + ithin 400m Station, th or cyclists v + could mak d tenures o criteria of such as ho	P d not ha pected mes an P of mul is is ou with a li P e a mir of the h f policie pusing n	t the dev LT ave a dis to resul d transp LT tiple bus tside of t mited an LT tor positi ousing is s HO4 a mix and a	relopmen IR cernible i t in a min ort mover IR stops wit he desire nount of c IR ve contrit s provide nd HO5 ( affordable	t would H impact or incre- ments. H th freque cycle pact d range cycle pact th boution to d in line (10 or n e house	also detract from the current greenfield set SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ent services. The nearest railway station is e. The site has good access for pedestrians aths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs e with the Local Plan policies. The developm nore homes, or an area of more than 0.5ha) is to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	onstruction, ting. 9a – 9c occupation of new els due to pollution 10a – 10d 2km east at Ilkley , but somewhat 11a , depending on the nent would meet the , that specify				

		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 9		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
14 Culture & leisure	restaura	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including multiple walking trails and Ilkley Lawn Squash and Tennis club to the north east.											
		+/-	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	otentially	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	range. T	he site is v o a diverse	vithin 2	.5km of a	a hospital	, The C	y and Wharfedale Medical Practice, this is ou coronation Hospital. Residents at the site wou with opportunities for outdoor exercise and c	Ild have good					
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education							ry School, is 1.2km east of the site. The near a site, these are both outside of the desired ra						
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment		Ild provide hities in IIkl					broad range of high quality and diverse emp	loyment					
		+	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 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.	mployees for					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
IL/013 – Wheatley Lane	1.28	Green open space	Greenfield, Green Belt	20 dwellings	Alternative

#### Summary of assessment for IL/013:

The site could deliver a major positive effect for residents on the transport SA Objective as a result of being within the target distances for bus and rail links and having good access for pedestrians and cyclists.

A major adverse effect arises for the climate change resilience SA Objective due to 25% of the site falling within the active flood zones FZ2 and FZ3. It is unclear if this land could be entirely avoided through a careful layout of the development due to the number of dwellings being considered for the site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to health and education facilities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. The site is 50m south of the Nidderdale AONB at its closest point, but residential development here would not be expected to alter views into or out of the AONB or National Park, due to its location adjacent to existing and similar built form in Ilkley. The River Wharfe is 30m north of the site at its closest point, which may be impacted by the construction and occupation of the site. There are four Grade II Listed Buildings adjoining the eastern perimeter of the site; new development at this open greenfield site would be likely to adversely affect the setting of these sensitive heritage assets.

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f					
Buildings	Site is gr MSA.	Site is greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site does not coincide with an											
			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
4 Climate change resilience	water flo layout of	oding. It is developm	unclea ent giv	ar if the l 'en the r	land tha number	at falls v of dwel	nd FZ3 and a limited extent of land is at a low i vithin FZ2 and FZ3 could be entirely avoided th llings being considered at the site. Developmer red to current levels.	rough a careful					
5 Water		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources		Site does not coincide with a GSPZ. Site is approximately 30m south of the River Wharfe at its closest point. Development at the site would be likely to result in a minor increase in water consumption.											
	•	-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
6 Biodiversity & geodiversity	here cou SSSI Im consider undertak	Id reduce pact Risk 2 ation of the ten if neces	biodive Zones e likely ssary.	ersity val for the S risks sh A very n	lue at th South Pe nould be ninor ine	ne site a ennine e under crease	build potentially be of some biodiversity value. N and reduce local ecological connectivity. The si Moors SAC/SPA/SSSI, which is 880m south of taken at the site level and consultation with Nat in recreational disturbances at the Moors cann eration as part of any planning application.	te falls within the the site. Further tural England					
		-	Р	ĹT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
7 Landscape & townscape	expected existing a AONB. H land that to advers	d to have a and similar lowever, re contains (	i discer r built f esiden GI elen he loca	rnible im orm and tial deve nents of al townso	pact on the pre lopmer potentia	or alte esence at at this ally hig d lands	closest point, but residential development here r views into or out of the AONB, due to its loca of screening vegetation along the southern per s site could result in the loss of open greenfield h visual amenity, including trees, and it would t scape character, although the nearby existing b	tion adjacent to imeter of the and Green Belt herefore be likely					
-		-	P	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
8 Cultural heritage	Grange.		lopmei				g the eastern perimeter of the site, associated Id site would be likely to adversely alter the set						
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	construc	tion and o	ccupat	ion of ne	w hom	es and	ase air pollution at the site in relation to existing the associated transport movements and hous ct on an AQMA or CAZ.	g levels due to the ehold pollution.					

		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		++	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
Transport	railway s		n Rhyd	ding, is	350m s	outh-w					
		+	Ρ	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an the minir	d tenures num criteri	of the h ia of po	nousing plicies H	provide O4 and	d being HO5 (	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develo 10 or more homes, or an area of more than 0.5 uses to reflect local need.	pment would meet			
10		+/-	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
12 Accessible services		ed to travel eds.					ervices in proximity to the site along the A65; re re of Ilkley to access services and amenities that				
13 Social cohesion	interaction could alter Site Is ac	on, without er the loca	the de I sense the A6	velopme e of com 5, which	ent beir munity would	ng of a s and pla likely be	e a source of noise, air and light pollution that c	nd facilities or			
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 throughout Ilkley, as well as having good access to the local countryside and PRoW network.										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where the	re are o could p	otentiall	r none, a y enhar	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	distance Resident countrys	. The site i ts at the si ide with op	s 6.5kr te wou portur	n west o Id have lities for	of a gen exceller outdoo	eral ho nt acce r exerci	entre, is 1.6km south-west of the site, putting it of spital, Wharfedale. ss to a diverse range of semi-natural habitats th ise and community engagement, which could in the development.	nroughout the local			
		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education	seconda	ry school, 's Menstor	Ilkley ( Catho	Gramma	r is 1.6l ntary A	km sout	nary School, is 730m south-west of the site. The th-west of the sites, however the nearest state s , is 6.64km south-east of the site.	secondary school			
18 Employment	of llkley.		it is un	certain t	the exte	ent to w	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ss to the diverse range of employment opportur hich the loss of agricultural land could impact o	n employment			
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	increasir business	ng the dem	and fo /er, it is	r local g	oods ar	nd servi	could have a minor beneficial impact on the loc ices and enhancing the pool of potential employ o which the loss of agricultural land could impa	ees for local			

Site reference and Name	(ha)	uses	Brownfield/greenfield split	Potential development	Status
IL/016 – Hadfield Farm 2	23.85	Agricultural fields	Greenfield, Green Belt	250 dwellings	Alternative

Summary of assessment for IL/016:

A major adverse effect arises for the climate change resilience SA Objective due to 50% of the site falling within FZ2 and 40% within FZ3. There are multiple areas at medium and high risk of surface water flooding. It is unclear if this land could be entirely avoided through a careful layout of development.

A second significant adverse effect has been predicted for the site's impact on the water resources SA Objective due to the presence of three small waterbodies within the site's boundary and the River Wharfe being adjacent to the northern and western perimeters; development would pose a risk to the water quality of all of these.

In addition, a major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor positive effects were predicted for some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, as well as the site's location in relation to transport links. However, residents' access to health and education facilities and basic services and amenities would be somewhat limited due to the site's location on the outskirts of Ilkley.

As a very large greenfield and Green Belt site, the majority of which is currently listed as TPO woodland, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. The site is 550m southeast of the Nidderdale AONB at its closest point, though development is not expected to impact views into or out of the AONB due the topography and vegetation screening it from view, and its location adjacent to existing built form. The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI, which is 1.3km south of the site. The site is 125m northwest of Ilkley Conservation Area and 185m west of Middleton Conservation Area, the setting and character of both of which could be affected by development at this large, open greenfield site.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	Site is greenfield. ALC Grade at the site is predominantly Grade 3, which could include BMV soils. Site coincides with a sand & gravel MSA.										
			Р	LT	IR	Μ	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate change resilience	low risk of could be	of surface entirely av ed at the s	water f /oided	looding through	with mu a caref	iltiple si ul layou	nd approximately 40% within FZ3. Large areas maller areas at medium and high risk. It is uncluit of development given the number of dwelling t could lead to an increase in impermeable surf	ear if this land s being			
			Р	LT	IR	Μ	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	River Wł water qu	harfe is als ality. The s	o adjao site is r <u>onsum</u>	cent to the tot to the tot to the tot to the tot tot tot tot tot tot tot tot tot to	he site's n a GSF this loc	s northe PZ. Dev ation in	neter, one is unnamed, the other is called the B ern and western perimeter. Development here of relopment at the site would be expected to resu- relation to existing levels.	could pose a risk to Ilt in a minor			
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	some bid and redu The majo presence such as The site south of	odiversity v uce local en ority of the e of actual through din falls within	value in cologic site is woodla rect los the SS uther of nd under	its curr al conne currentl and with ses of ti SSI Impa consider	ent con- ectivity. y listed in the s rees. act Risk ration of if neces	dition. I as bein ite, whi Zones f the like sary.	GI elements including trees. The site is therefor New development here could reduce biodiversing g TPO woodland, although not all of this coinci- ch would likely be adversely affected by new de for the South Pennine Moors SAC/SPA/SSSI, ely risks should be undertaken at the site level	ty value at the site des with the evelopment here which is 1.3km and consultation			
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	however adjacent not likely could res amenity,	be expect to existing be viewat sult in the l including	ed to h simila ble fron oss of trees, a	ave a d r built fo n this se open gro and it wo	iscernib orm in III ensitive eenfield ould the	le impa kley and landsca l and G refore b	at its closest point. Residential development h act on or alter views into or out of the AONB, du d to the topography and screening vegetation, ape designation. However, residential developm reen Belt that contains GI elements of potentia be likely to adversely alter the local townscape in could help to limit the magnitude of potential	ue to its location meaning it would nent at this site Ily high visual and landscape			
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
8 Cultural heritage	Area. Ne		ment a				ation Area. 185m east of the site is the Middlet field could potentially adversely affect the setti	
9 Air quality	homes w		pected	to resu	ılt in a r	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
Transport	nearest r		tion, Ilk	ley, is 1	.6km s	outh-ea		
		+	Ρ	LT	IR	н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types and the minin	d tenures o num criteri	of the h a of po	ousing	provide O4 and	d being HO5 (	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develo 10 or more homes, or an area of more than 0.5 uses to reflect local need.	pment would meet
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services		o services access key					dents would need to travel 1.7km south-east in	to the centre of
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interactio could alte likely to in	n, without er the loca	the de I sense he qua	velopme e of com	ent beir munity	ng of a s and pla	ng community, encouraging participation and c scale that may put pressure on local services a ace. However, the site is adjacent to the A65, w ents here as a result of exposure to air pollution SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	nd facilities or hich would be
14 Culture & leisure	restaurar		ies and	loutdoo			a range of culture and leisure opportunities in throughout llkley, as well as having good acc	
		+/-	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	urrently otentially	none, y enhai	and so nce con	would introduce new potential targets and viction an increase in crime at the site cannot be ruled mmunity cohesion and wellbeing, or increase name.	out. However,
		-	Ρ	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	The site i distance. Resident and throu	s 8.7km n s at the sit ughout the	orth-ea e woul local c	ast of a g d have e countrys	general exceller ide with	hospita nt acces n opport	ery, Springs Medical Centre, putting it outside that, Airedale General Hospital, again putting it outside to a diverse range of semi-natural habitats a tunities for outdoor exercise and community engore the residents of the development.	itside the target t Ilkley Golf Club
17 Education		- est primar ool, Ilkley					SP6, SP14, SP16, EC3, DS5, CO2 ary School, is up to 1.2km east of the site. The e site,.	17a – 17c nearest secondary
18 Employment	of llkley.		it is un iculture	certain t	he exte	ent to w	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ss to the diverse range of employment opportur hich the loss of agricultural land could impact o	
19 Economy	The cons increasin business	+ struction ar g the dem	P nd occu and foi ver, it is	LT upation or local go	IR of new oods ar	H homes nd servi	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ o which the loss of agricultural land could impa	yees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
IL/032 – Skipton Road (2)	3.54	Agricultural	Greenfield, Green Belt	93 dwellings	Alternative

# Summary of assessment for IL/032:

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 some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, as well as the site's location in relation to transport links. However, residents' access to health and education facilities and basic services and amenities would be somewhat limited due to the site's location on the outskirts of Ilkley. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. The site is 800m south-east of the Nidderdale AONB, though development is not expected to impact views into or out of the AONB due the topography screening it from view and its location near to existing built form. The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI, which is 1.2km south of the site. A small waterbody is 15m west of the site, which could be affected by development at the site. There is a very limited extent of land at high and medium risk of surface water flooding, although it is expected that this could be avoided through a careful layout of development. The site is within 100m of two Grade II Listed Buildings, the settings of which could be adversely affected by development at 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	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings	Site is gr MSA.	eenfield. A	ALC Gr	ade at tl	he site i	is Grade	e 3, which could include BMV soils. Site does r	not coincide with an
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	at high a	nd mediun nent. How	n risk. l	t is exp	ected th	nat thes	ow risk of surface water flooding and a very lin e areas could be avoided through a careful lay lead to an increase in impermeable surfaces,	out of
5 Water		-	Р	LT	IR	Μ	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							of the site. Site is not within a GSPZ. Develop in water consumption at this location in relation	
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9 s including trees. The site is therefore likely to b	6a – 6f
6 Biodiversity & geodiversity	reduce lo The site south of	ocal ecolog falls within	gical co the SS urther o nd undo	nnectivi SSI Impa consider ertaken	ity. act Risk ration of if neces	c Zones f the like	evelopment here could reduce biodiversity valu for the South Pennine Moors SAC/SPA/SSSI, ely risks should be undertaken at the site level	which is 1.2km and consultation
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	however to existin landscap and Gree therefore	be expect og similar b be designa en Belt lan be likely t	ed to h ouilt for tion. He d that o to adve	ave a d m, and t owever, contains rsely alt	iscernit to the to resider GI eler ter the l	ble impa pograp ntial dev ments c ocal tov	B at its closest point. Residential development h act on or alter views into or out of the AONB, du hy meaning it would not likely be viewable from velopment at this site could result in the loss of of potentially high visual amenity, including tree vnscape and landscape character, although the tential effects.	ue to it being near n this sensitive open greenfield s, and it would
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	30m wes	st of the sit	e is the ly alter	Grade	II Listed	d 'Milep	e II Listed Building 'Hollin Hall Farm House' an ost'. New development at this open greenfield ensitive heritage assets.	
9 Air quality	construc	tion and o	ccupati	on of ne	w hom	es and	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ase air pollution at the site in relation to existing the associated transport movements and hous ct on an AQMA or CAZ.	
10	·	+	Ρ	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	1.8km ea		access	sible for	pedest	rians ar	th have frequent services. The nearest railway and cyclists, although along the A65, a main road	

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+	Р	LT	IR	н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an the minir	d tenures on mum criteri	of the h ia of po	nousing olicies H	provide O4 and	d being HO5 (	wards satisfying Bradford's housing needs, dep y in line with the Local Plan policies. The develo 10 or more homes, or an area of more than 0.5 uses to reflect local need.	pment would meet
12	aspects	-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services		o services key service			is limite		dents would need to travel 1.6km east into the	
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction could alt Site is w	on, without er the loca ithin 100m	the de I sense of the	velopme e of com A65, wł	ent beir munity hich cou	ng of a s and pla Ild impa	act on the quality of life of new residents here a sturbances.	nd facilities or
14 Culture 9		+	Ρ	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	restaura		nes and	d outdoo			b a range of culture and leisure opportunities in as throughout Ilkley, as well as having good acc	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	re are c could p	otentiall	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
16 Health	site is 8. distance Residen and thro	4km north- ts at the sit ughout the	east of te woul local c	f a gene d have countrys	ral hosp exceller ide with	oital, Ai nt acces n opport	orings Medical Centre, putting it outside the targ redale General Hospital, again putting it just ou ss to a diverse range of semi-natural habitats a tunities for outdoor exercise and community en- or the residents of the development.	tside the target t Ilkley Golf Club
17		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education	The nea seconda	rest primar ry state sc	y scho hool, ll	ol, All S kley Gra	aints Cl mmar i	E Prima is 2.5kn	ary School, is up to 1.25km east of the site. The n east of the site.	
18 Employment	of Ilkley.		it is un	certain t	he exte	ent to w	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ss to the diverse range of employment opportun hich the loss of agricultural land could impact o	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	increasir business	ng the dem	and foi /er, it is	r local g	oods ar	nd servi	could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ o which the loss of agricultural land could impa	ees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/110 – Leeds Road	2.12	Open green space	Greenfield	Employment land	Alternative

#### Summary of assessment for EM/110:

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

A major adverse effect arises for the climate change resilience SA Objective due to the site falling entirely within the active flood zone FZ3, with limited areas at medium to high risk of surface water flooding. More detailed flood risk assessments would likely be required for the site, and careful consideration given to the layout of the development.

A second significant adverse effect has been predicted for the site's impact on the water resources SA Objective due to the presence of a tributary of the River Wharfe within the site boundary. Development here could pose a risk to the water quality.

The site, in central llkley appears to be an open greenfield space used for leisure purposes. This would be lost as a result of new development, and as such a major adverse effect has been predicted for the culture and leisure SA Objective. In addition, a major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI, which is 775m south of the site. 800m west of the site is the Nidderdale AONB, but development here would not be expected to have a discernible impact on the AONB due to its location surrounded by existing built form in Ilkley.

		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 g	reenfield. A	ALC Gra	de at the	site is '	Urban'.	Site does not coincide with an MSA.				
4 Climate			Ρ	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	The Site falls entirely within FZ3. Large areas of the site are at low risk of surface water flooding with some more limited areas at medium to high risk in the east and west of the site. It is unclear if the land at risk of surface water flooding could be entirely avoided through a careful layout of development. Additionally, the development could lead to an increase in impermeable surfaces, compared to current levels.										
			Р	LT	IR	Μ	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water	A tributary of the River Wharfe falls within the site boundary. Development here could pose a risk to water quality.										
resources											
	consumption at this location in relation to existing levels.										
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6							d potentially be of some biodiversity value. N				
Biodiversity							d reduce local ecological connectivity. The site				
&							bors SAC/SPA/SSSI, which is 775m south of				
geodiversity				ISKS SNO	uia be u	ndertak	ten at the site level and consultation with Natu	Iral England			
	undertak	ken if nece	ssary.	IT	IR	M		7a. 7b			
	The eite	- ia 800m	P aat of th				SP2, EN1, EN3, EN5, EN6, DS2, DS3				
7							its closest point. Development here would not riews into or out of the AONB, due to being su				
Landscape											
existing built form near to the centre in Ilkley. However, 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											
townscape							ndscape character, although the nearby exist				
		lp to limit t									
			P		R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
8 Cultural	Develop	ment at the					a discernible effect on any sensitive heritage				
heritage	area.	on at th	0.010 10			- 11410					
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c			

		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)	
	construct with these	tion and o se busines	ccupatio ses.	n of new	/ busines	ss prem	e air pollution at the site in relation to existing ises and the transport movements and pollut on an AQMA or CAZ.		
10		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	railway s		ey, is 80	Om sout	h-west.	Site is v	ent services, including those along Valley Dri ery accessible for pedestrians and cyclists, a		
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None	
5	Site is al	located fo	employ	ment an	d theref	ore will	not provide a contribution towards Bradford's	housing needs.	
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
Accessible services The provision of new employment development here could potentially help to enhance the local offering of ke services and amenities.									
13 Social cohesion							SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ent at a location where it is in proximity to sim iffect the cohesion of residential communities		
			P	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
14 Culture & leisure		elopment.					used for leisure purposes, which would be los a central likley, could adversely affect local ac		
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	crime at	a location r, new dev	where th	nere are	f a new e currentl	y none,	nent site would introduce new potential targe and so an increase in crime at the site canno ase natural surveillance, and so could help to	ot be ruled out.	
16 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 pr Objective		r employ	/ment pi	urposes	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						s skills learning opportunities for local people		
18		++	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
Employment	The prop		elopmen				ployment opportunities in Ilkley.		
		++	<u> </u>	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	term suc		adford's	econom	ny. Due t	o the si	new employment space that would contribute te's location, the proposed development coul		

# Menston

- 1.1.27 There are two potential housing sites that are Preferred Options in Menston.
- 1.1.28 Significant positive effects have been identified in relation to health (SA Objective 16) for site ME/002 due to this site being within the target distances of all necessary health facilities.
- 1.1.29 Both sites score positively (minor) in relation to accessible services (SA Objective 12) and education (SA Objective 17).
- 1.1.30 In relation to biodiversity & geodiversity (SA Objective 6), both sites score negatively (major). The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage for both sites.
- 1.1.31 Positive effects (minor) have been identified in relation to climate change resilience (SA Objective 4) for site ME/002, whilst negative effects (minor) have been identified for Site ME/003. This is due to the fact ME/002 is in FZ1 and has a very limited extent of land at a low risk of surface water flooding.
- 1.1.32 Menston also includes two Alternative housing sites (ME/005 and ME/007) which have also been assessed below.

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

PO rof	SHLAA									SA (	Obje	ctive	•							
POTer	site ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ME1/H	ME/002	-	-		+	-		-	0	-	-	+	+	+	+	+/-	++	+	+/-	+
ME2/H	ME/003	-	-		-	-		-	0	-	-	+	+	+	+	+/-	+	+	+/-	+

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ME/002 – Bingley Road	2.32	Agriculture	Greenfield, Green Belt	60 dwellings	Preferred Option: ME1/H

Summary of assessment for ME/002:

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

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

Minor positive effects were predicted for most other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, as well as the location of the site in relation to local services and amenities and education facilities. However, access to transports links is somewhat limited, due to the distances involved and poor pedestrian and bicycle access.

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.

		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	There wi MSA.	ll be a larg	je (>0.4	4ha) los:	s of gre	enfield.	ALC Grade at the site is Grade 4. Site does no	t coincide with an		
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	site in re	lation to th	e area	s, it is e	xpected	l that it	nd at a low risk of surface water flooding. Given would be avoided through a careful layout of de e in impermeable surfaces, compared to curren	evelopment.		
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources	sources 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.									
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	west of the site. Further consideration of the likely risks should be undertaken at the site level and consultation									
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National and Gree be likely	Parks or A en Belt tha to adverse	ONBs t conta ly alte	. Howev iins GI e r the loc	ver, resi element al town it the m	dential s of pot scape a	a discernible effect on any landscape designati development at this site could result in the loss entially high visual amenity, including trees, and and landscape character, although the site is ac e of potential effects. SP2, SP10, EN3, EN4, EN5, EN6, DS3	of open greenfield d it would therefore		
8 Cultural	Develop	•			R		e a discernible effect on any sensitive heritage			
heritage	area.	inent at the			uninkei	y to nav	e a discernible ellect of any sensitive fieldage			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	Air quality Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.									
		-	Р	LT	IR	н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	only betw nearest	veen 10an railway sta ists via De	n and 4 tion, M	I.30pm); enston,	; more f is up to	requen 950m	sworth Drive, have an infrequent service (less t t services are available at stops 700m east on I north-east. The site is currently only accessible ements, and there is a general lack of designate	Main Street. The for pedestrians		
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 the minir	d tenures num criteri	of the h ia of po	nousing plicies H	provide O4 and	d being HO5 (	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develo 10 or more homes, or an area of more than 0.5 uses to reflect local need.	pment would meet			
12		+	Р	LT	IR	Η	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible services	The nea	rest area o	of key s	ervices			is located 550m north-east on Main Street.				
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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 &		+	Ρ	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure							o culture and leisure opportunities including pub cess to the local countryside.	s, parks, and club			
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a			
15 Safe & secure	location new dev	where the	re are o could p	otentiall	none, a y enhar	and so nce con	would introduce new potential targets and viction an increase in crime at the site cannot be ruled nmunity 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	west of a Resident countrys	a general h is at the si ide with op	iospital te woul oportun	l, Wharfe Id have hities for	edale H exceller outdoo	ospital. nt acce r exerci	medical centre, Menston Medical Centre. The s	nroughout the local			
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education							chool, is 335m east of the site. The nearest see 1.5km south-east of the site.	condary school, St.			
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	a more c further a	liverse and field, such	d more as 6kr	expansi n south-	ve rang west in	e of en to Ship	ent opportunities in the centre of Menston, but nployment opportunities residents would likely r ley. It is uncertain the extent to which the loss c riculture in the local area.	need to travel			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	increasir business	ig the dem	and fo /er, it is	r local g	oods ar	nd servi	could have a minor beneficial impact on the loc ices and enhancing the pool of potential employ o which the loss of agricultural land could impa	ees for local			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ME/003 – Derry Hill	5.44	Open space	Greenfield	161 dwellings	Preferred Options: ME2/H

Summary of assessment for ME/003:

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

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 most other natural environment themed SA Objectives, primarily as a result of the impacts associated with new development on greenfield.

The site would generally provide residents with good access to key services and amenities, including shops, cultural spaces, jobs, schools, health facilities and public transport. However, the site is not within all target distances for any socio-economic themed SA Objective (i.e. no major positive scores predicted).

		Effect on S	SA Objecti	ve									
SA Objective	Baseline trend	Score of effect Effect		Duration Reversibility		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
			Р	LT	IR	н	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c					
3 Land & Buildings	Site is a large (>0.4ha) greenfield site. Site includes Urban, Grade 3 and Grade 4 ALC land. Site doesn't coin with an MSA.												
4 Climate		-	Ρ	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	water flo through	Site is in FZ1. A small watercourse runs through the site, the land around which is at varying degrees of surface water flood risk. It is unclear if all land at a low risk of surface water flooding, within the site, could be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.											
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources		ot in a GSF nsumption	at this lo	ocation in	relation	to exist							
6 Biodiversity & geodiversity	of a new Further of England South Pe	PLTIRHSP10, SP11, EN1, EN2, EN3, EN7, EN96a – 6hSite is adjacent to a small area of TPO woodland which could be impacted through the construction and operation of a new residential site. Site is also in the SSSI Impact Risk Zone for the South Pennine Moors SSSI/SPA/SAC. 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 and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Also, as a large greenfield site, development here would likely lead to a loss of biodiversity and											
7		-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b					
Landscape & townscape		. The pote a.	ntial dev	elopment	t here co		onal Park. Site is a large greenfield site on la atively alter the landscape and townscape c						
8 Cultural		0	n/a	n/a	n/a	<u> </u>	SP2, SP10, EN3, EN4, EN5, EN6, DS3						
heritage	Develop	ment at the	P	LT	IR	nave a H	discernible impact on any heritage asset or SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	homes w		pected t	o result i	n a mino	r increa	n an AQMA or CAZ. The construction and or se in air pollution in relation to existing level						
10		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
Transport	north-ea	Site is 700m from the closest bus stops. The nearest railway station, Menston Railway Station, is up to 1.2km north-east. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of local 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 ho policies	using is p HO4 and	provided d HO5 (1	in line v 0 or mo	wards satisfying Bradford's housing needs, o with the Local Plan policies. The development ore homes, or an area of more than 0.5ha), t to reflect local need.	nt would meet the					
		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, 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	The site has good access to a range of services along Main Street, approximately 600m from the site.												
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
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	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Site has good access to culture and leisure opportunities in the local area, including a recreation ground, public houses and places of worship along Main Street 600-800m north east of the site.												
		+/-	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	The nearest GP, Menston Medical Centre, is 1km east of the site. The site is within the target distance of a hospital, with Wharfedale Hospital 4.5km north east. The site would provide residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.												
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education	Site is within 800m of Menston Primary School. St. Mary's Menston Catholic Secondary School is 1.8km south east, putting it outside of the desired range.												
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	a more of further a	Residents would have good access to employment opportunities in the centre of Menston, but in order to access more diverse and more expansive range of employment opportunities residents would likely need to travel urther afield, such as 6.3km south-west into Shipley. It is uncertain the extent to which the loss of agricultural and could impact on employment opportunities in agriculture in the local area.											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	The construction and occupation of 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. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.												

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ME/005 – Beech Close (A and B) – North and South	8.81	Agricultural	Greenfield, Green Belt	308 dwellings	Alternative

Summary of assessment for ME/005:

The site could deliver a major positive effect for residents on the transport SA Objective as a result of being within the target distances for bus and rail links, and having good active transport options. 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 some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, although access to education facilities and basic services and amenities is somewhat limited with residents being required to travel beyond the target distances.

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 and adjacent to deciduous woodland priority habitat. The western portion of the site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI. The site has a very limited extent of land at medium and high risk of surface water flooding, although 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 code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f		
Buildings							ALC Grades at the site include Grade 4, 'Urba include BMV soils. Site does not coincide with			
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	through	Site is in FZ1 and has a very limited extent of land 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.								
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	A small, unnamed surface waterbody falls just within the site's northern perimeter, another is adjacent to the site's north-eastern corner and Gill Beck is adjacent to the site's south-eastern corner. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.									
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	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. Deciduous woodland priority habitat is present in the south-eastern corner of the site, and also adjoins the site's northern perimeter. The northern perimeter also adjoins the Burley Disused Railway LWS. New residential development here could adversely affect the woodland and LWS, such as through increased recreational disturbances or losses of functionally linked land. The western portion of the site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI, which is 1.9km west of the site. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.									
7 Landscape & townscape	P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b The site is 1.2km south of the Nidderdale AONB, but residential development here would not be expected to have a discernible impact on or alter views into or out of the AONB, due to the presence of existing and similar built form to the north of the site and its location adjacent to the village of Menston. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.									
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	asset or historic		
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
9 Air quality	homes w		xpected	to resu	lt in a mi	inor inc	t on an AQMA or CAZ. The construction and c rease in air pollution in relation to existing leve			

		Effect on S	SA Obje	ctive									
SA Objective	SA Objective Baseline trend		Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
10		++	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
Transport	railway s	Site is within 400m of multiple bus stops with frequent services, including those along Otley Road. The nearest railway station, Menston, is 700m south. Site is accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.											
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an the minir	d tenures mum criteri	of the h ia of po	lousing p licies H0	provided D4 and I	l being HO5 (10	ards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo 0 or more homes, or an area of more than 0.5h ses to reflect local need.	pment would meet					
12		-	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
Accessible services	centre of	f Menston, acilities to	or, for satisfy	a broade	er range	of serv 3.	ents would need to travel 1.2km south onto Ma rices, up to 1.9km north into Burley in Wharfed	ale in order to					
13 Social cohesion	+/- P LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. However, the site is adjacent to the A65, which would be likely to impact on the quality of life of new residents as a result of exposure to air pollution and noise and visual disturbances.												
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Residents at the site would have good access to culture and leisure opportunities including pubs, parks, and club throughout Menston and in Burley in Wharfedale, as well as having good access to the local countryside.												
15 Safe & secure	location new dev	where the	re are c could p	urrently otentially	none, a / enhan	nd so a ce com	SP1, SP3, SP4, SP16, HO9, DS5, CO2 vould introduce new potential targets and victir n increase in crime at the site cannot be ruled munity cohesion and wellbeing, or increase na e.	out. However,					
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	Only just over half of residents would be within 800m of the nearest medical centre, Menston Medical Centre, thereby putting the site outside the target distance. The site is 3.2km south-west of a general hospital, Wharfedale Hospital.     Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.												
47		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17 Education													
18 Employment	a more of further a	school, St. Mary's Menston Catholic Voluntary Academy, is 1.9km south-east of the site.     +/-   P   LT   IR   H   SP6, SP14, SP16, EC1, EC2, EC3, EC4   18a, 18b     Residents would have good access to employment opportunities in the centre of Menston, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 7.5km south-west into Shipley. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.											
19 Economy	increasir business	ng the dem	and for /er, it is	local go	ods and	d servic	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the loc ses 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
ME/007 – Burley Road (2)	6.74	Agricultural	Greenfield, Green Belt	26 dwellings (based on 35dph)	Alternative

## Summary of assessment for ME/007:

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 some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health facilities. However, access to education facilities and basic services and amenities is somewhat limited with residents being required to travel beyond the target distances.

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 adjoining a TPO tree. The site has a very limited extent of land at medium and high risk of surface water flooding, although this is expected to be avoided through a careful layout of the development.

		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							ALC Grades at the site include Grade 3, which with an MSA.	n could include			
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	through a	Site is in FZ1 and has a limited extent of land 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.									
		-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	A small, unnamed surface waterbody falls with the site's perimeter, another three small surface waterbodies are adjacent to the site's perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.										
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	Site is a large 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. A TPO tree adjoins the site's south-eastern perimeter. The site falls within the SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI, which is 1.9km west of the site. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.										
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	The site is 1.7km south of the Nidderdale AONB, but residential development here would not be expected to have a discernible impact on or alter views into or out of the AONB due to the presence of existing and similar built form to the north of the site and the location of the site on the outskirts of the village of Menston. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.										
8 Cultural		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
heritage		60m south of the site is the Grade II Listed Building 'Well House'. New development at this open greenfield site could potentially alter the setting of this sensitive heritage asset.									
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes w		pected	d to resu	ılt in a r	ninor in					
10		+	Ρ	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Site is within 400m of several bus stops on Burley Road which have mostly frequent services, although only between 7.30am and 7pm. The nearest railway station, Menston, is 700m south-east. Site is accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.										

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		+	Р	LT	IR	н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would mee the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
10	acpoolo	-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
12 Accessible services	Access to services and amenities is limited, residents would need to travel 1.1km south onto Main Street in the centre of Menston, or, for a broader range of services, up to 1.9km north into Burley in Wharfedale in order to access facilities to satisfy their daily needs.										
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities of could alter the local sense of community and place. Site is adjacent to the A65 and to a railway line, 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 &		+	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 culture and leisure opportunities including pubs, parks, and club throughout Menston and in Burley in Wharfedale, as well as having good access to the local 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.										
		+	Ρ	LT	IR	н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	The site is 900m north of the nearest medical centre, Menston Medical Centre, putting it outside the target distance. The site is 3.6km south-west of a general hospital, Wharfedale Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.										
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education				n Catho	lic Volu	intary A		-			
18 Employment	Residen a more o further a	school, St. Mary's Menston Catholic Voluntary Academy, is 2km south-east of the site.     +/-   P   LT   IR   H   SP6, SP14, SP16, EC1, EC2, EC3, EC4   18a, 18b     Residents would have good access to employment opportunities in the centre of Menston, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 7.15km south-west into Shipley. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.									
		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	increasir business	ng the dem	and foi /er, it is	r local g	of new oods ar	homes nd servi	could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ o which the loss of agricultural land could impa	al economy, /ees for local			