

	<p>Allerton/Sandy Lane</p>
	<p>SUE ref: SS/001</p>
	<p>Location: Situated in the ward of Thornton and Allerton, this SUE option is located on the north western edge of the city of Bradford Urban area, to the west of suburbs of Allerton, Stony Lane and Sandy Lane. It is located within the Green Belt between Bradford and Wilsden.</p>
	<p>Developable area: 6.61ha</p>
	<p>Existing land uses: Land within this SUE option, which is adjacent to Sandy Lane and Allerton to the west of the City Centre, is comprised of a mosaic of greenfield parcels that appears to be predominantly in agricultural use.</p>
<p>Greenfield/brownfield split: 100% greenfield</p>	
<p>Potential land uses: Up to 350 new residential units supported by open green space, green infrastructure, landscaping, and highway and pedestrian access that would support place-making.</p>	

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
		P	LT	IR	H			
1. Energy & GHGs		P	LT	IR	H	-	SP8, SP9, SP16, EN10, EN17	1a, 1b, 1c, 1d, 1e, 1f
	<p>The construction and occupation of up to 350 dwellings at this location would be likely to increase energy consumption in relation to existing levels. This would be limited to some extent due to the development conforming with Local Plan policies.</p>							
	<p>The large-scale development may be a more sustainable option in terms of carbon footprint than delivering these homes through numerous smaller sites, as larger scale development could potentially facilitate measures such as efficient heat networks or could potentially make space for renewable energy generation technology. However, this option is smaller than other SUE options (in terms of size and the number of new homes it could potentially accommodate) and so, when compared with the other SUE options, it may require the inclusion of a greater number of other smaller sites to be allocated in the Plan to ensure that Bradford’s housing needs will be satisfied. As the smallest SUE option, it may also present more limited opportunities for incorporating renewable energy technologies than other SUE options. This may therefore be a less sustainable approach than delivering these homes through a larger SUE option.</p>							
	<p>Access to services at the site is somewhat limited, and any new residents here may need to travel into the centre of Allerton, up to 2km south-east, on a regular basis. Whilst there are bus services along Stony Lane and the B6146, there is a risk of residents here having a high reliance on personal car use in order to access some key services and amenities.</p>							

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
	Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of direct and permanent impacts, primarily due to alteration to the local landscape character caused by replacing open greenfield with built form.							
8. Cultural Heritage		P	LT	IR	M	-	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at this SUE option would not have an effect on Conservation Areas, Scheduled Monuments, Historic Battlefields, Registered Parks and Gardens, World Heritage Sites or West Yorkshire Archaeology Sites.							
	There are no Listed Buildings within this SUE option or within its potentially developable area. However, there is a range of Grade II Listed Buildings in proximity to the potentially developable area, including those along the B6144 as well as Stony Lane. Situating up to 350 new homes at this SUE option would be likely to risk altering the setting of a number of Grade II Listed Buildings due to the replacement of open greenfield with built form.							
Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of permanent, long-term impacts primarily due to the replacement of open greenfield with residential built form altering the setting of Grade II Listed Buildings.								
9. Air Quality		P	LT	IR	M	-	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b, 9c, 9d, 9e
	Development at this SUE option would be unlikely to have a discernible effect on an AQMA (the nearest being 4.5km east) or Clean Air Zone (the nearest being 2km north-east), although given the scale of the potential development this is uncertain (e.g. it is unknown how many residents here would be driving through the CAZ). Residents at this SUE option would be up to 4.1km away from Frizinghall Railway Station and potentially up to 750m from the nearest bus stop. There are several bus stops along Cottingley Road as well as Stony Lane with half-hourly services. These would be within the 400m target distance of some, but not all, new residents at this SUE option.							
	Due to the somewhat limited access to public transport options, there would be a relatively high reliance on personal car use for new residents with subsequent effects on local air quality. The SUE could be an opportunity to enhance the public transport offering, such as via new bus routes, but it is uncertain if this would take place.							
Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of permanent, direct and indirect impacts primarily due to the likely polluting activities (such as driving) of new residents here.								
10. Transport		T	LT	IR	M	-	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a, 10b, 10d
	Residents at this SUE option would be up to 4.1km of Frizinghall Railway Station and up to 750m from the nearest bus stop, although some (but not all) residents would be within the 400m target distance of bus stops along Cottingley Road and Stony Lane at which there are half-hourly services. PRow access into and out of the site is good as several PRow footpaths cross the site. In line with Local Plan policies, it is expected that the capacity and function of these footpaths would be protected from harm caused by any development here.							
	This SUE option is somewhat distant from key services and amenities and, given that bus stops are more than a five-minute walk away for most residents, there could be a relatively high reliance on personal car use for new residents here. There is uncertainty around the capacity of the junction of the B6144/Stony Lane/Cottingley Road and new highway/pedestrian access work would likely be required to support new growth here.							
Overall, this SUE option would be likely to result in a minor adverse effect on this SA Objective, comprised of direct and temporary impacts, primarily due to the limited access to sustainable transport modes and the potential issues around local highways capacity.								
11. Housing		T	LT	IR	H	+	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	This SUE option would allow for up to 350 new dwellings of a varied mix which would be a significant contribution towards satisfying Bradford's growing and varied housing needs.							
12. Accessible Services		T	LT	IR	M	+	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	There is a limited range of services available in Sandy Lane and it is considered to be likely that residents would need to head further afield, potentially into Allerton for which the High Street is 2km south-east of the site, to access a broader range of key services and amenities. However, it is expected that in order to conform with Local Plan policies the development at this location would incorporate services, where viable and where they are deemed							

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
								necessary to support new residential development. Providing new services and facilities is likely more viable with SUEs than it would be with smaller and non-strategic sites. Overall, this SUE option would be likely to have a minor positive effect on this SA Objective, comprised of direct and temporary impacts, primarily due to the accessibility of local services and the opportunity for this SUE option to deliver incorporate new services or amenities.
13. Social Cohesion		T	LT	IR	H	++	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
								Delivering 350 new dwellings at this SUE option would situate new residents within the existing community of Sandy Lane but is likely not of a scale that would distort the cohesiveness of this community, whilst also providing high-quality and affordable homes in a ward that is in the 50% most deprived (IMD) in the country for barriers to housing and services.
14. Culture & Leisure		T	LT	IR	M	+	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
								New residents at this SUE option would have good access to a limited range of cultural and recreational spaces in Sandy Lane, including Sandy Lane Cricket Club and Bethel Baptist Church. A broader range of cultural and recreational spaces is on offer up to 2km of this SUE option in the centre of Allerton, such as the local range of shops, pubs and community facilities there. It is uncertain if new cultural or recreational spaces would be incorporated into the development, although Local Plan policies SP2 and CO2 could help to encourage this. Overall, this SUE option would be likely to lead to minor positive effects on this SA Objective, comprised of temporary, long-term and direct impacts, primarily due to the accessibility of the limited range of cultural and recreational spaces in Sandy Lane and Allerton.
15. Safe & Secure		P	LT	IR	H	0	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
								The site is in the 20% most deprived of wards in the country for crime. The replacement of greenfield with residential development would be likely to increase rates of crime at the site in relation to existing levels due to the introduction of new targets and victims of crime at a location where there are currently very few. However, it is expected that the development would conform with Local Plan policies that help to ensure site users can pursue safe and secure lifestyles at home. New high-quality development that is safe and secure that regenerates the local area, enhances community interactions and enables high rates of natural surveillance could help to combat the risk of crime in the local area. It could therefore counteract the effect of development on greenfield introducing new targets of crime and so an overall neutral effect is considered to be likely.
16. Health		T	LT	IR	M	+	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
								New residents at this SUE option would be up to approximately 1.6km from the nearest GP surgery, including Wilsden Medical Centre north-west in Wilsden or The Grange Medical Practice south-east in Allerton. The site is 3.8km west of Bradford Teaching NHS Hospital. Site users would have good access to semi-natural habitats and the countryside west of Bradford via the PRoW network. All site users would also be within 1km of the nearest sports fields and leisure centres, such as the various sports fields in Sandy Lane. Overall, this SUE option would be likely to lead to a minor positive effect on this SA Objective, comprised of temporary, long-term and direct impacts due to the accessibility of health services in relation to this SUE option. This SUE option is outside of the target distance of a GP surgery, but within the target distance of other health facilities and spaces.
		T	LT	IR	M	+/-	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b, 17c
17. Education								Given the size of this SUE option and how the developable area is distributed, some residents would be within the 800m target distance of a primary school (Sandy Lane Primary School) but other residents could be up to 1.1km away. Site users would also be outside of the target distance of a secondary school, the nearest being 2.5km north-east (Beckfoot Upper Heaton School) and 2.7km south-east (Dixons Allerton Academy). It is currently

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SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
	<p>uncertain if these schools have appropriate capacity, but it is assumed that, in line with Local Plan policies and particularly SP6 and CO2, development at this scale would provide contributions towards enhancing the provision education facilities, where appropriate. It is currently expected that, should this SUE option be taken forwards, additional schooling capacity would need to be provided. Whilst residents at this site could be just outside the target distance of schools (i.e. they would have more limited access to education facilities than residents at other SUEs) the development could enable discernible improvements to education capacity in the local area.</p> <p>Overall, the effect of this SUE option on this SA Objective is considered to be positive/negative as some residents would be within the target distance for primary schools. There may be the potential to provide a new education facility onsite.</p>							
18. Employment		T	LT	IR	M	++	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	<p>All residents at this SUE option would be within 3km of the large employment zone at Thornton Road. The construction of up to 350 new dwellings would provide a temporary boost to employment opportunities in the local construction sector. Overall, this SUE option would be likely to have a major positive effect on this SA Objective, comprised of direct, temporary and long-term impacts, primarily due to the accessibility of employment opportunities for residents here.</p>							
19. Economy		T	LT	IR	M	+	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a
	<p>This SUE option could provide a boost to the vitality of Sandy Lane and Allerton, such as by increasing footfall in their central and economic areas and could facilitate the establishment of new businesses and enterprises. The construction of up to 350 dwellings would provide a temporary boost to the local construction sector followed by a long-term increase in the local potential customer and employee pool for local businesses. Development at the site would be unlikely to have a discernible effect on Bradford's tourism or cultural offering. Overall, this SUE option would be likely to have a minor positive effect on this SA Objective, comprised of direct, long-term and temporary impacts, primarily due to the economic boost to the local economy associated with new construction and residents.</p>							

	<h3>Clayton Heights</h3>
	<p>SUE ref: SS/002</p>
	<p>Location: This SUE option is located on the western edge of the city of Bradford Urban area, between the suburbs of Clayton and Clayton Heights, in the wards of Clayton and Fairweather Green and Thornton and Allerton.</p>
	<p>Developable area: 11.68ha</p>
	<p>Existing land uses: Agricultural land, open greenfield with a limited number of existing buildings in the south-western corner of this SUE option (existing buildings are outside of the potentially developable area).</p>
<p>Greenfield/brownfield split: 100% greenfield</p>	
<p>Potential land uses: Up to 409 new residential units supported by open green space, green infrastructure, landscaping, and highway and pedestrian access that would support place-making.</p>	

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
		P	LT	IR	H			
1. Energy & GHGs		P	LT	IR	H	-	SP8, SP9, SP16, EN10, EN17	1a, 1b, 1c, 1d, 1e, 1f
	The construction and occupation of up to 409 dwellings at this location would be likely to increase energy consumption at the site in relation to existing levels. This would be limited to some extent due to the development conforming with Local Plan policies.							
	The large-scale development may be a more sustainable option in terms of carbon footprint than delivering these homes through numerous smaller sites, as larger scale development could potentially facilitate measures such as efficient heat networks or could potentially make space for renewable energy generation technology.							
	This SUE option would be likely to require a greater number of additional smaller site allocations than the Holme Wood option, a lesser number of smaller sites than the Allerton option, and a broadly similar number of smaller sites to the other SUE options.							
	Most residents here would be likely to be within a walkable distance of most key services and amenities and would also have good access to frequent bus services, which may help to limit GHG emissions associated with the movements of new residents.							
2. Waste		P	LT	IR	H	-	SP9, SP13, HO9, DS5, EN18, EN19, EN20, EN21	2a, 2b, 2c, 2d
	This SUE option would be likely to require the provision of new highway access, the construction of which would be likely to be a source of GHG emissions. Development here would also result in the loss of up to 10.8ha of greenfield, which would be likely to reduce the carbon sink capacity of land here. It is unclear the extent to which this would be mitigated by the inclusion of landscaping and GI elements in the development.							
	Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term and irreversible direct and indirect impacts.							

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SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
	<p>The construction and occupation of up to 409 dwellings would be likely to increase the generation of waste arisings at the site in relation to existing levels. This would be limited to some extent due to the development conforming with Local Plan policies.</p> <p>The larger scale development of an SUE option may present opportunities for more efficient waste management measures to be incorporated into the layout and design of development. This SUE option may therefore be a more sustainable option in terms of resources and waste management than delivering these homes through numerous smaller site allocations. This SUE option would be likely to require a greater number of additional smaller site allocations than the Holme Wood option, a lesser number of additional smaller sites than the Allerton option, and a broadly similar number of smaller sites to the other SUE options.</p> <p>There appears to be limited options within this SUE option for reusing existing buildings, materials or structures.</p> <p>The developable area of this SUE option is adjacent to existing development in Clayton. This may help to ensure that refuse collection vehicles can access the new homes relatively easily and collect household waste from the area as well as the adjacent neighbourhood. The access road that would be delivered with this SUE option would further help to ensure this.</p> <p>Overall, it is considered to be likely that this SUE option would have a minor adverse effect on this SA Objective, comprised of long-term, permanent, irreversible, direct and indirect impacts, primarily due to the likely increase in waste arisings during the construction and occupation of up to 409 new dwellings.</p>							
		P	LT	IR	H	-	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d
3. Land & Buildings	<p>This SUE option coincides with both sandstone and coal MSAs, as well as land at which there were former coal mining activities. Due to these former coal mining activities, there is a small area in the site's south eastern corner considered to be a High Risk Area for development. This SUE option is situated predominantly on Grade 4 ALC land, with a small area of land classed as urban, and so it does not contain BMV soils.</p> <p>The site is located within the Green Belt. New development here would result in the loss of up to 11.68ha of greenfield, which would not constitute an entirely efficient use of the land resource.</p> <p>Should an SUE option not be taken forward then the Plan would be likely to require the allocation of a greater number of smaller sites in order to ensure that Bradford's housing needs can be met. The Plan seeks to make best use of brownfield and PDL plots in Bradford that are suitable for development.</p> <p>It is uncertain if existing buildings within this SUE option, which are outside of the potentially developable area, would be incorporated into new development here or whether they would present opportunities for reusing existing materials or structures.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term, permanent, direct and irreversible impacts, primarily due to the loss of greenfield but also due to the potential effects on MSAs.</p>							
		P	LT	IR	M	-	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a, 4b
4. Climate Change Resilience	<p>This SUE option is entirely within Flood Zone 1. In accordance with Local Plan policies, it is expected that the development would avoid the very limited extent of land on-site that is at a high risk of surface water flooding.</p> <p>This SUE option appears to be sloping gently on all sides down towards Clayton. The replacement of greenfield with hard standing and built form could alter the local extent of surface water flood risk, due to reduction in infiltration and interception from soils and vegetation, and this would require careful management as part of any new development here. The incorporation of landscaping and GI into the development, as well as SuDS, would help with this.</p> <p>Overall, this SUE option would be likely to lead to a minor adverse effect on this SA Objective, comprised of long-term, permanent and direct impacts, primarily due to the local presence of surface water flood risk as well as the replacement of greenfield with hard standing.</p>							
5. Water resources		P	LT	IR	M	○	SP9, EN1, EN2, EN7, EN9	5a, 5b, 5c, 5d, 5e

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	<p>This SUE option does not coincide with a groundwater source protection zone. The construction and occupation of up to 409 new dwellings would be likely to increase water consumption at this location in relation to existing levels, although in line with Local Plan policies it is assumed that development would not proceed without the necessary capacity in water supply. No waterbodies are adjacent to or within this SUE option and so development here would be unlikely to have a discernible impact on water quality.</p> <p>Overall, this SUE option would be likely to result in a neutral effect on this SA Objective, primarily due to development being situated away from sensitive groundwater or surface waterbodies.</p>							
		T	LT	IR	M	-	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a, 6b, 6c, 6d, 6e, 6f, 6g, 6h
6. Biodiversity & Geodiversity	<p>Development at this SUE option would not be expected to have an effect on SACs, SPAs, Ancient Woodland, SSSIs, LNRs or LGSs. This site is located within the SSSI Impact Risk Zone. The nearest SSSI is the South Pennine Moors which is located approximately 4.5km west of the site. The determination of effects on SACs, SPAs and SSSIs is subject to the findings of the HRA process.</p> <p>125m east of the site is the Horton Bank Country Park LWS, which would likely be subject to an increase in recreational disturbances as a result of the occupation of up to 409 new dwellings at the site. There could also be a loss of functionally linked land.</p> <p>The south-west corner of the site is coincident with the GI corridor identified by Natural England. Adjacent to the site's northern perimeter is TPO woodland and various TPO trees. A large portion of the site is also an important element of the wider grassland habitat network. Development at the site could reduce habitat connectivity in the wider ecological network.</p> <p>In line with Local Plan policies, it is expected that best efforts would be made to preserve trees and hedgerow as much as possible. Open space as part of the development could include areas of high biodiversity value. There could also be an opportunity to deliver a net increase in tree canopy at the site. This would help to limited adverse effects on biodiversity and to protect the connectivity value of the site. It is also recognised that a SUE of this scale offers greater opportunities for areas of open space and habitats than smaller sites would.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of direct and indirect, long-term and temporary impacts on biodiversity as a result of the loss of greenfield and GI that would reduce local habitat connectivity and could potentially impact on nearby protected species or habitats.</p>							
		P	LT	IR	M	-	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7. Landscape & Townscape	<p>Development at this SUE option would not have an effect on the nearby AONB or National Park.</p> <p>This SUE option could be seen as a large infill site bounded by existing built form to the north, east and south with which residential development at the site would likely conform. However, it is considered that overall, the loss of 11.68ha of greenfield that includes GI elements and plays an important role in determining the local landscape/townscape character, would adversely alter the local character. In the southern portion of the site there could be greater scope for adversely altering character as the land slopes upwards.</p> <p>The developable area of this SUE option is generally adjacent to existing built form. Development here would also be required to incorporate GI and landscaping elements. These factors would help to mitigate adverse effects on landscape and townscape character.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of direct and permanent impacts, primarily due to alteration to the local landscape character caused by replacing open greenfield with built form.</p>							
		P	LT	IR	M	-	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8. Cultural Heritage	<p>Development at this SUE option would not have an effect on Conservation Areas (including Clayton Conservation Area which is located 250m to the north), Scheduled Monuments, Historic Battlefields, Registered Parks and Gardens, World Heritage Sites or West Yorkshire Archaeology Sites.</p> <p>The Grade II Listed Building 'Langberries Farmhouse' is situated within this SUE option and within the potentially developable area. In line with Local Plan policies development at the site would need to protect the setting of this important heritage asset. However, given development would result in the loss of</p>							

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	<p>up to 11.68ha of greenfield, some of which is sloping upwards away from the Listed Building, an adverse effect on the Listed Building's setting cannot be ruled out.</p> <p>There are a further 24 Grade II Listed Buildings within 300m of this SUE options' perimeter, the setting of each of which would also be impacted by the replacement of upward sloping greenfield land and open space with residential built form.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of permanent, long-term impacts primarily due to the replacement of open greenfield with residential built form altering the setting of Grade II Listed Buildings.</p>							
9. Air Quality		P	LT	IR	M	-	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b, 9c, 9d, 9e
	<p>Development at this SUE option would be unlikely to have a discernible effect on an AQMA (the nearest being 3.5km east) or the proposed Clean Air Zone located 2km to the north-east, although given the scale of the potential development this is uncertain (e.g. it is unknown how many residents here would be driving through the CAZ). Residents at the site would be up to 4.5km south west of the nearest railway station, Bradford Interchange. There are a range of bus stops with frequent services in Clayton, along Baldwin Lane, as well as south of the site along Highgate Road. Most residents would therefore likely be within 400m of a bus stop but some residents at the site, particularly those in the western portion, would be around 600m from their nearest bus stop.</p> <p>Numerous PRow footpaths cross through the site, providing residents with good walking and cycling access to services and amenities in Clayton as well as south of the site, provided that these facilities are retained.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of permanent, direct and indirect impacts primarily due to the likely polluting activities (such as driving) of new construction and new residents here.</p>							
10. Transport		T	LT	IR	M	-	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a, 10b, 10d
	<p>Residents at the site would be up to 4.5km south west of the nearest railway station, Bradford Interchange. There are a range of bus stops with frequent services in Clayton, along Baldwin Lane, as well as south of the site along Highgate Road. Most residents would therefore likely be within 400m of a bus stop but some residents at the site, particularly those in the western portion, would be around 600m from their nearest bus stop.</p> <p>Numerous PRow footpaths cross through the site, providing residents with good walking and cycling access to services and amenities in Clayton as well as south of the site, providing that these are retained as part of the development of the site.</p> <p>There is uncertainty around the potential effects of this SUE option on several highway junctions in the local area, with possible access constraints along Brow Lane, and so additional highway/pedestrian access work would be required in support of place-making.</p> <p>Overall, this SUE option would be likely to result in a minor adverse effect on this SA Objective, comprised of direct and temporary impacts, primarily due to the somewhat limited access to sustainable transport modes and the potential issues around local highways capacity.</p>							
11. Housing		T	LT	IR	H	+	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	<p>The site would allow for up to 409 new dwellings of a varied mix which would be a significant contribution towards satisfying Bradford's growing and varied housing needs.</p>							
12. Accessible Services		T	LT	IR	M	++	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	<p>Residents at the site would have good access to a range of services in Clayton, approximately 1km north of the site as well as the range of services available on Highgate Road just south of the site. It is expected that in order to conform with Local Plan policies the development at this location would incorporate necessary services, where viable. Providing new services and facilities is likely more viable with SUEs than it would be with smaller and non-strategic sites.</p>							

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SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
	Overall, this SUE option would be likely to have a minor positive effect on this SA Objective, comprised of direct and temporary impacts, primarily due to the accessibility of local services and the opportunity for this SUE option to deliver incorporate new services or amenities.							
13. Social Cohesion		T	LT	IR	H	++	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	New residents at this SUE option would be situated within the existing community of Clayton but it is likely not of a scale that would distort the cohesiveness of this community, whilst also providing high-quality and affordable homes in a ward that is in the 30% least deprived (IMD) in the country for barriers to housing and services.							
14. Culture & Leisure		T	LT	IR	M	+	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site users would have good access to sport and leisure spaces in Clayton as well as further afield in Bradford. Various cultural spaces are at accessible locations in Clayton as well as just south of the site along Highgate Road. It is uncertain if new culture or leisure spaces would be incorporated into the development, although Local Plan policies SP2 and CO2 could help to encourage this. Overall, this SUE option would be likely to lead to minor positive effects on this SA Objective, comprised of temporary, long-term and direct impacts, primarily due to the accessibility of the limited range of cultural and recreational spaces in Clayton.							
15. Safe & Secure		P	LT	IR	H	0	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The replacement of greenfield land with residential development would be likely to increase rates of crime at the site in relation to existing levels. Much of the site is in the 20% most deprived of wards in the country for crime. However, it is expected that the development would conform with Local Plan policies that help to ensure site users can pursue safe and secure lifestyles at home. New high-quality development that is safe and secure that regenerates the local area, enhances community interactions and enables high rates of natural surveillance could help to combat the risk of crime in the local area. It could therefore counteract the effect of development on greenfield introducing new targets of crime and so an overall neutral effect is likely.							
16. Health		T	LT	IR	M	+	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Most residents would have good access to Cowgill Surgery and Westwood Park Surgery just north and south of the site respectively, although some residents would be up to 1.2km from these centres. All site users would have excellent access to the countryside and semi-natural habitats via the local PRoW network as well as sports and leisure centres in Clayton. All residents would be within 5km of the nearest hospitals, Bradford Royal Infirmary and St Luke's Hospital. Overall, this SUE option would be likely to lead to a minor positive effect on this SA Objective, comprised of temporary, long-term and direct impacts due to the accessibility of health services in relation to this SUE option.							
17. Education		T	LT	IR	M	+	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b, 17c
	This SUE option would be likely to result in 279 primary, and 150 secondary, school pupils. Access to primary schools at the site is good, with Stocks Lane Primary School 400m south of the site's southern perimeter in Westwood Park and Clayton Village Primary School 430m north of the site's northern perimeter in Clayton. However, primary schools in Clayton are understood to be currently operating at close to full capacity. Access to secondary schools is slightly more limited, the nearest being Queensbury Academy, which is up to 2.6km south west of the site, and Dixons Allerton Academy, which is up to 2.9km north-east of the site. It is assumed that, in line with Local Plan policies and particularly SP6 and CO2, development at this scale may provide contributions towards enhancing the provision of education facilities, where appropriate. At this stage it is uncertain the extent to which this would increase the capacity of primary schools in Clayton which, if it did, would help to ensure that residents at this SUE option would have sustainable access to primary school spaces.							

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
	Overall, the effect of this SUE option on this SA Objective is considered to be minor positive due to the proximity of primary education facilities to the site. There may be the potential for a new school to be provided onsite.							
18. Employment		T	LT	IR	M	++	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	All site users would be within 2.2km of the large employment zone at Paradise Green, which is north-east of the site, as well as the range of employment opportunities throughout Clayton. The construction of up to 409 new dwellings would provide a temporary boost to employment opportunities in the local construction sector. Overall, this SUE option would be likely to have a major positive effect on this SA Objective, comprised of direct, temporary and long-term impacts, primarily due to the accessibility of employment opportunities for residents here.							
19. Economy		T	LT	IR	M	+	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a
	Development at the site could provide a boost to the vitality of Clayton and facilitate the establishment of new businesses and enterprises. The construction of up to 409 new dwellings would provide a temporary boost to the local construction sector followed by a long-term increase in the local potential customer and employee pool for local businesses. Development at the site would be unlikely to have a discernible effect on Bradford's tourism or cultural offering. Overall, this SUE option would be likely to have a minor positive effect on this SA Objective, comprised of direct, long-term and temporary impacts, primarily due to the economic boost to the local economy associated with new construction and residents.							

Appendix E – Appraisal of SUEs

	<p>South Bierley</p>
	<p>SUE ref: SS/003</p>
	<p>Location: The proposed SUE area is located on the south eastern edge of the city of Bradford Urban area, adjacent to the suburb of Bierley.</p>
	<p>Developable area: 12.13ha</p>
	<p>Existing land uses: Agricultural land and greenfield with a very limited number of existing buildings</p>
	<p>Greenfield/brownfield split: 100% greenfield</p>
<p>Potential land uses: Up to 425 new dwellings with open green space/green infrastructure/landscaping highway/pedestrian access etc that would support place-making.</p>	

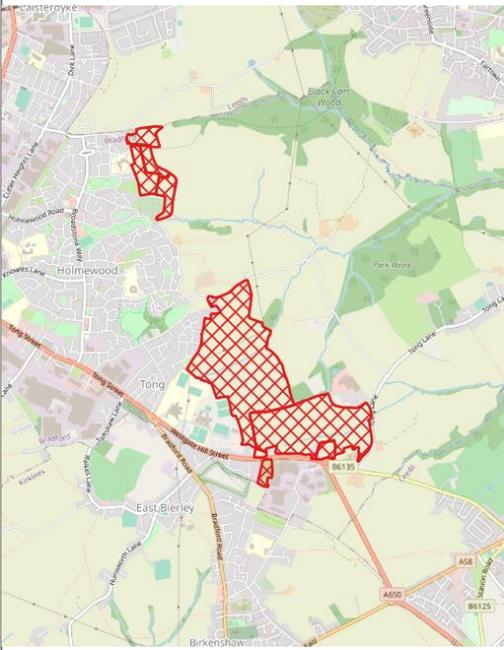
SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
		P	LT	IR	H			
1. Energy & GHGs						-	SP8, SP9, SP16, EN10, EN17	1a, 1b, 1c, 1d, 1e, 1f
	<p>The construction and occupation of up to 425 dwellings at this location would be likely to increase energy consumption at the site in relation to existing levels. This would be limited to some extent due to the development conforming with Local Plan policies.</p> <p>The large-scale development may be a more sustainable option in terms of carbon footprint than delivering these homes through numerous smaller sites, as larger scale development could potentially facilitate measures such as efficient heat networks or could potentially make space for renewable energy generation technology. This SUE option would be likely to require a greater number of additional smaller site allocations than the Holme Wood option, a lesser number of additional smaller sites than the Allerton option, and a broadly similar number of smaller sites to the other SUE options.</p> <p>This SUE option is the largest SUE option in terms of the developable area. This could potentially mean that there is more space available within the SUE for including renewable energy generating technologies or more efficient energy systems.</p> <p>Most residents here would be likely to be within a walkable distance of most key services and amenities and would also have good access to frequent bus services, which may help to limit GHG emissions associated with the movements of new residents.</p> <p>This SUE option would be likely to require the provision of new highway access, the construction of which would be likely to be a source of GHG emissions. Development here would also result in the loss of up to 10.8ha of greenfield, which would be likely to reduce the carbon sink capacity of land here. It is unclear the extent to which this would be mitigated by the inclusion of landscaping and GI elements in the development.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term and irreversible direct and indirect impacts.</p>							
2. Waste		T	LT	IR	H	-	SP9, SP13, HO9, DS5, EN18, EN19, EN20, EN21	2a, 2b, 2c, 2d

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
	<p>the site would lead to the replacement of greenfield comprised of permeable soils that helps to filter and improve the quality of water entering the stream. The quality of the nearby surface waterbody could therefore be at risk. The incorporation of SuDS (as is expected) would help to limit these impacts.</p> <p>Overall, this SUE option would be likely to result in a minor adverse effect on this SA Objective, comprised of long-term, permanent and direct impacts, primarily due to the loss of greenfield and potential risk to surface water quality.</p>							
		T	LT	IR	M	-	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a, 6b, 6c, 6d, 6e, 6f, 6g, 6h
6. Biodiversity & Geodiversity	<p>Development at this SUE option would not be expected to have an effect on SACs, SPAs, Ancient Woodland, SSSIs, LNRs or LGSs. Development at this SUE option would result in the loss of a large greenfield land that is included in Natural England's GI corridor and that forms an important element of the wider area's grassland habitat network. The construction of up to 425 dwellings here would be expected reduce habitat connectivity in these networks. 105m north west of the site is the Bierley Wood LWS. Cockleshaw Wood LWS is 400m south east. The potential development could lead to the loss of supporting habitat for species utilising these LWSs. It could also lead to an increase in public access associated disturbances at each woodland, such as an increase in dog walkers. Sections of the small surface water body delineating the site's eastern perimeter are priority habitats. The construction and occupation of the potential development could pose a risk to these habitats given the threat of reduced quality of waters entering the stream, pollution events, reduced habitat connectivity and recreational disturbances.</p> <p>In line with Local Plan policies, it is expected that best efforts would be made to preserve trees and hedgerow as much as possible. Open space as part of the development could include areas of high biodiversity value. There could also be an opportunity to deliver a net increase in tree canopy at the site. This would help to limit adverse effects on biodiversity and to protect the connectivity value of the site. It is also recognised that a SUE of this scale offers greater opportunities for areas of open space and habitats than smaller sites would.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of direct and indirect, long-term and temporary impacts on biodiversity as a result of the loss of greenfield and GI that would reduce local habitat connectivity and could potentially impact on nearby protected species or habitats.</p>							
		P	LT	IR	M	-	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7. Landscape & Townscape	<p>Development at this SUE options would not have an effect on the AONB or the National Park. New residential development would be in-keeping with existing residential built form to the north. However, the replacement of 13.91ha of greenfield land with residential development would alter the site's contribution towards the local landscape character.</p> <p>The developable area of this SUE option is generally adjacent to existing built form. Development here would also be required to incorporate GI and landscaping elements. These factors would help to mitigate adverse effects on landscape and townscape character.</p> <p>This option could potentially result in the loss of 13.91ha of greenfield, and so it would be likely to lead affect the local landscape character. Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of direct and permanent impacts, primarily due to alteration to the local landscape character caused by replacing open greenfield with built form.</p>							
		P	LT	IR	M	-	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8. Cultural Heritage	<p>Development at this SUE option would not have an effect on historic areas. The heritage assets that could potentially be impacted are four Grade II Listed Buildings and one Grade II* Listed Building within 300m north-west of the site. The replacement of greenfield with up to 478 dwellings would be likely to alter the setting of these assets. Local Plan policies would help to ensure that this impact is minor.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of permanent, long-term impacts primarily due to the replacement of open greenfield with residential built form altering the setting of Grade II Listed Buildings.</p>							
		P	LT	IR	M	-	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b, 9c, 9d, 9e
9. Air Quality	<p>Development at this SUE option would be unlikely to have a discernible effect on an AQMA (the nearest being 2.2km north-west) or Clean Air Zone (the nearest being 1.2km north-west), although given the scale of the potential development this is uncertain. Residents at the site would likely be within 2km of</p>							

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
								Low Moor Railway Station. Site users could be up to 1km from the nearest bus stops, either those at the industrial area to the west or the residential streets to the north. Given the scale of the development and the limited public transport access, an increase in car movements and associated pollution around the site is highly likely. Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of permanent, direct and indirect impacts primarily due to the likely polluting activities (such as driving) of new construction and new residents here.
10. Transport		T	LT	IR	M	+	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a, 10b, 10d
								Residents at the site would be likely to be within 2km of Low Moor Railway Station.. There are several bus stops to the north west of the site with regular services to Bradford city centre. PRoW access into and out of the site is good, particularly at the north and south perimeters. The SUE could be an opportunity to deliver enhancements to the local public transport offering, including new bus stops or bus routes in proximity to the site, although there is uncertainty over the extent to which this would take place. Overall, this SUE option would be likely to result in a minor positive effect on this SA Objective, comprised of direct and temporary long-term impacts, primarily due to the accessibility of sustainable transport modes.
11. Housing		T	LT	IR	H	+	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
								This SUE option could accommodate up to 425 new dwellings of a varied mix, which would be a significant contribution towards satisfying Bradford's growing and varied housing needs.
12. Accessible Services		T	LT	IR	M	+	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
								New residents at this SUE option would be at most approximately 2km away from the District Centre on Tong Street, which is north east. Residents would have good access to the industrial area just west of the site where some key services are available. It is expected that in order to conform with Local Plan policies the development at this location would incorporate necessary services, where viable. Providing new services and facilities is likely more viable with SUEs than it would be with smaller and non-strategic sites.
13. Social Cohesion		T	LT	IR	H	++	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
								Delivering up to 425 new dwellings here would situate new residents within an existing community, but likely not of the scale to distort the cohesiveness of this community, whilst also providing high-quality and affordable homes in a ward that is in the 40% most deprived (IMD).
14. Culture & Leisure		T	LT	IR	M	+	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
								New residents at this SUE option would be situated between 800m and 2.5km from a range of leisure centres. A church, public house and areas of open space are available close to the site to the north and west. It is uncertain if new culture or leisure spaces would be incorporated into the development, although Local Plan policies SP2 and CO2 could help to encourage this.
15. Safe & Secure		P	LT	IR	H	0	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
								This SUE option is in the 50% most deprived of wards for crime. The replacement of greenfield land with residential development would be likely to increase rates of crime at the site in relation to existing levels. However, it is expected that the development would conform with Local Plan policies that help to ensure site users can pursue safe and secure lifestyles at home. New high-quality development that is safe and secure that regenerates the local area, enhances community interactions and enables high rates of natural surveillance could help to combat the risk of crime in the local area. It could therefore counteract the effect of development on greenfield introducing new targets of crime and so an overall neutral effect is likely.
16. Health		T	LT	IR	M	+	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

	Holme Wood
	SUE ref: SS/005
	Location: The proposed SUE area is located on the south eastern edge of the city of Bradford Urban area, to the north of the A650 Westgate Hill adjacent to the suburb of Holme Wood.
	Developable area: 65.36ha
	Existing land uses: Agricultural land and greenfield with a very limited number of existing buildings
Greenfield/brownfield split: 100% greenfield	
Potential land uses: The main uses that would be expected within the SUE are: <ul style="list-style-type: none"> • Residential – up to 1,454 new dwellings • 9.06ha of employment land • Education • Retail • Highway/Transport Corridor. 	
This would be supported by open green space/green infrastructure/landscaping highway/pedestrian access that would support place-making.	

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
1. Energy & GHGs		P	LT	IR	H	-	SP8, SP9, SP16, EN10, EN17	1a, 1b, 1c, 1d, 1e, 1f
The construction and occupation of up to 1,454 new new dwellings at this location would be likely to increase energy consumption at the site in relation to existing levels. This would be limited to some extent due to the development conforming with Local Plan policies. The large-scale development could facilitate measures such as efficient heat networks or incorporating renewable energy generation technologies into the development. This SUE option is the largest option in terms of developable area and the number of homes it could accommodate. As a result, it could allow for more efficient energy networks and more renewable energy generation within the development. This SUE option would also mean that a lesser quantity of smaller site allocations would be required, in order that Bradford’s housing needs will be met, than all other SUE options. On this basis this SUE option could potentially be the most sustainable option in terms of energy consumption and GHG emissions. Ultimately however, this SUE option would accommodate the provision of up to 1,454 new homes at a greenfield location, and so an increase in GHG emissions and energy consumption is unlikely to be avoidable.								

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
	<p>However, given the scale of the potential development it is considered that a major adverse effect cannot be ruled out at this stage. Conversely, the larger SUEs (such as this site) are likely to have greater potential for the viable delivery of sustainable design solutions including renewables and low carbon technology, therefore the scoring has taken this into account.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term and irreversible direct and indirect impacts.</p>							
2. Waste		T	LT	IR	H	-	SP9, SP13, HO9, DS5, EN18, EN19, EN20, EN21	2a, 2b, 2c, 2d
	<p>The construction and occupation of up to 1,454 dwellings would be likely to increase the generation of waste arisings at the site in relation to existing levels. This would be limited to some extent due to the development conforming with Local Plan policies as well as the separately adopted Waste Management DPD.</p> <p>This SUE option would accommodate, by far, the greatest number of new homes out of all SUE options. It may therefore be likely to increase waste arisings more than all other SUE options would. However, by accommodating more homes this SUE option would mean that a lesser quantity of smaller site allocations would be required in order that Bradford's housing needs are met. Larger developments such as this SUE option, when compared with smaller site allocations, often present opportunities for more sustainable waste management techniques and for incorporating design elements that help to reduce waste and increase rates of recovery (recycling, reusing etc.)</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term and irreversible direct and indirect impacts.</p>							
3. Land & Buildings		P	LT	IR	H	--	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d
	<p>The site is located within the Green Belt. Development at this location would result in the loss of up to 65.36ha of greenfield. This land also contains Grade 3 ALC soils, which could potentially be BMV soils. The site coincides with a coal mineral safeguarding area as well as areas of former coal mining activities, including some development High Risk Areas. In line with Local Plan policies, it is expected that best efforts would be made to maximise opportunities for reusing buildings.</p> <p>This SUE option would help to limit the lesser quantity of site allocations that would be required in order for Bradford's housing needs to be met. It is clear from the preferred option sites that the Plan is pursuing significant levels of development on brownfield, regardless of which SUE option is pursued.</p> <p>Overall, it is considered to be likely that this SUE option would result in a major adverse effect on this SA Objective, comprised of long-term and irreversible direct and indirect impacts, primarily due to the loss of up to 65.36ha of greenfield that potentially includes BMV soils.</p>							
4. Climate Change Resilience		P	LT	IR	M	-	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a, 4b
	<p>This SUE option is entirely within Flood Zone 1. Focussing a large number of new homes at this SUE option would be an effective means of ensuring that new homes delivered through the emerging Plan are resilient to the potential effects of flooding (because they are not living on land at risk of flooding).</p> <p>In accordance with Local Plan policies, it is expected that the development would avoid the very limited extent of land on-site that is at a high risk of surface water flooding, land which is associated with three small watercourses running through the site. The topography of the site is fairly complex. The highest point is towards the site's southern perimeter, which slopes down to approximately the centre of the site before rising slowly once more towards the northern perimeter. It is in the centre of the site, in between the higher grounds towards the south and north, where surface water flood risk is greatest. The proposed development here would replace permeable soils with hardstanding and would thereby reduce infiltration and interception of rainwaters resulting in an increase in overland flow. This would be limited to some extent by the development incorporating SuDS and increasing tree canopy at the site (which is currently very limited).</p>							

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
	Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term and irreversible direct and indirect impacts, primarily due to the potential effects on the local extent of surface water flood risk caused by the replacement of greenfield with hard standing and built form.							
5. Water resources		P	LT	IR	M	-	SP9, EN1, EN2, EN7, EN9	5a, 5b, 5c, 5d, 5e
	<p>This SUE option does not coincide with a groundwater source protection zone. The construction and occupation of up to 1,454 dwellings at this location would be likely to increase water consumption at the site in relation to existing levels, although in line with Local Plan policies it is assumed that development would not proceed without the necessary capacity in water supply. There are three streams that run through the site, including Holme Beck, Kit Wood Beck and a small stream in the site’s northern portion. New development here would risk worsening water quality of these waterbodies. Local Plan policies, including the requirement to incorporate SuDS, would help to limit these effects.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term and irreversible direct and indirect impacts, primarily due to the risk to surface water quality that development here could pose.</p>							
6. Biodiversity & Geodiversity		T	LT	IR	M	-	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a, 6b, 6c, 6d, 6e, 6f, 6g, 6h, 6i
	<p>Development at this SUE option would not be expected to have an effect on SACs, SPAs, SSSIs or LGSs. Tong Moor LNR and LWS sits 185m south of the site’s southern perimeter and would be likely to be exposed to an increase in recreational associated disturbances as a result of the construction and occupation of up to 1,454 new dwellings.</p> <p>This SUE option is entirely within the Natural England GI corridor and contains parcels of land considered to be important elements of the local woodland and grassland habitat networks. The proposed development at this location would be expected to diminish the connectivity of local ecological networks, although this would be limited to some extent by Local Plan policies preserving and providing new GI.</p> <p>Open space as part of the development could include areas of high biodiversity value. There could also be an opportunity to deliver a net increase in tree canopy at the site. This would help to limited adverse effects on biodiversity and to protect the connectivity value of the site. It is also recognised that a SUE of this scale offers greater opportunities for areas of open space and habitats than smaller sites would.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of temporary, long-term and irreversible direct and indirect impacts, primarily due to the effects on local habitat connectivity and the potential to impact on protected species or habitats utilising this land.</p>							
7. Landscape & Townscape		P	LT	IR	M	-	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	<p>Development at the site would not have an effect on the AONB or the National Park.</p> <p>The site would constitute a major urban extension and would result in the loss of large quantities of greenfield land and open space, including GI elements, that currently make a positive contribution towards the local landscape and townscape character. Some of the land rises upwards and development here would likely be viewable from some distance away.</p> <p>This SUE option is, by far, the largest SUE option under consideration from the Council. On that basis it could potentially affect landscape and townscape character to a greater order of magnitude than other SUE options. At the same time, this SUE option would mean that a lesser quantity of smaller site allocations would be required in order that Bradford’s housing needs will be met and it could therefore help to protect the character of landscapes and townscapes in other areas of Bradford.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term, permanent, and irreversible direct and indirect impacts, primarily as a result of the replacement of greenfield with built form.</p>							
8. Cultural Heritage		P	LT	IR	M	--	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
	<p>Development at this SUE option would not have an effect on Scheduled Monuments, Historic Battlefields, Registered Parks and Gardens, World Heritage Sites or West Yorkshire Archaeology Sites. Just south of the site is a Historic Battlefield but development would not encroach on this. 800m east of the site is the Conservation Area at Tong, from which the development at the site could potentially be viewable.</p> <p>Within the site are six Grade II Listed Buildings, each being historic farm buildings, as well as the Grade II* Listed Ryecroft Hall. It is assumed that, in line with Local Plan policies, development would make best efforts to avoid negative impacts and to deliver positive impacts on the setting of these heritage assets and that they would only be developed themselves should the development deliver discernible benefits, such as by providing a new lease of life to a Listed Building. However, it is considered that the construction and occupation of 1,454 new dwellings at the site, as well as the associated infrastructure, would severely alter the currently agricultural and countryside setting of these sensitive heritage assets.</p> <p>Overall, it is considered that a major adverse effect on this SA Objective cannot be ruled out, comprised of permanent, long-term and irreversible direct and indirect impacts, primarily as a result of the potential effects of replacing up to 35.28ha of greenfield with built form in proximity to a Grade II* Listed Building.</p>							
9. Air Quality		P	LT	IR	M	-	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b, 9c, 9d, 9e
	<p>Development at this SUE option would be unlikely to have a discernible effect on an AQMA (the nearest being 2.9km north-west) or Clean Air Zone (the nearest being 0.9km north-west), although given the scale of the potential development this is uncertain (e.g. it is unknown how many residents here would be driving through the CAZ). Residents at the site would be up to 2.6km west of the nearest railway station, Low Moor. There are a large number of bus stops within 350m of the site's perimeter, found along A650 as well as within the existing Holme Wood estate, although depending on the layout of development residents could be up to 1.35km from their nearest bus stop. Various PRoW footpaths cross through the site, providing residents with good walking and cycling access to services and amenities (provided that these are retained). The site could be an opportunity to enhance the local public transport offering, such as through new bus routes and new bus stops, but it is uncertain if this would take place.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term and irreversible direct and indirect impacts.</p>							
10. Transport		T	LT	IR	M	-	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a, 10b, 10d
	<p>Residents at the site would be up to 2.6km west of the nearest railway station, Low Moor. There is a large number of bus stops within 350m of the site's perimeter, found along A650 as well as within the existing Holme Wood estate, although depending on the layout of development residents could be up to 1.35km from their nearest bus stop. Various PRoW footpaths cross through the site, providing residents with good walking and cycling access to services and amenities. The site could be an opportunity to enhance the local public transport offering, such as through new bus routes or new bus stops, but it is uncertain if this would take place.</p>							
11. Housing		T	LT	IR	H	++	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	<p>This SUE option would facilitate up to 1,454 new dwellings (more than any other SUE option), including a varied mix which would be a significant contribution towards satisfying Bradford's growing and varied housing needs.</p>							
12. Accessible Services		T	LT	IR	M	++	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	<p>Residents at this SUE option would have good access to a range of services in Holme Wood and Tong. It is expected that in order to conform with Local Plan policies the development at this location would incorporate necessary services, where viable. Providing new services and facilities is likely more viable with SUEs than it would be with smaller and non-strategic sites.</p>							
13. Social Cohesion		T	LT	IR	H	++	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
		Providing up to 1,454 new dwellings here would situate new residents within the existing community of Holme Wood and Tong but it is likely not of a scale that could distort the cohesiveness of this community, whilst also providing high-quality and affordable homes in a ward that is in the 40% most deprived (IMD) in the country for barriers to housing and services.						
14. Culture & Leisure		T	LT	IR	M	+	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		New residents at this SUE option would have good access to sport and leisure spaces in Tong and Holme Wood, including Tong Sports Centre and Swimming Pool 400m south west of the site's south western perimeter. Site users would also have good access to cultural spaces and facilities along the A650 Tong Street, just south of the sit. It is uncertain if new culture or leisure spaces would be incorporated into the development, although Local Plan policies SP2 and CO2 could help to encourage this.						
15. Safe & Secure		P	LT	IR	H	O	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The replacement of greenfield land with residential development would be likely to increase rates of crime at the site in relation to existing levels. The site is in a ward amongst 30% most deprived of wards in the country for crime. However, it is expected that the development would conform with Local Plan policies that help to ensure site users can pursue safe and secure lifestyles at home. New high-quality development that is safe and secure that regenerates the local area, enhances community interactions and enables high rates of natural surveillance could help to combat the risk of crime in the local area. It could therefore counteract the effect of development on greenfield introducing new targets of crime and so an overall neutral effect is likely.						
16. Health		T	LT	IR	M	+	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		New residents at this SUE option would be within 500m – 2km from one of three GP surgeries just west of the site, including Highfield Health Centre, Tong Medical Practice and Holme Wood Health Centre. All residents would be within 5km of the nearest hospital, St Luke's. Site users would have good access to semi-natural habitats and the countryside east of Bradford via the PRoW network. All site users would also be within 1km of the nearest sports fields and leisure centres.						
17. Education		T	LT	IR	M	++	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b, 17c
		200m south west of the site's south western perimeter is Tong High School. Ryecroft Primary Academy is 300m west of the site's western perimeter, whilst Carrwood Primary School site is adjacent to the site's north-western perimeter. Delivering up to 1,454 new dwellings at this SUE option may create approximately 897 new primary school students and 480 new secondary school students. Schools in the area do not have the capacity to accommodate these students, and a new primary school would be required in support of this SUE option. Overall, the effects of this SUE option on this SA Objective are considered to be major positive due to the proximity of education facilities to the site. There may also be the potential for a new school to be provided onsite.						
18. Employment		T	LT	IR	M	++	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		New residents at this SUE option would be within 3km of four employment zones, including Law Street/Dudley Hill, Cutler Heights, Tong Street/Shetcliffe Lane and Westgate Hill Street. with some being within 200m of this employment area. The construction of up to 1,454 new dwellings would provide a temporary boost to employment opportunities in the local construction sector. Part of the SUE proposed development also includes 9.06ha of employment land towards the south east, providing employment opportunities for the area. Overall, this SUE option would be likely to have a major positive effect on this SA Objective, comprised of direct, temporary and long-term impacts, primarily due to the accessibility of employment opportunities for residents here.						
19. Economy		T	LT	IR	M	++	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend	P/D/R/L	Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
	<p>Development at the site could provide a boost to the vitality of the local area, Holme Wood and Tong. It would also facilitate the establishment of new businesses and enterprises. The construction of up to 1,454 new dwellings would provide a temporary boost to the local construction sector followed by a long-term increase in the local potential customer and employee pool for local businesses. Development at the site would be unlikely to have a discernible effect on Bradford’s tourism or cultural offering. In addition, the development proposal includes 9.06ha of employment land, which would be expected to boost the local economy to some extent.</p> <p>Overall, this SUE option would be likely to have a minor positive effect on this SA Objective, comprised of direct, long-term and temporary impacts, primarily due to the economic boost to the local economy associated with new construction and residents.</p>				

	West of Cross Hill
	SUE ref: SS/005
	Location: The proposed SUE area is located on the south western edge of the city of Bradford Urban area, between the suburbs of Woodside and Low Moor
	Developable area: 10.93ha
	Existing land uses: Agricultural land and greenfield with a very limited number of existing buildings
	Greenfield/brownfield split: 100% greenfield
Potential land uses: Residential development of up to 260 new dwellings. This would be supported by open green space/green infrastructure/landscaping highway/pedestrian access that would support place-making.	

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)	
		P	LT	IR	H				
1. Energy & GHGs						-	SP8, SP9, SP16, EN10, EN17	1a, 1b, 1c, 1d, 1e, 1f	
	<p>The construction and occupation of up to 260 new dwellings at this location would be likely to increase energy consumption at the site in relation to existing levels. This would be limited to some extent due to the development conforming with Local Plan policies. The large-scale development could facilitate measures such as efficient heat networks or incorporating renewable energy generation technologies into the development.</p> <p>The large-scale development may be a more sustainable option in terms of carbon footprint than delivering these homes through numerous smaller sites, as larger scale development could potentially facilitate measures such as efficient heat networks or could potentially make space for renewable energy generation technology.</p> <p>This SUE option would be likely to require a greater number of additional smaller site allocations than the Holme Wood option, a lesser number of smaller sites than the Allerton option, and a broadly similar number of smaller sites to the other SUE options.</p> <p>Most residents here would be likely to be within a walkable distance of most key services and amenities and would also have good access to frequent bus services, which may help to limit GHG emissions associated with the movements of new residents.</p> <p>This SUE option would be likely to require the provision of new highway access, the construction of which would be likely to be a source of GHG emissions. Development here would also result in the loss of up to 10.93ha of greenfield, which would be likely to reduce the carbon sink capacity of land here. It is unclear the extent to which this would be mitigated by the inclusion of landscaping and GI elements in the development.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term and irreversible direct and indirect impacts.</p>								
							-	SP9, SP13, HO9, DS5, EN18, EN19, EN20, EN21	2a, 2b, 2c, 2d
	<p>The construction and occupation of up to 260 dwellings would be likely to increase the generation of waste arisings at the site in relation to existing levels. This would be limited to some extent due to the development conforming with Local Plan policies.</p>								
	2. Waste						-	SP9, SP13, HO9, DS5, EN18, EN19, EN20, EN21	2a, 2b, 2c, 2d

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
	<p>The larger scale development of an SUE option may present opportunities for more efficient waste management measures to be incorporated into the layout and design of development. This SUE option may therefore be a more sustainable option in terms of resources and waste management than delivering these homes through numerous smaller site allocations. This SUE option would be likely to require a greater number of additional smaller site allocations than the Holme Wood option, a lesser number of additional smaller sites than the Allerton option, and a broadly similar number of smaller sites to the other SUE options.</p> <p>There appears to be limited options within this SUE option for reusing existing buildings, materials or structures.</p> <p>The developable area of this SUE option is adjacent to existing development in Cross Hill, which may help to ensure that refuse collection vehicles can access new homes relatively easily and collect household waste relatively efficiently from the area as well as from the adjacent neighbourhood. The access road(s) that would be delivered with this SUE option would further help to ensure this.</p> <p>Overall, it is considered to be likely that this SUE option would have a minor adverse effect on this SA Objective, comprised of long-term, permanent, irreversible, direct and indirect impacts, primarily due to the likely increase in waste arisings during the construction and occupation of up to 260 new dwellings.</p>							
		P	LT	IR	H	- -	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d
3. Land & Buildings	<p>This SUE option is almost entirely greenfield with a limited number of agricultural buildings and cottages. It is uncertain if the existing buildings would be redeveloped. Most of the land within this SUE option is considered to comprise Grade 4 ALC soils although southern portions of the site are Grade 3, which could potentially include BMV soils. This SUE option coincides with a coal MSA as well as land at which there were former coal mining activities including some development High Risk Areas. In line with Local Plan policies, it is expected that best efforts would be made to maximise opportunities for reusing buildings. Due to the significant loss of greenfield, including BMV soils, and the potential sterilisation of mineral resources a major adverse effect cannot be ruled out at this stage.</p> <p>The developable areas of the site is not located within the Green Belt. The loss of up to 10.93ha of greenfield would not constitute an entirely efficient use of the land resource. However, should an SUE option not be taken forwards then the Plan would be likely to require the allocation of a greater number of smaller sites in order to ensure that Bradford's housing needs can be met. The Plan seeks to make best use of brownfield and PDL plots in Bradford that are suitable for development.</p> <p>Overall, a major adverse effect on this SA Objective as a result of this SUE option cannot be entirely ruled out, comprised of long-term, permanent, direct and irreversible impacts, primarily due to the loss of BMV soils.</p>							
		P	LT	IR	M	-	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a, 4b
4. Climate Change Resilience	<p>This SUE option is entirely within Flood Zone 1. In accordance with Local Plan policies it is expected that the development would avoid the very limited extent of land on-site that is at a high risk of surface water flooding. Land at the site slopes upwards towards higher land at the centre of the site. Development here would replace permeable soils with hardstanding and would thereby reduce infiltration and interception of rainwaters resulting in an increase in overland flow. This would be limited to some extent by the development incorporating SuDS and increasing tree canopy at the site (which is currently very limited).</p> <p>Overall, this SUE option would be likely to lead to a minor adverse effect on this SA Objective, comprised of long-term, permanent and direct impacts, primarily due to the local presence of surface water flood risk as well as the replacement of greenfield with hard standing.</p>							
		P	LT	IR	M	-	SP9, EN1, EN2, EN7, EN9	5a, 5b, 5c, 5d, 5e
5. Water resources	<p>The site does not coincide with a groundwater source protection zone. The construction and occupation of up to 260 new dwellings at this location would be likely to increase water consumption at the site in relation to existing levels, although in line with Local Plan policies it is assumed that development would not proceed without the necessary capacity in water supply. There are two small streams within the site, as well as a pond in the northern portion of the site. New development here would risk adversely affecting the water quality of these waterbodies. Local Plan policies, including the requirement to incorporate SuDS, would help to limit these effects.</p>							

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
	Overall, this SUE option would be likely to result in a minor positive effect on this SA Objective, comprised of long-term, permanent and direct impacts, primarily due to development being situated away from sensitive groundwater or surface waterbodies.							
6. Biodiversity & Geodiversity		T	LT	IR	M	-	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a, 6b, 6c, 6d, 6e, 6f, 6g, 6h
	<p>Development at this SUE option would be unlikely to have an effect on SACs, SPAs, SSSIs, LNRs or LGSs. While, the site is located within the SSSI Impact Risk Zone, the nearest SSSI is approximately 8km north west of the site. The determination of effects on SACs, SPAs and SSSIs is subject to the findings of the HRA process.</p> <p>An area of Ancient Woodland, Gannerthorpe Wood, is in the north-west of the site. Ancient Woodland also delineates the site's south-western perimeter. The Ancient Woodland has also been designated as an LWS. The construction and occupation of 260 dwellings here would be expected to result in a loss of this woodland's supporting habitat and functionally linked land whilst increasing recreational disturbances. In line with Local Plan policies it is expected that no Ancient Woodland would be directly lost as a result of development here. Deciduous woodland within the site is a priority habitat. In the north-east of the site, near Moor Side, is some TPO woodland. The site also forms an important element of the wider woodland and grassland habitat networks in Bradford, the connectivity of which would likely be diminished as a result of development here.</p> <p>Open space as part of the development could include areas of high biodiversity value. There could also be an opportunity to deliver a net increase in tree canopy at the site. This would help to limited adverse effects on biodiversity and to protect the connectivity value of the site. It is also recognised that a SUE of this scale offers greater opportunities for areas of open space and habitats than smaller sites would.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of direct and indirect, long-term and temporary impacts on biodiversity as a result of the loss of greenfield and GI that would reduce local habitat connectivity and could potentially impact on nearby protected species or habitats.</p>							
7. Landscape & Townscape		P	LT	IR	M	-	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	<p>Development at this SUE option would result in no discernible effects on an AONB or National Park.</p> <p>The site would constitute a major urban extension and would result in the loss of large quantities of greenfield land and open space, including GI elements, that currently make a positive contribution towards the local landscape and townscape character.</p> <p>The developable area of this SUE option is adjacent to existing built form and residential development, which would help to minimise alterations to character caused by residential development within this SUE option. The incorporation of landscaping and open space into this development would also help to minimise adverse effects.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of direct and permanent impacts, primarily due to alteration to the local landscape character caused by replacing open greenfield with built form.</p>							
8. Cultural Heritage		P	LT	IR	M	--	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	<p>Development at this SUE option would be unlikely to have a discernible effect on Conservation Areas, Scheduled Monuments, Historic Battlefields, Registered Parks and Gardens, World Heritage Sites or West Yorkshire Archaeology Sites.</p> <p>There are seven Grade II Listed Buildings within the site, as well as three Grade II* Listed Buildings. Seven of these are associated with the Royds Hall Cottages in the centre of the site's northern portion. The replacement of around 142.87ha of greenfield land and open space, including that which is upslope, with residential built form would be expected to significantly alter the setting of these heritage assets, including the highly sensitive Grade II* Listed Buildings.</p> <p>Overall, it is considered that a major adverse effect on this SA Objective, caused by development at this SUE option, cannot be ruled out at this stage, comprised of permanent, long-term, and direct and indirect impacts primarily due to the replacement of greenfield with residential built form altering the setting of Grade II* Listed Buildings.</p>							

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
		P	LT	IR	M			
9. Air Quality		P	LT	IR	M	-	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b, 9c, 9d, 9e
	<p>Development at this SUE option would be unlikely to have a discernible effect on an AQMA (the nearest being 1.6km north-east) or Clean Air Zone (the nearest being 1.7km north-east), although given the scale of the potential development this is uncertain (e.g. it is unknown how many residents here would be driving through the CAZ). Residents could have a relatively high reliance on personal car use due to the somewhat limited access to public transport modes. Residents at the site would be up to 2.6km west of the nearest railway station, Low Moor. There are a large number of bus stops within 350m of the site's perimeter, found along Fenwick Drive and the A641, although, depending on the layout of development, residents could be up to 1.35km from their nearest bus stop. Various PRow footpaths cross through the site, providing residents with good walking and cycling access to services and amenities (provided that these facilities are retained). The site could be an opportunity to enhance the local public transport offering, such as through new bus routes or a new bus stop, but it is uncertain if this would take place.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of permanent, direct and indirect impacts primarily due to the likely polluting activities (such as driving) of new construction and new residents here.</p>							
10. Transport		T	LT	IR	M	+	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a, 10b, 10d
	<p>New residents at this SUE option could be up to 2.6km west of the nearest railway station, Low Moor. They would likely have good access to a bus stop (i.e. be within 400m of one) with frequent services. Various PRow footpaths cross through the site, providing residents with good walking and cycling access to services and amenities. The site could be an opportunity to enhance the local public transport offering, such as through new bus routes or a new bus stop, but it is uncertain if this would take place.</p> <p>It is currently expected that new highways and pedestrian access would be provided in support of any development here.</p> <p>Overall, this SUE option would be likely to result in a minor positive effect on this SA Objective, comprised of direct and temporary impacts, primarily due to the location of sustainable transport modes in relation to the location of new homes.</p>							
11. Housing		T	LT	IR	H	+	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	<p>This SUE option could accommodate up to 260 new dwellings of a varied mix which would be a significant contribution towards satisfying Bradford's growing and varied housing needs.</p>							
12. Accessible Services		T	LT	IR	M	++	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	<p>Residents at this SUE option would have good access to a range of services in Low Moor Local Centre, approximately 400m to the north east of the site. It is expected that in order to conform with Local Plan policies the development at this location would incorporate necessary services, where viable. Providing new services and facilities is likely more viable with SUEs than it would be with smaller and non-strategic sites.</p>							
13. Social Cohesion		T	LT	IR	H	++	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	<p>Providing up to 260 new dwellings here would situate new residents within the existing community of Woodside but it is likely not of a scale that would distort the cohesiveness of this community, whilst also providing high-quality and affordable homes in a ward that is in the 30% most deprived (IMD) in the country for barriers to housing and services.</p>							
14. Culture & Leisure		T	LT	IR	M	+	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	<p>New residents at this SUE option would have good access to sport and leisure spaces 400m north of the site's northern perimeter, as well as Wyke Recreation Ground just south-east, Coral Mill just north as well as opportunities further afield in Bradford. Various cultural spaces are at accessible locations in Low Moor and Woodside. It is uncertain if new culture or leisure spaces would be incorporated into the development, although Local Plan policies SP2 and CO2 could help to encourage this.</p>							

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
		P	LT	IR	H			
15. Safe & Secure						O	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	<p>The replacement of greenfield with residential development would be likely to increase rates of crime at the site in relation to existing levels. Much of the site is in the 10% most deprived of wards in the country for crime. However, it is expected that the development would conform with Local Plan policies that help to ensure site users can pursue safe and secure lifestyles at home. New high-quality development that is safe and secure that regenerates the local area, enhances community interactions and enables high rates of natural surveillance could help to combat the risk of crime in the local area. It could therefore counteract the effect of development on greenfield introducing new targets of crime and so an overall neutral effect is likely.</p>							
16. Health		T	LT	IR	M	+	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	<p>Most residents at this SUE option would have good access to Low Moor Surgery, around 500m to the north east, Sunnybank Surgery, 450m south east of the site's south-eastern perimeter, and the Parklands Medical Centre 675m north of the site's northern perimeter. All residents would be within 5km of the nearest hospital, St Luke's. Site users would have good access to semi-natural habitats and the countryside west of Bradford via the PRoW network. All site users would also be within 1km of the nearest sports fields and leisure.</p> <p>Overall, this SUE option would be likely to lead to a minor positive effect on this SA Objective, comprised of temporary, long-term and direct impacts due to the accessibility of health services in relation to this SUE option.</p>							
17. Education		T	LT	IR	M	++	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b, 17c
	<p>This SUE option benefits from good access to schools. Development here could potentially generate up to 700 primary, and 375 secondary, school pupils. Within 300m of the site's perimeter are three primary schools, including Woodside Primary School and Children's Centre, and Hill Top Church of England Primary School. Appleton Academy, which is 150 south east of the site's south eastern perimeter, is an 'all through school', combining both primary and secondary education. However, local schools in the area are currently understood to be operating at, or near, full capacity and new school places may be required in support of development here.</p> <p>Overall, the effect of this SUE option on this SA Objective is considered to be major positive due to the proximity of education facilities to the site. There may also be potential for a new school to be provided onsite.</p>							
18. Employment		T	LT	IR	M	++	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	<p>All site users would be within 2km of the Low Moor employment area, with some residents being within 200m of this employment area. The construction of 260 new dwellings would provide a temporary boost to employment opportunities in the local construction sector. Overall, this SUE option would be likely to have a major positive effect on this SA Objective, comprised of direct, temporary and long-term impacts, primarily due to the accessibility of employment opportunities for residents here.</p>							
19. Economy		T	LT	IR	M	+	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a
	<p>Development at the site could provide a boost to the vitality of Woodside and Low Moor and would facilitate the establishment of new businesses and enterprises. The construction of 260 new dwellings would provide a temporary boost to the local construction sector followed by a long-term increase in the local potential customer and employee pool for local businesses. Development at the site would be unlikely to have a discernible effect on Bradford's tourism or cultural offering. Overall, this SUE option would be likely to have a minor positive effect on this SA Objective, comprised of direct, long-term and temporary impacts, primarily due to the economic boost to the local economy associated with new construction and residents.</p>							

	<p>Thackley</p>
	<p>SUE ref: SS/007</p>
	<p>Location: The proposed SUE area is located on the north eastern edge of the city of Bradford Urban area, adjacent to the suburb of Thackley.</p>
	<p>Developable area: 15.75ha</p>
	<p>Existing land uses: Agricultural land and greenfield.</p>
<p>Greenfield/brownfield split: 100% greenfield</p>	
<p>Potential land uses: Residential development of up to 551 new dwellings.</p> <p>This would be supported by open green space/green infrastructure/landscaping highway/pedestrian access that would support place-making.</p>	

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
		P	LT	IR	H			
1. Energy & GHGs						-	SP8, SP9, SP16, EN10, EN17	1a, 1b, 1c, 1d, 1e, 1f
	<p>The construction and occupation of up to 551 new dwellings at this location would be likely to increase energy consumption at the site in relation to existing levels. This would be limited to some extent due to the development conforming with Local Plan policies. The large-scale development could facilitate measures such as efficient heat networks or incorporating renewable energy generation technologies into the development. This SUE option is the second largest option in terms of the number of homes it could accommodate. As a result, it could allow for more efficient energy networks and more renewable energy generation within the development. This SUE option would also mean that a lesser quantity of smaller site allocations would be required, in order that Bradford's housing needs will be met, than the majority of other SUE options. On this basis, this SUE option could potentially be the most sustainable option in terms of energy consumption and GHG emissions. Ultimately, however, this SUE option would accommodate the provision of up to 551 new homes at a greenfield location, and so an increase in GHG emissions and energy consumption is unlikely to be avoidable. Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term and irreversible direct and indirect impacts.</p>							
2. Waste		T	LT	IR	H	-	SP9, SP13, HO9, DS5, EN18, EN19, EN20, EN21	2a, 2b, 2c, 2d
	<p>The construction and occupation of up to 551 dwellings would be likely to increase the generation of waste arisings at the site in relation to existing levels. This would be limited to some extent due to the development conforming with Local Plan policies.</p> <p>This SUE option would accommodate the second greatest number of new homes out of all SUE options. It may therefore be likely to increase waste arisings more than the smaller (in terms of number of dwellings) SUE options would. However, by accommodating more homes, this SUE option would mean that a lesser quantity of smaller site allocations would be required in order that Bradford's housing needs are met. Larger developments such as this SUE option, when compared with smaller site allocations, often present opportunities for more sustainable waste management techniques and for incorporating design elements that help to reduce waste and increase rates of recovery (recycling, reusing, etc.)</p>							

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
	Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term and irreversible direct and indirect impacts.							
3. Land & Buildings		P	LT	IR	H	--	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d
	This site is located within the Green Belt. Development at this location would result in the loss of up to 15.75ha of greenfield, which would not constitute an efficient use of the land resource. This majority of the site (approximately 17ha) also contains Grade 3 ALC soils, which could potentially be BMV soils. The site coincides with coal and sandstone mineral safeguarding areas. There is potential for coal bearing strata at the surface.							
	This SUE option would help to limit the overall number of site allocations that would be required in order for Bradford's housing needs to be met. It is clear from the preferred option sites that the Plan is pursuing significant levels of development on brownfield, regardless of which SUE option is pursued. Overall, it is considered to be likely that this SUE option would result in a major adverse effect on this SA Objective, comprised of long-term and irreversible direct and indirect impacts, primarily due to the loss of up to 15.75ha of greenfield that potentially includes BMV soils and the potential for coal bearing strata at the surface.							
4. Climate Change Resilience		P	LT	IR	M	-	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a, 4b
	This SUE option is entirely within Flood Zone 1. In accordance with Local Plan policies, it is expected that the development would avoid the very limited extent of land on-site that is at a medium risk of surface water flooding.							
	Development here would replace permeable soils with hardstanding and would thereby reduce infiltration and interception of rainwaters resulting in an increase in overland flow. This would be limited to some extent by the development incorporating SuDS and increasing tree canopy at the site (which is currently limited). Overall, this SUE option would be likely to lead to a minor adverse effect on this SA Objective, comprised of long-term, permanent and direct impacts, primarily due to the local presence of very small areas of medium surface water flood risk as well as the replacement of greenfield with hardstanding.							
5. Water resources		P	LT	IR	M	-	SP9, EN1, EN2, EN7, EN9	5a, 5b, 5c, 5d, 5e
	The site does not coincide with a groundwater source protection zone. The construction and occupation of up to 551 new dwellings at this location would be likely to increase water consumption at the site in relation to existing levels, although in line with Local Plan policies it is assumed that development would not proceed without the necessary capacity in water supply. The site is located approximately 330m west of the Leeds and Liverpool Canal. New development here could risk adversely affecting the water quality of this waterbody. Local Plan policies, including the requirement to incorporate SuDS, would help to limit these effects.							
	The site is located to the south west of the Esholt Waste Water Treatment Works. Overall, this SUE option would be likely to result in a minor positive effect on this SA Objective, comprised of long-term, permanent and direct impacts, primarily due to a likely increase in water consumption and the proximity of the site to the canal.							
6. Biodiversity & Geodiversity		T	LT	IR	M	-	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a, 6b, 6c, 6d, 6e, 6f, 6g, 6h
	Development at this SUE option would not be expected to have an effect on SACs, SPAs, SSSIs or LGSSs. The site is located within the SSSI Impact Risk Zone. The site is a consideration distance, approximately 1.9km, from the nearest SSSI (Yeadon Brickworks railway cutting). Trench Meadows SSSI is within 4.5km of the site and the South Pennine Moors SSSI/SAC/SPA is approximately 5km from the site. The determination of effects on SACs, SPAs and SSSIs is subject to the findings of the HRA process.							
	Buck Wood West LWS sits approximately 140m west of the site's perimeter and Buck Wood East is 155m east of the site, and would be likely to be exposed to an increase in recreational associated disturbances as a result of the construction and occupation of up to 551 new dwellings.							

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SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
	<p>In addition, there are a number of sections of the district’s habitat network that adjoin the site including Lowland mixed deciduous woodland, ancient replanted woodland, semi-improved neutral grassland and improved grassland. This SUE option is partly situated within the Natural England GI corridor. The proposed development at this location would be expected to diminish the connectivity of local ecological networks, although this would be limited to some extent by Local Plan policies preserving and providing new GI.</p> <p>An area of Ancient Woodland (Dawson/Poggy Woods) borders the site’s eastern and north eastern perimeters, and another area of Ancient Woodland (Buck Wood) is located approximately 30m to the west of the site. These areas are recognised as Priority Habitat. The proposed development here would be expected to result in a loss of functionally linked land whilst increasing recreational disturbances. However, the development could increase the tree canopy at this SUE option, which could potentially provide new functionally linked land for the woodland. In line with Local policies, it is expected that no Ancient Woodland would be directly lost as a result of development here. No TPO trees or TPO woodland would be affected by development at this site, as none are present.</p> <p>Open space as part of the development could include areas of high biodiversity value. There could also be an opportunity to deliver a net increase in tree canopy at the site. This would help to limit adverse effects on biodiversity and to protect the connectivity value of the site. It is also recognised that a SUE of this scale offers greater opportunities for areas of open space and habitats than smaller sites would.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of temporary, long-term and irreversible direct and indirect impacts, primarily due to the effects on local habitat connectivity, indirect impacts on adjacent Ancient Woodland and the potential to impact on protected species or habitats utilising this land.</p>							
		P	LT	IR	M	-	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7. Landscape & Townscape	<p>Development at this site would not have an effect on the Nidderdale AONB or the Yorkshire Dales National Park.</p> <p>The site is within the Esholt Landscape Character Area – Enclosed Pasture landscape type. This is considered to be moderately sensitive.</p> <p>The site would constitute a major urban extension and would result in the loss of large quantities of greenfield land and open space, including GI elements, that currently make a positive contribution towards the local landscape and townscape character.</p> <p>This option is the second largest SUE option under consideration by the Council. On that basis, it could potentially affect landscape and townscape character to a greater order of magnitude than the majority of the other SUE options. However, this SUE option would mean that a lesser quantity of smaller site allocations would be required in order to meet Bradford’s housing needs, and it could therefore help to protect the character of landscapes and townscapes in other areas of Bradford.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term, permanent, and irreversible direct and indirect impacts, primarily as a result of the replacement of greenfield with built form.</p>							
		P	LT	IR	M	-	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8. Cultural Heritage	<p>Development at this SUE option would be unlikely to have a discernible effect on Conservation Areas, Scheduled Monuments, Historic Battlefields, Registered Parks and Gardens, World Heritage Sites or West Yorkshire Archaeology Sites.</p> <p>A Scheduled Monument is located approximately 140m west of the site. This heritage asset is surrounded by woodland and thus development at this site is unlikely to alter its setting significantly.</p> <p>While the site is not located within a Conservation Area, the Leeds and Liverpool Canal Conservation Area is approximately 250-400m to the north, east and west of the site perimeters.</p> <p>There is a Grade II listed building (Low Ash Farmhouse) adjacent to the south east site boundary. In addition, the North Street Farmhouse (Grade II listed) is approximately 40m from the southern boundary. There are a number of listed buildings/structures in close proximity to the site’s southern boundary, namely, there is a cluster of Grade II listed buildings/structures within close proximity (i.e., 100m) to the site’s southern perimeter and there</p>							

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SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
								<p>is another cluster of Grade II listed buildings/structures approximately 225m from the site's southern perimeter. Development at this site is anticipated to alter the setting of these heritage assets.</p> <p>Local Plan policies would help to ensure that this impact is minor.</p> <p>There is a cluster of six West Yorkshire archaeology class II sites located approximately 138m-430m west of the site, which are situated within an area of woodland. The largest archaeological site is approximately 0.7ha in size. The development of this SUE site may therefore provide opportunities for new below-ground investigations for heritage assets.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of permanent, long-term impacts primarily due to the replacement of open greenfield with residential built form altering the setting of Grade II Listed Buildings.</p>
9. Air Quality		P	LT	IR	M	-	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b, 9c, 9d, 9e
								<p>Development at this SUE option would be unlikely to have a discernible effect on an AQMA (the nearest being 4.6km south west) or Clean Air Zone (the nearest being 2.8km south west), although given the scale of the potential development this is uncertain (e.g., it is unknown how many residents here would be driving through the CAZ or AQMAs).</p> <p>The site is relatively well connected in terms of public transport provision; this is looked at in my detail for SA Objective 10. The development of this site could be an opportunity to enhance the local public transport offering and encourage active travel, but it is unknown at this stage if this would take place.</p> <p>Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term and irreversible direct and indirect impacts.</p>
10. Transport		T	LT	IR	M	+	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a, 10b, 10d
								<p>New residents at this SUE option could be up to 1.4km respectively from the nearest railway stations, Apperley Bridge to the east and Baildon to the west. They would likely have good access to a bus stop with frequent services, although, due to the sites location, there are no accessible public transport options to the north of the site. The nearest bus stops on a high frequency corridor are located approximately 415m and 425m to the south of the site on Leeds Road.</p> <p>A Public Right of Way (footpath) runs across the southern and eastern sections of the site, providing residents with good walking and cycling access to services and amenities (provided that they are retained). The site could be an opportunity to enhance the local public transport offering, such as through new bus routes or a new bus stop, but it is unknown at this stage if this would take place.</p> <p>It is currently expected that new highways and pedestrian access would be provided in support of any development here.</p> <p>Overall, this SUE option would be likely to result in a minor positive effect on this SA Objective, comprised of direct and temporary impacts, primarily due to the location of sustainable transport modes in relation to the location of new homes.</p>
11. Housing		T	LT	IR	H	++	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
								<p>This SUE option would facilitate up to 551 new dwellings, including a varied mix which would be a significant contribution towards satisfying Bradford's growing and varied housing needs.</p>
12. Accessible Services		T	LT	IR	M	++	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

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SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
								Residents at this SUE option would have good access to a range of services. Local services including a convenience store, butcher, newsagent, cafes and takeaways are located approximately 500m to the south and south west of the site on Leeds Road. There are also several public houses within the vicinity of the site as well as a church, gym, football pitches and a cricket club. It is expected that in order to conform with Local Plan policies, the development at this location would incorporate necessary services, where viable. Providing new services and facilities is likely more viable with SUEs than it would be with smaller and non-strategic sites.
13. Social Cohesion		T	LT	IR	H	++	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
								The provision of up to 551 new dwellings here would situate new residents within the existing community of Thackley, but it is likely not of a scale that could distort the cohesiveness of this community, whilst also providing high-quality and affordable homes.
14. Culture & Leisure		T	LT	IR	M	+	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
								New residents at this SUE option would have good access to sport and leisure spaces, including Thackley AFC (immediately to the south), Thackley cricket club (300m from site), a dance studio (580m from site), a golf driving range (560m north west of the site), playing fields (1.5km from site), the Idle Recreation Ground (830m south of the site) and Baildon Recreation Centre (2.9km north east of the site). The nearest swimming pool is Eccleshill Swimming Pool, it is located approximately 2.2km south east of the site. Various cultural spaces, including public houses, are at accessible locations. It is unknown at this stage if new culture or leisure spaces would be incorporated into the development, although Local Plan policies SP2 and CO2 could help to encourage this.
15. Safe & Secure		P	LT	IR	H	0	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
								The replacement of greenfield land with residential development would be likely to increase rates of crime at the site in relation to existing levels. However, it is expected that the development would conform with Local Plan policies that help to improve safety and security and reduce the crime rate. New high-quality development that is safe and secure that regenerates the local area, enhances community interactions and enables high rates of natural surveillance that could help to combat the risk of crime in the local area. It could therefore counteract the effect of development on greenfield introducing new targets of crime, and so an overall neutral effect is likely.
16. Health		T	LT	IR	M	+	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
								The nearest medical centre is Idle Medical Centre, which is approximately 1km south of the site's southern perimeter. The new residents would be within 2.5-3km of the nearest hospital, Eccleshill Community Hospital. Residents would have good access to semi-natural habitats and the countryside via the PRow network, and would also be within 1.5km of the nearest sports fields and leisure. Overall, this SUE option would be likely to lead to a minor positive effect on this SA Objective, comprised of temporary, long-term and direct impacts due to the accessibility of health services and the proximity to large greenspaces in relation to this SUE option.
17. Education		T	LT	IR	M	++	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b, 17c
								This SUE option benefits from good access to schools. The nearest primary schools are Thackley Primary School (445m to the south) and Idle Church of England Primary School (625m to the south west). The nearest secondary school is Immanuel College (520m to the south east). However, no information is available regarding capacity and the need for future infrastructure, if any. Schools in the area may not have the capacity to accommodate the new students, and a new school may be required in support of this SUE option. Overall, the effect of this SUE option on this SA Objective is considered to be major positive due to the proximity of education facilities to the site. There may also be the potential for a new school to be provided onsite.

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SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
		T	LT	IR	M			
18. Employment						++	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	<p>All residents would be within 750-900m of the Shipley employment zone and within 4km of the Canal Road employment zone. One town centre (Shipley), one district centre (Five Lane Ends) and one local centre (Idle), are within 3km of the site. The construction of 551 new dwellings would provide a temporary boost to employment opportunities in the local construction sector. Overall, this SUE option would be likely to have a major positive effect on this SA Objective, comprised of direct, temporary and long-term impacts, primarily due to the accessibility of employment opportunities for residents here.</p>							
19. Economy						+	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a
	<p>Development at the site could provide a boost to the vitality of the local area. It would also facilitate the establishment of new businesses and enterprises. The construction of up to 551 new dwellings would provide a temporary boost to the local construction sector followed by a long-term increase in the local potential customer and employee pool for local businesses. Development at the site would be unlikely to have a discernible effect on Bradford's tourism or cultural offering.</p> <p>Overall, this SUE option would be likely to have a minor positive effect on this SA Objective, comprised of direct, long-term and temporary impacts, primarily due to the economic boost to the local economy associated with new construction work and new residents.</p>							