

Pennine Towns and Villages

Sites Assessments

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Thornton

- 1.1.1 Eleven potential housing sites have been identified within Thornton that are preferred options.
- 1.1.2 All but two sites (TH/012, and TH/018) have scored major negative with regards to objective 3 Land and buildings, this is due to a loss of greenfield land.
- 1.1.3 The majority of sites scored major negative in relation to the biodiversity and geodiversity SA objective. This is because the HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Likely significant effects have been triggered largely due to potential recreation impacts.
- 1.1.4 Significant beneficial effects have been identified in relation to SA objective 16 health for sites TH/006, TH/012, TH/018, and in relation to SA objective 17 education for site TH/012. This is largely related to the level of access to healthcare and education facilities and opportunities for outdoor exercise.
- 1.1.5 In relation to education, the following sites were assigned negative scores (minor), TH/002A, TH/009, TH/027, TH/029 and TH/033B.
- 1.1.6 Sites TH/010 and TH/012, are the only sites that scores positively (minor) in relation to accessible services, SA objective 12. Site TH/003 was predicted to have both positive and negative effects due to the size of the development. All other sites scored negatively (minor).
- 1.1.7 All sites score positively (minor) in relation to climate change resilience (objective 4) apart from sites TH/012 and TH/027. This is due to potential flood risk which could be addressed through measures such as Sustainable Drainage Systems and by exploring alternative site layouts to avoid the highest risk areas.
- 1.1.8 All sites (with the exception of TH/012 and TH/018) have significant adverse effects on SA Objective 3 due to the loss of greenfield land. Additionally, all sites will have a significant adverse effect on the biodiversity and geodiversity SA Objective 6.
- 1.1.9 There are a further six potential housing sites that are alternative site options (TH/002B, TH/007, TH/008, TH/013, TH/014 and TH/023) and one site which has been discounted (TH/016).

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

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

Sites Assessments – Pennine Towns and Villages

Key:

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

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/002A– Hill Top Road (2) (masterplan)	0.41	Agricultural	Greenfield	11 dwellings	Preferred Option (Commitment): TH1/HC

Summary of assessment for TH/002A:

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

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

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

However, access to transport links, services and amenities, and education facilities is somewhat limited, with residents likely to be required to travel beyond the target distances.

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. ALC Grade at the site is Grade 4. Site coincides with coal and sandstone MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Southern perimeter of the site adjoins TPO woodland, which could be adversely affected by development at the site such as through impacts on root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	New development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+/-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of bus stops on Hill Top Road with an hourly service, and 450m from bus stops on Thornton Road with a more frequent service. The nearest railway station, Bradford Forster Square, is 7.6km east. Pedestrian and bicycle access to the site would have to be considered when providing road access, although given the topography of the local area there could be a low uptake of walking and cycling, particularly as there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies				Mitigation code(s)
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.									
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2				12a
		Residents would likely need to travel up to 1.2km east into the centre of Thornton to access services and amenities to satisfy their daily needs.									
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4				13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.									
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4				14a
		Site would have good access to a range of culture and leisure opportunities in Thornton including pubs, cafes and numerous outdoor leisure spaces including Thornton Cricket Club.									
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2				15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.									
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5				16a, 16b
		Site is 1.5km west of the nearest GP surgery, Thornton Medical Centre, putting it outside the target distance. The site is 5km south-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.									
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2				17a – 17c
		The nearest primary school, Thornton Primary School, is 900m south-east of the site. The nearest secondary school, Beckfoot Thornton School, is 3.2km east of the site.									
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4				18a, 18b
		Residents would have good access to employment opportunities in the centre of Thornley, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards the Thornton Road Employment Zone, 4.8km east or the centre of Bradford. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.									
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4				19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.									

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for TH/003:

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

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

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health and education facilities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site which adjoins deciduous woodland priority habitat. There are thirteen Grade II Listed Buildings within 200m of the site; new development at this large, open greenfield site could have the potential to adversely alter the setting of these sensitive heritage assets.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. ALC Grade at the site is 'Urban'. Site coincides with coal and sandstone MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Western perimeter of the site adjoins deciduous woodland priority habitat, which could be adversely affected by development at the site such as through impacts on root zones. 20m south of the site is another area of deciduous woodland, which is also TPO woodland, which could be exposed to increased recreational disturbances as a result of new residential development at the site. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including hedgerows, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are thirteen Grade II Listed Buildings along Hill Top Road that are within approximately 200m north of the site. The Grade II Listed 'Thornton War Memorial' is 125m west of the site. New development at this large open greenfield site could potentially adversely alter the setting of these sensitive heritage assets.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
Transport		Site is within 400m of several bus stops on Thornton Road, which have frequent services. The nearest railway station, Bradford Forster Square, is 7km east. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+/-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Due to the size of the site, residents would be between 300m and 800m north-west of an area of key services and amenities in the centre of Thornton.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, churches and a library in the centre of Thornton, as well as being within 450m of pubs on Hill Top Road and within 500m of Thornton Cricket Club.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 1.2km west of the nearest GP surgery, Thornton Medical Centre, putting it outside the target distance. The site is 4.6km south-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Thornton Primary School, is 635m south-east of the site. The nearest secondary school, Beckfoot Thornton School, is 2.8km east of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Thornton, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards the Thornton Road Employment Zone, 4.6km east, or the centre of Bradford. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.							

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for TH/006:

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a limited extent of land at a low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The Grade II* Listed Building 'Thornton Hall' is 130m south-west of the site. The Grade II Listed Structure 'Stocks to east of Thornton Hall' adjoins the site's south-western corner. A further three Grade II Listed Buildings are within 130m west of the site. Development at this open greenfield site could potentially result in a minor adverse effect on the setting of these sensitive heritage assets.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of several bus stops along Thornton Road, which have frequent services. The nearest railway station, Bradford Forster Square, is 5.3km east. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	There are a very limited number of local shops and services in proximity to the site. A mini supermarket is located 650m east of the site, but residents may need to travel up to 900m west into the centre of Thornton to access an area of key services and amenities that would satisfy their daily needs.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, churches and a library in the centre of Thornton and along Thornton Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 600m east of the nearest GP surgery, Thornton Medical Centre, and 4.6km south-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, St James' Church Primary School, is 1.1km north-east of the site. The nearest secondary school, Beckfoot Thornton School, is 1.2km east of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Thornton, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards the Thornton Road Employment Zone, 4.8km east or the centre of Bradford. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.							

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for TH/009:

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Development at the site would result in the loss of greenfield and would not constitute an efficient use of land. The site coincides with a coal MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ. Development would result in a minor increase in water consumption in relation to existing levels. No surface waterbodies are within, adjacent to or within 100m of either site.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The site is greenfield and contains GI elements including grasses and trees. Development at the site could reduce its biodiversity value may disrupt the ecological connectivity of the wider network, particularly as the site is within an NE GI corridor. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	The loss of greenfield and open space, and potentially a reduction in tree canopy at the site, would have a negative effect on the local character.							
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is within 175m of 13 Grade II Listed Buildings, situated along Hill Top Road and Long Row. Development at this greenfield site, and the likely loss of open space and some GI elements, could adversely alter the setting of these sensitive heritage assets.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not affect an AQMA or a CAZ. The construction and occupation of new dwellings at the site would be expected to increase air pollution at the site due to pollutants associated with new homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 400m of several bus stops with frequent services, including those along Hill Top Road and Thornton Road. The site is accessible for pedestrians, although given the topography of the local area there could be a low uptake of walking and cycling, particularly as there is an absence of designated cycle paths locally. The nearest railway station in the District is over 7km east at Bradford Forster Square.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents would have to go from 1km south-east in order to access key services in Thornton.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site benefits from access to multiple cultural and recreational spaces and places in and around the Thornton area.						
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		The nearest GP surgery to the site, Thornton Medical Centre, is 1.2km south-east in the centre of Thornton. The site is within the target distance of a hospital, with Bradford Royal Infirmary Hospital, 5km to the north east. The site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities including West Park, via the local PProW network.						
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b, 17c
		The nearest primary school, Thornton Primary School, is just over 600m south-east. The nearest secondary school, Beckfoot Thornton, is over 3km east.						
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents would have good access to employment opportunities in the centre of Thornton, and there are five Employment Zones within 5km of the site to the east around Bradford. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes at each site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.						

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for TH/010:

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
		Site is predominantly greenfield. An area of the site contains agricultural buildings, which could present opportunities for reusing structures or construction materials. ALC Grade at the site is 'Urban'. Site coincides with coal and sandstone MSAs.						
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
		Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.						
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
		Site is adjacent to a small, unnamed surface water body. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.						
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
		Site is predominantly greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. South east perimeter of the site adjoins TPO woodland, which could be adversely affected by development at the site such as through impacts on root zones. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.						
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
		Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects. There are existing structures within the site and depending on the condition of these there could be opportunities to enhance the visual amenity of this location. However, overall at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.						
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
		There are thirteen Grade II Listed Buildings along Hill Top Road, all within 350m west of the site, the nearest being the Grade II Listed '9 and 11, Hill Top Road' that adjoins the site's north-western corner. Development at this open greenfield site could potentially result in a minor adverse effect on the setting of these sensitive heritage assets.						
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
		Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.						
10		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
Transport	Site is within 400m of multiple bus stops with frequent services, including those along Thornton Road. The nearest railway station, Bradford Forster Square, is 6.9km east. The site is accessible for pedestrians, although given the topography of the local area there could be a low uptake of walking and cycling, particularly as there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest are of key services and amenities is located within 525m south-east of site along Thornton Road in the centre of Thornton.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and a library in the centre of Thornton and along Hill Top Road. The site is immediately opposite Thornton Cricket Club.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 900m north-west of the nearest GP surgery, Thornton Medical Centre, putting it outside the target distance. The site is 4.4km south-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Thornton Primary School, is 480m south of the site. The nearest secondary school, Beckfoot Thornton School, is 2.49km east of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Thornton, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards the Thornton Road Employment Zone, 4.3km east or the centre of Bradford. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.							

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for TH/012:

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

Minor adverse effects predicted for air quality and water resources, as well as for the flood risk SA Objective due to some areas of surface water flooding risk within the site. This vacant PDL site, near the centre of Thornton, would be an opportunity to achieve biodiversity net gain and to deliver improvements on the local character. The site is within the Thornton Conservation Area and in proximity to several Grade II Listed Buildings, the setting of which would likely be improved by new development here. Residents at the site would have good access to key services, amenities and cultural spaces in the centre of Thornton, as well as jobs, and would have particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3d, 3e
	TH/012 is small brownfield site and would therefore constitute as an efficient use of land depending on the potential impacts on the MSA. The site coincides with a Coal MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. Approximately 15% of TH/012 is at low risk of surface water flooding and a small area is at medium risk.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ. Development would result in a minor increase in water consumption in relation to existing levels. No surface waterbodies are within, adjacent to or within 100m of either site.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Approximately 30% of TH/012, in the south of the site, falls within Natural England's GI corridor (Great Northern Trail & Shibden). However, the site appears to be of low biodiversity value and is 100% PDL. New development here would be an opportunity to enhance the biodiversity value of the site and make a positive contribution towards local ecological connectivity. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at TH/012, which is a vacant PDL plot previously used for a mill, would be an opportunity to enhance the influence of the site on the local character, such as through high quality design and incorporating GI elements.							
8 Cultural heritage		?	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	TH/012 is a vacant PDL plot and the Listed Buildings on-site are also vacant and have fallen into disrepair, therefore new development of a high-quality with due consideration for local heritage that incorporates GI elements could improve the contribution of the site to the character of the Conservation Area and the setting of nearby Listed Buildings. It is unknown whether the Listed Buildings would be retained however it is assumed that investment from the development would either improve their setting or provide new investment to better preserve them for future generations.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not affect an AQMA or a CAZ. The construction and occupation of new dwellings at the site would be expected to increase air pollution at the site due to pollutants associated with new homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Site is adjacent to Thornton Road, along which are multiple bus stops within 400m of the site offering frequent services. Site is highly accessible for pedestrians. Cycling access via the road network is good but there is an absence of designated cycle paths locally. The nearest railway station in the District is over 6km east at Bradford Forster Square.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		TH/012 has excellent access to key services and amenities being just 400m east of Thornton local centre.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	14a
		Site offers residents with good access to leisure areas. The site is within 200m of several areas of open greenspace and has good access to the local countryside. The site is also within 800m of Bronte Bell Chapel and St James's Church.						
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is opposite Thornton Medical Centre, which is on the other side of Thornton Road, and is within 4km of Bradford Royal Infirmary. Residents at the site would have excellent access to exercise opportunities via the local footpath network to the countryside.						
17 Education		++	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		TH/012 is 700m east of Thornton Primary School. TH/012 is 1.7km west of Beckfoot Thornton. Before development can commence it must be confirmed that these schools have capacity for new students.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents would have good access to employment opportunities in the centre of Thornton and there are five Employment Zones within 5km of the site to the east.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes at each site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for TH/018:

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3d, 3e
	TH/018 is a small brownfield site and so constitute an efficient use of land. ALC Grade at the site is 'Urban'/ Site coincides with coal and sandstone MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ. Development would result in a minor increase in water consumption in relation to existing levels. No surface waterbodies are within, adjacent to or within 100m of either site.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	TH/018 is PDL that has partially greened over. New development could be an opportunity to enhance the biodiversity value of the site and to support local ecological connectivity. However, this is dependent on implementation of the development and it is unclear how biodiverse the site currently is following it being greened over. The western perimeter of the site is delineated by TPO woodland, which would potentially be adversely impacted by development here. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
	The development of TH/018 would provide an opportunity to improve the impact of each site on the local character and would be in-keeping with the existing built form. This is somewhat uncertain, and development would be expected to result in the loss of open space that has greened over.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is within 70m of a Grade II listed building, i.e. Grandage Gate Farmhouse and adjoining barn. While, existing residential development is located adjacent to this listed building, development at this site may result in the loss of some GI elements and thus remove screening. This could potentially adversely alter the setting of the sensitive heritage asset.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not affect an AQMA or a CAZ. The construction and occupation of new dwellings at the site would be expected to increase air pollution at the site due to pollutants associated with new homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 400m of bus stops along Thornton Road offering frequent services. Site is highly accessible for pedestrians. Cycling access via the road network is good but there is an absence of designated cycle paths locally. The nearest railway station in the District is just under 6km east at Bradford Interchange.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.							

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan	Mitigation
12 Accessible services		-	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site is just over 900m north-east of the centre of Thornton, and so access to key services and amenities such as shops is somewhat limited.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4, SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	14a
	Site offers residents with good access to leisure areas. The site is within 200m of several areas of open greenspace and has good access to the local countryside.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	TH/018 is 700m north-east of Thornton Medical Centre and is within 4km of Bradford Royal Infirmary. Residents at the site would have excellent access to exercise opportunities via the local footpath network to the countryside.							
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	TH/018 is 1.3km north-east of Thornton Primary School, and just over 800m south-west of St James Church Primary School. TH/018 is 1.1km north-west of Beckfoot Thornton. Before development can commence it must be confirmed that these schools have capacity for new students.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Thornton and there are five Employment Zones within 5km of the site to the east.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes at each site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for TH/022:

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

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas, but access to both primary and secondary schools is somewhat limited due to the distances involved.

Major adverse significant effect predicted due to the loss of greenfield land. No major adverse effects have been predicted for the site, but minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site whose perimeter coincides with trees protected by TPO trees. A Grade II Listed Building adjoins the south-eastern corner, and there is a second 40m north of the site; development at this open greenfield site could potentially adversely alter the setting of these sensitive heritage assets.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local PlanCSPR and DM policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		---	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3e
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resourceSite is greenfield. ALC Grades at the site are 'Urban' and Grade 4. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SC2, EN7, EN8	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SC1, SC6, EN2a, EN2b, EN5	6a – 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. South east perimeter of the site coincides with TPO trees, which could be adversely affected by development at the site such as through impacts on root zones.							
7 Landscape & townscape		-	P	LT	IR	M	SC1, SC6, EN4, EN5, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SC1, SC6, EN3, EN4, EN5, DS3	8a, 8b
	The Grade II Listed Building 'Grandage Gate Farmhouse and Adjoining Barn' adjoins the site's south-eastern corner. The Grade II Listed Building 'Hoyle Ing House' is 40m north of the site. Development at this open greenfield site could potentially result in a minor adverse effect on the setting of these sensitive heritage assets.							
9 Air quality		-	P	LT	IR	M	SC2, SC10, DS4, EN8, TR1, TR3, HO9	9a – 9d
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.							
10 Transport		+	P	LT	IR	H	SC2, HO9, DS4, TR1, TR3	10a – 10d
	Site is within 400m of several bus stops along Thornton Road, which have frequent services. The nearest railway station, Bradford Forster Square, is 5.5km east. The site is accessible for pedestrians, although given the topography of the local area there could be a low uptake of walking and cycling, particularly as there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	HO1 – HO12	11a

Sites Assessments – Pennine Towns and Villages

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

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for TH/027:

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

Major adverse significant effect predicted due to the loss of greenfield land, and as a large greenfield site containing trees the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives.

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. Site coincides with coal and sandstone MSAs. ALC Grade at the site is Grade 4.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. Surface water flood risk is limited to a band that runs across the northern portion of the site and contains, low, medium and high risk land. Given the size of the site in relation to this area, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site falls within an Impact Risk Zone for the South Pennine Moors SPA/SAC/SSSI. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The Grade II Listed Building 'Intake Farmhouse and Integral Barn' is 125m south of the site. New development at this open greenfield location could alter the setting of this sensitive heritage asset, although any effect would be limited by the existing presence of screening vegetation.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of several bus stops along Thornton Road which have an hourly service. The nearest railway station, Bradford Forster Square, is 8.2km east. Site is accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies				Mitigation code(s)
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.									
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2				12a
							SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4				13a
13 Social cohesion		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.									
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4				14a
		Site would have good access to a range of culture and leisure opportunities in including a pub and outdoor leisure spaces. For a broader range of opportunities, residents would need to travel 1.7km east into the centre of Thornton.									
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2				15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.									
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5				16a, 16b
		Site is 2.1km west of the nearest GP surgery, Thornton Medical Centre, putting it outside the target distance. The site is 5.7km south-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.									
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2				17a – 17c
		The nearest primary school, Keelham Primary School, is up to 1km west of the site. The nearest secondary school, Queensbury Academy, is 3.3 south-east of the site.									
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4				18a, 18b
		Residents would have good access to employment opportunities in the centre of Thornley, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards the Paradise Green Employment Zone, 5.3km south-east or the centre of Bradford									
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4				19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.									

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for TH/029:

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. ALC grade at the site is Grade 4. Site coincides with sandstone and coal MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The eastern perimeter of the site adjoins TPO woodland, which could be adversely affected by development at the site such as through impacts on root zones. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The Grade II Listed Building 'Close Head House and Adjoining Barn' is 125m west of the site. Development at this open greenfield site could potentially result in a minor adverse effect on the setting of this sensitive heritage asset.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
Transport		Site is within 400m of several bus stops with frequent services, including those along Thornton Road. The nearest railway station, Bradford Forster Square, is 8km east. Pedestrian and bicycle access of the site would need to be considered when road access is provided, although given the topography of the local area there could be a low uptake of walking and cycling, particularly as there is a lack of designated cycle paths in the local area.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Residents would need to travel up to 1.3km east into the centre of Thornton to access services and amenities to satisfy their daily needs.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site would have good access to a range of culture and leisure opportunities in including a pub and outdoor leisure spaces. For a broader range of opportunities, residents would need to travel 1.7km east into the centre of Thornton.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 1.7km west of the nearest GP surgery, Thornton Medical Centre, putting it outside the target distance. The site is 5.2km south-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Thornton Primary School, is 1.1km east of the site. The nearest secondary school, Beckfoot Thornton School, is 3.3km east of the site.						
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents would have good access to employment opportunities in the centre of Thornley, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards the Thornton Road Employment Zone, 5km east or the centre of Bradford. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.						

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for TH/033A:

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

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

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site containing trees. There are thirteen Grade II Listed Buildings within 375m of the site, the nearest adjoining the north-eastern corner, the settings of which could be adversely affected by the development.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. ALC Grades at the site are 'Urban' and Grade 4. Site coincides with sandstone and coal MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are thirteen Grade II Listed Buildings along Hill Top Road, all within 375m east of the site, the nearest being the Grade II Listed '192-204, Hill Top Road' that adjoins the site's north-eastern corner. Development at this open greenfield site could potentially result in a minor adverse effect on the setting of these sensitive heritage assets.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of several bus stops with frequent services, including those along Thornton Road. The nearest railway station, Bradford Forster Square, is 7.5km east. Pedestrian access of the site would need to be improved; bicycle access is sufficient. Given the topography of the local area however there could be a low uptake of walking and cycling, particularly as there is a lack of designated cycle paths in the local area.							

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents would likely need to travel up to 1km south-east into the centre of Thornton to access services and amenities to satisfy their daily needs.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would have good access to a range of culture and leisure opportunities in Thornton including pubs, cafes and numerous outdoor leisure spaces including Thornton Cricket Club.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 1.4km north-west of the nearest GP surgery, Thornton Medical Centre, putting it outside the target distance. The site is 4.7km south-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Thornton Primary School, is 800m south-east of the site. The nearest secondary school, Beckfoot Thornton School, is 3.08km east of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Thornley, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards the Thornton Road Employment Zone, 4.8km east or the centre of Bradford. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.							

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for TH/033B:

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. ALC Grades at the site is Grade 4. Site coincides with sandstone and coal MSAs							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and in its current condition it could potentially be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. An area of deciduous woodland priority habitat, and TPO woodland, is just south of the site which could potentially be exposed to increased recreational disturbances as a result of new residential development here. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are four Grade II Listed Buildings along Hill Top Road, all within 300m east of the site, the nearest being the Grade II Listed '192-204, Hill Top Road' 220m east. Development at this open greenfield site could potentially result in a minor adverse effect on the setting of these sensitive heritage assets.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
Transport		Site is within 400m of several bus stops with frequent services, including those along Thornton Road. The nearest railway station, Bradford Forster Square, is 7.6km east. Pedestrian access of the site would need to be improved; bicycle access is sufficient. Given the topography of the local area however there could be a low uptake of walking and cycling, particularly as there is a lack of designated cycle paths in the local area.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Residents would likely need to travel up to 1.2km south-east into the centre of Thornton to access services and amenities to satisfy their daily needs.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site would have good access to a range of culture and leisure opportunities in Thornton including pubs, cafes and numerous outdoor leisure spaces including Thornton Cricket Club.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 1.5km north-west of the nearest GP surgery, Thornton Medical Centre, putting it outside the target distance. The site is 5km south-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Thornton Primary School, is 980m south-east of the site. The nearest secondary school, Beckfoot Thornton School, is 3.2km east of the site.						
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents would have good access to employment opportunities in the centre of Thornton, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards the Thornton Road Employment Zone, 4.9km east or the centre of Bradford. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.						

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for TH/007:

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3d, 3e
	Site is greenfield and so would not constitute an entirely efficient use of land. The site coincides with a Coal MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and not at risk from surface water flooding.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ. Development would result in a minor increase in water consumption in relation to existing levels. No surface waterbodies are within, adjacent to or within 100m of either site, but Pinch Beck is 200m south.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is greenfield and therefore could be of some biodiversity value. Sites eastern and western boundaries adjoin to TPO woodland. New development here could reduce biodiversity value at these sites and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site would result in the loss of a large open greenfield area of potential visual amenity value and also Green Belt land. It would therefore be likely to alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		The site is within 100m of six Listed Buildings, the closest of which is adjacent to the sites eastern perimeter (Grade II Listed Building 'Garden Wall with 4 bees boles inset, to the north west of Thornton Hall'). Sites western perimeter adjoins with the Thornton Conservation Area. Development at this open greenfield site could potentially result in a minor adverse effect on the setting of these sensitive heritage assets.						
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not affect an AQMA or a CAZ. The construction and occupation of new dwellings at the site would be expected to increase air pollution at the site due to pollutants associated with new homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is adjacent to Thornton Road, along which are multiple bus stops within 400m of the site offering frequent services. Site is highly accessible for pedestrians. Cycling access via the road network is good but there is an absence of designated cycle paths locally. The nearest railway station in the District is 6km east at Bradford Forster Square.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SC1, SC2, SC6, SC10, EC5, HO3, HO12	12a
	The site has excellent access to key services and amenities being 550m east of Thornton local centre.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site offers residents with good access to leisure areas. The site is within 200m of several areas of open greenspace and has good access to the local countryside, including the Great Northern Trail. The site is also 50m from St James's Church.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Site is 275m west of the nearest GP, Thornton Medical Centre. Site is and is 3.7km west of Bradford Royal Infirmary. Residents at the site would have excellent access to exercise opportunities via the local footpath network to the countryside.						
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The site is 800m east of Thornton Primary School. The site is 1.3km west of Beckfoot Thornton. Before development can commence it must be confirmed that these schools have capacity for new students.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Thornton and there are five Employment Zones within 5km of the site to the east.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes at each site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for TH/008:

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

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

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is within 150m of five Listed Buildings, the closest of which is adjacent to the sites eastern perimeter (Grade II Listed Building 'Allerton Hall'). Development at this open greenfield site could potentially result in a minor adverse effect on the setting of these Listed Buildings. Development at this location would not result in a discernible effect on any Scheduled Monuments or World Heritage Sites.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not affect an AQMA or a CAZ. The construction and occupation of new dwellings at the site would be expected to increase air pollution at the site due to pollutants associated with new homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is located within 400m of multiple bus stops along Thornton Road. Site is highly accessible for pedestrians. Cycling access via the road network is good but there is an absence of designated cycle paths locally. The nearest railway station in the District is 5km east at Bradford Forster Square.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		-	P	LT	IR	H	SC1, SC2, SC6, SC10, EC5, HO3, HO12	12a
	The site has limited access to key services and amenities with residents either having to travel 1km east to Thornton or 1.4km north east to Allerton. Clayton, 1.4km south, also offers a wide range of services.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site offers residents with good access to leisure areas. The site is within 200m of several areas of open greenspace and has good access to the local countryside, including the Great Northern Trail. Pitty Beck LWS is 150m north of the site.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

Sites Assessments – Pennine Towns and Villages

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

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for TH/013:

Development at this site would be unlikely to result in a significant effect, either positive or negative, on any SA Objective. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and health and education facilities.

Major adverse significant effect predicted due to the loss of greenfield land, minor adverse effects have been predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a predominantly greenfield site. There are ten Grade II Listed Buildings within 300m of the site, the settings of which could be adversely affected by the development.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. ALC Grade at the site is 'Urban'. Site coincides with coal and sandstone MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is predominantly greenfield, and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Development would not cause a discernible effect on a locally, nationally or internationally designated site.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are ten Grade II Listed Buildings (located along Hill Top Road) that are all 300m of the site. Thornton Conservation Area is 500m north east from the site. Development at this open greenfield site could potentially result in a minor adverse effect on the setting of these sensitive heritage assets.							

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	<p>Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution.</p> <p>Development would not have a discernible impact on an AQMA or CAZ.</p>							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	<p>Site is within 400m of multiple bus stops with frequent services, including those along Hill Top Road and James Street. The nearest railway station, Bradford Forster Square, is 6.7km east. The site is accessible for pedestrians but there is a lack of designated cycle paths in the local area.</p>							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	<p>Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.</p>							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	<p>The nearest area of key services and amenities is located 600m south of site in Thornton. Residents would also be 2.5km from Clayton and Allerton, which provide a wider of services.</p>							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	<p>Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.</p>							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	<p>Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and a library in the centre of Thornton and along Hill Top Road. The site is immediately opposite Thornton Cricket Club.</p>							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	<p>The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.</p>							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		<p>Site is 800m north-west of the nearest GP surgery, Thornton Medical Centre, putting it outside the target distance. The site is 4.4km south-west of a general hospital, Bradford Royal Infirmary.</p> <p>Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.</p>						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	<p>The nearest primary school, Thornton Primary School, is 500m south of the site. The nearest secondary school, Beckfoot Thornton School, is 2.3km east of the site.</p>							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	<p>Residents would have good access to employment opportunities in the centre of Thornton, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards the Thornton Road Employment Zone, 4.3km east or the centre of Bradford.</p>							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	<p>The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.</p>							

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for TH/014:

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

A significant positive effect has been predicted for the health SA objective, due to its proximity in relation to health care facilities. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and health and education facilities.

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. ALC Grade at the site is 'Urban'. Site coincides with coal and sandstone MSAs. There is one small building, and a small area of hardstanding in the east of the site, that could present opportunities for reusing structures or construction materials							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is predominantly greenfield, and it is likely to be of some biodiversity value in its current condition. There is a TPO woodland 50m east of the site. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Development would not cause a discernible effect on a locally, nationally or internationally designated site.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects.							
8 Cultural		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
heritage		Thornton Conservation Area is 500m south from the site. Development at this open greenfield site could potentially result in a minor adverse effect on the setting of the Conservation Area, though unlikely.						
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services, including those along Hill Top Road and James Street. The nearest railway station, Bradford Forster Square, is 6km east. The site is accessible for pedestrians but there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities is located 500m south of site in Thornton. Residents would also be 2.5km from Clayton and Allerton, which provide a wider of services.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and a library in the centre of Thornton and along Hill Top Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		<p>Site is 600m north-west of the nearest GP surgery, Thornton Medical Centre. The site is 3.8km south-west of a general hospital, Bradford Royal Infirmary.</p> <p>Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.</p>						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		<p>The nearest primary school, Thornton Primary School, is 500m south of the site. The nearest secondary school, Beckfoot Thornton School, is 2.3km east of the site.</p>						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		<p>Residents would have good access to employment opportunities in the centre of Thornton, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards the Thornton Road Employment Zone, 4km east or the centre of Bradford. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.</p>						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		<p>The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.</p>						

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for TH/023:

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3d, 3e
	Site is greenfield and so would not constitute an entirely efficient use of land. The site coincides with a Coal MSA. ALC 50% of the land at the site is Grade 'Urban'.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. There are small areas of the site which are at low and medium risk of surface water flooding. Given the small size of these areas, relative to the size of the site, it is expected that they would be avoided through a careful layout of development.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ. Development would result in a minor increase in water consumption in relation to existing levels. Pinch Beck is within the site boundary, along the southern edge. Development here could pose a risk to water quality.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is predominantly greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. Sites north western tip adjoins with TPO woodland. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site would result in the loss of a large open greenfield area of potential visual amenity value and also Green Belt land. It would therefore be likely to alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is within 100m of six Listed Buildings, the closest of which is adjacent to the site's northern perimeter (Grade II Listed Building 'Prospect Mill'). The site is within the Thornton Conservation Area. Development at this open greenfield site could potentially have a minor adverse effect on the setting of this sensitive historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not affect an AQMA or a CAZ. The construction and occupation of new dwellings at the site would be expected to increase air pollution at the site due to pollutants associated with new homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is adjacent to Thornton Road, along which are multiple bus stops within 400m of the site offering frequent services. Site is highly accessible for pedestrians. Cycling access via the road network is good but there is an absence of designated cycle paths locally. The nearest railway station in the District is 7km east at Bradford Forster Square.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SC1, SC2, SC6, SC10, EC5, HO3, HO12	12a
	The site has excellent access to key services and amenities being 400m south east of Thornton local centre.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site offers residents with good access to leisure areas. The site is within 200m of several areas of open greenspace and has good access to the local countryside, including the Great Northern Trail.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Site is 150m south of the nearest GP, Thornton Medical Centre. Site is and is 3.7km west of Bradford Royal Infirmary. Residents at the site would have excellent access to exercise opportunities via the local footpath network to the countryside.						
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The site is 580m east of Thornton Primary School. The site is 1.6km west of Beckfoot Thornton. Before development can commence it must be confirmed that these schools have capacity for new students.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Thornton and there are five Employment Zones within 5km of the site to the east.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes at each site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/002B – Close Head Lane	1.57	Former water treatment works, green space and woodland	Mix, Mixlargely Greenfield	25 dwellings	Alternative
Summary of assessment for TH/002B: As a largely greenfield site containing Priority Habitat woodland, minor adverse effects have been predicted for most natural environment themed SA Objectives. Site is in proximity to a Grade II Listed Building. Access to key services and amenities, including schools, GP surgeries and shops, within the District, is somewhat limited given the location of the site. Access to jobs, economic areas and cultural spaces within the District is good.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR and DMLocal Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3d
	The site is partially PDL, having been in former use for water treatment works. However, much of the site appears to be open greenspace and it contains woodland, and so it would not be an entirely efficient use of the land resource. The site also coincides with a coal MSA. ALC Grade at the site is Grade 4.							
4 Climate change resilience		+	P	LT	IR	H	SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e
	Site is in FZ1. There are two areas of low surface water flood risk within TH/002B. Given the small size of these areas, relative to the size of the site, it is expected that they would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SC2, EN7, EN8	5a – 5e
	Site is not within a GSPZ. Development would result in a minor increase in water consumption in relation to existing levels. No surface waterbodies are within, adjacent to or within 100m of either site.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SC1, SC6, EN2a, EN2b, EN5	6a – 6h
	The site is partially greenfield and contains GI elements including grasses, trees, and other vegetation. Development at the site could reduce its biodiversity value may disrupt the ecological connectivity of the wider network, particularly as the site is within an NE GI corridor. Nearly all of the site is recorded as being TPO protected woodland, which would likely be adversely affected by development here. Deciduous Woodland Priority Habitat has been recorded within the south-western corner of TH/002B, which would likely be adversely affected by development here.							
7 Landscape & townscape		-	P	LT	IR	H	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b
	The loss of greenfield and open space, and potentially a reduction in tree canopy at the site, would have a negative effect on the local character. This may be limited as a result of the site being partially PDL, although nearly all of the site is recorded as being TPO protected woodland, which would likely be adversely affected by development here.							
8 Cultural heritage		-	P	LT	IR	H	SC1, SC6, EN3, EN4, EN5, DS3	8a, 8b
	The Grade II Listed Building structure 'Thornton War Memorial' is 70m east of the site. Depending on implementation of development, and the potential loss of trees and GI, development at the site could adversely alter the setting of this sensitive heritage asset.							
9 Air quality		-	P	LT	IR	H	SC2, SC10, DS4, EN8, TR1, TR3, HO9	9a – 9d
	Development would not affect an AQMA or a CAZ. The construction and occupation of new dwellings at the site would be expected to increase air pollution at the site due to pollutants associated with new homes and transport movements.							
10 Transport		+	P	LT	IR	H	SC2, HO9, TR1, TR3, DS4	10a – 10e
	Site is within 160m of several bus stops with frequent services. Site is highly accessible for pedestrians. Cycling access via the road network is good but there is an absence of designated cycle paths locally. The nearest railway station in the District is over 7km east at Bradford Forster Square.							
11 Housing		+	P	LT	IR	H	HO1 - HO12	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local PlanCSPR policies.							
12 Accessible services		-	P	LT	IR	H	SC1, SC2, SC4, SC6, SC10, EC5, HO3, HO12	12a
	Residents would have to go from 600m to 1km east to access key services in Thornton.							
13 Social cohesion		+	P	LT	IR	H	SC1, SC2, EC1, DS1, DS5	13a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing CSPR and DMLocal	Mitigation
		Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure	+	P	LT	IR	H	SC2, SC6, SC10, EN1, EC5	14a	
	Site benefits from access to multiple cultural and recreational spaces and places in and around the Thornton area.							
15 Safe & secure	+/-	P	LT	IR	L	TR5, EN8, DS5	15a	
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health	+	P	LT	IR	H	SC10, HO4, DS1, DS5	16a, 16b	
	The nearest GP surgery to the site, Thornton Medical Centre, is 1.5km east in the centre of Thornton. The site is within the target distance of a hospital, with Bradford Royal Infirmary Hospital, 5km to the north east. The site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities including West Park, via the local PRoW network.							
17 Education	-	P	LT	IR	H	EC1, EC2, EC3	17a - 17c	
	The nearest primary school, Thornton Primary School, is over 900m south east from TH/002B, putting it outside the desired range. The nearest secondary school, Beckfoot Thornton is over 3km east from the site, putting it outside the target range. Before development can commence it must be confirmed that these schools have capacity for new students.							
18 Employment	+	P	LT	IR	H	EC1, EC2, EC3	18a, 18b	
	Residents would have good access to employment opportunities in the centre of Thornton, there are five Employment Zones within 5km of the site to the east around Bradford.							
19 Economy	+	P	LT	IR	H	EC1, EC2, EC3	19a, 19b	
	The construction and occupation of new homes at each site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for TH/016:

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan CSPR and DM policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SC2, SC5, HO5, HO6, TR2	3a, 3b, 3d, 3e
	TH/016 is a small, predominately greenfield site and so would not constitute an entirely efficient use of land. ALC Grade at the site is 'Urban'/ Site coincides with coal and sandstone MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SC2, EN7, EN8	5a – 5e
	Site is not within a GSPZ. Development would result in a minor increase in water consumption in relation to existing levels. No surface waterbodies are within, adjacent to or within 100m of either site.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SC1, SC6, EN2a, EN2b, EN5	6a – 6h
	Development at the site would be unlikely to affect a designation. However, approximately 20% of TH/016 (around the site's perimeter) is TPO woodland. The site is greenfield containing GI elements, including trees, and so development here could have a minor adverse effect on the site's biodiversity value as well as local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SC1, SC6, EN4, EN5, DS2, DS3	7a, 7b
	Development at the site could result in the loss of visually attractive GI elements and an area of open space, thereby adversely altering the local townscape character, although the residential development would be within an existing residential area.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SC1, SC6, EN3, EN4, EN5, DS3	None
	Development at TH/016 would be unlikely to have a discernible effect on any Listed Building or sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SC2, SC10, DS4, EN8, TR1, TR3, HO9	9a – 9d
	Development would not affect an AQMA or a CAZ. The construction and occupation of new dwellings at the site would be expected to increase air pollution at the site due to pollutants associated with new homes and transport movements.							
10 Transport		+	P	LT	IR	H	SC2, HO9, TR1, TR3, DS4	10a – 10e
	Site is within 400m of bus stops along Thornton Road offering frequent services. Site is highly accessible for pedestrians. Cycling access via the road network is good but there is an absence of designated cycle paths locally. The nearest railway station in the District is just under 6km east at Bradford Interchange.							
11 Housing		+	P	LT	IR	H	HO1 - HO12	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan CSPR policies.							
12 Accessible services		+	P	LT	IR	H	SC1, SC2, SC6, SC10, EC5, HO3, HO12	12a
	TH/016 has good access to key services and amenities being just 600m north-east of Thornton local centre.							
13 Social cohesion		+	P	LT	IR	H	SC1, SC2, EC1, DS1, DS5	13a
	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SC1, SC2, EC1, DS1, DS5	14a
	Site offers residents with good access to leisure areas. The site is within 200m of several areas of open greenspace and has good access to the local countryside.							
15 Safe & secure		+/-	P	LT	IR	L	TR5, EN8, DS5	15a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective	Mitigating or enhancing Local PlanCSPR				Mitigation code(s)	
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SC10, HO4, DS1, DS5	16a, 16b
	TH/016 is 500m north-east of Thornton Medical Centre and is within 4km of Bradford Royal Infirmary. Residents at the site would have excellent access to exercise opportunities via the local footpath network to the countryside.							
17 Education		-	P	LT	IR	H	EC1, EC2, EC3	17a – 17c
	TH/016 is 1km north-east of Thornton Primary School. TH/016 is 1.4km north-west of Beckfoot Thornton Secondary School. Before development can commence it must be confirmed that these schools have capacity for new students.							
18 Employment		+	P	LT	IR	H	EC1, EC2, EC3	18a, 18b
	Residents would have good access to employment opportunities in the centre of Thornton and there are five Employment Zones within 5km of the site to the east.							
19 Economy		+	P	LT	IR	H	EC1, EC2, EC3	19a, 19b
	The construction and occupation of new homes at each site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Wilsden

- 1.1.10 Three potential preferred housing sites have been identified within Wilsden (WI/002, WI/005B and WI/013).
- 1.1.11 Significant negative effects in relation to climate change resilience (SA objective 4) have been identified for site WI/005B. It is unknown at this stage whether future development on this site would be able to entirely avoid an area of the site which is at a high risk of surface water flooding, given the number of dwellings being considered at this site. The implementation of Sustainable Drainage Systems could help to mitigate any adverse effects.
- 1.1.12 Significant negative effects in relation to lands & buildings (SA objective 3), biodiversity & geodiversity (SA objective 6) and landscape & townscape (SA objective 7) have been predicted for sites WI/005B, and WI/013.
- 1.1.13 The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is largely related to potential recreation impacts on the site. As a result of this, significant negative effects in relation to biodiversity and geodiversity have been identified for all sites.
- 1.1.14 Significant beneficial effects in relation to health (SA objective 16) have been identified for all sites.
- 1.1.15 In relation to transport (SA objective 10), sites WI/002 and WI/013 score positively (minor), whilst site WI/005B scores negatively (minor). This is largely due to the distance of the nearest bus stop from the site. In addition, pedestrian access to the site would need to be improved.
- 1.1.16 Most of the sites score negatively (minor to major) in relation to energy & greenhouse gases, waste, water resources (SA objective 5), biodiversity & geodiversity (SA objective 6), landscape & townscape (SA objective 7), cultural heritage (SA objective 8) and air quality (objective 9). Future development proposals should seek to avoid or mitigate any adverse effects as far as practicable and incorporate enhancements.
- 1.1.17 There are three potential alternative housing sites identified within Wilsden (WI/001, WI/006 and WI/010).

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

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

Key:

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

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
WI/002 – Crooke Lane	0.54	The site was partially developed before being abandoned.	50% mix	10 dwellings	Preferred Option: WI1/H

Summary of assessment for WI/002:

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	The site has been partially developed and so allocating the site would be a somewhat efficient use of land. However, the site coincides with a Sandstone MSA. ALC Grade at the site is Grade 4.							
4 Climate change resilience		-	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1. A small area of the site is at a low risk of surface water flooding. It is unclear if this could be avoided through a careful layout.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Due to the partially developed nature of the site, it is difficult to say what the current state of biodiversity is and whether a development could enhance, preserve or reduce the habitat connectivity or biodiversity of the site, however as there is vegetation present across the site, it can be assumed that most of this would be lost in the development. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Given that the site is partially developed and is within an area of existing residential built form, development would be unlikely to significantly alter the local townscape. However, the site appears to be mostly greened over and the replacement of open space with built form could alter the local townscape to a minor degree. However, it is also acknowledged that development of this site could improve the local townscape.							
8 Cultural heritage		-	P	LT	IR	L	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at the site would not affect a heritage asset. The eastern portion of the site falls within the Wilsden Conservation Area. The replacement of greened over open space could alter the setting of this historic area, although this is somewhat uncertain given the partially developed nature of the site and, depending on the implementation of development, improvements to the local setting could be achievable.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development at this site would not affect a CAZ or an AQMA. However, it would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of several bus stops with frequent services. The nearest railway station, Bingley, is 3.7km north east. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Residents at the site would be within 600m of services and amenities along Wilsden Main Street.						
13 Social cohesion		+	P	LT	IR	H	SC2, DS5	13a
		Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Within 600m of the site are various cultural and leisure spaces including multiple places of worship, public houses, and restaurants along Wilsden Main Street.						
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is adjacent to Wilsden Medical Practice. Site is 4.5km north west from Bradford Royal Infirmary Hospital. Residents would have excellent access to green spaces and a diverse range of natural and semi-natural habitats with opportunities for outdoor exercise and socialising.						
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is 650m south of Wilsden Primary School and 2.3km south east of Parkside School. Parkside Secondary School is in the neighbouring settlement of Cullingworth. Before development can commence it must be confirmed that these schools have capacity for new students.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby centres, as well as slightly further afield towards the regional city in the south and the nearby employment zone. Crossflatts Employment Zone is within 5km north.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for WI/005B:

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

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

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

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

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. There are two Grade II Listed Buildings 220m north, and development at this open greenfield site could potentially adversely affect the setting of these sensitive heritage assets.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. ALC Grade at the site is Grade 4. Site coincides with a sandstone MSA.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. An area in the north east corner of the site is at high risk of surface water flooding. It is unclear if this land could be entirely avoided through a careful layout of development given the number of dwellings being considered at the site. Development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and in its current condition it could potentially be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are two Grade II Listed Buildings 220m north of the site associated with Norr Fold Farm. Development at this open greenfield site could potentially result in a minor adverse effect on the setting of these sensitive heritage assets.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	The nearest bus stops which have frequent services are 470m away on Main Street. The nearest railway station, Bingley, is 3.2km north-east. Pedestrian access of the site would need to be improved; bicycle access via the road network is sufficient, although there is a general lack of designated cycle paths in the local area.							

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities appears to be located 450m west of site on Main Street.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, churches and sports clubs along Main Street in the centre of Wilsden.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 750m of the nearest medical centre, Wilsden Medical Practice. The site is 4.2km north-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Wilsden Primary School, is 475m north-west of the site. The nearest secondary school, Parkside School, is 2.68km west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Wilsden, but in order to access a more diverse and expansive range of employment opportunities residents would likely need to travel approximately 3.1km north-east towards Bingley or 5km south-east towards the centre of Bradford and the Thornton Road Employment Zone.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for WI/013:

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

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

Major adverse significant effect predicted due to the loss of greenfield land, and minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a largely greenfield and Green Belt site. Wilsden Conservation Area is 150m east of the site; there is existing built form between the site and the Conservation Area and so the scope for adverse effects as a result of development is limited, but they should still be considered.

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. Southern portion of the site has some hard standing and an existing building, which might present opportunities for reusing structures or construction materials. ALC Grade at the site is Grade 4. Site coincides with a sandstone MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a limited extent of land at a low and medium risk of surface water flooding in area of hardstanding on the site. Given the size of the site in relation to this area, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is predominantly greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site falls within a SSSI Impact Risk Zone. Bingley South Bog SSSI is approximately 3.4km from the site and the South Pennine Moors SSSI is approximately 4.8km from the site. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The Wilsden Conservation Area is 150m east of the site. There is existing built form between the site and the Conservation Area, and so the scope for adverse effects as a result of development on the site is limited. However, the site is predominantly an open greenfield and a minor adverse effect on the setting of Wilsden Conservation Area cannot be entirely ruled out at this stage.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services, including those along Main Street. The nearest railway station, Bingley, is 3.7km north east. Site is accessible for pedestrians and somewhat accessible for cyclists, although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities appears to be located 500m east of site on Main Street.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, churches and sports clubs along Main Street in the centre of Wilsden.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 450m of the nearest medical centre, Wilsden Medical Practice. The site is 4.8km north-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Wilsden Primary School, is 705m north-east of the site. The nearest secondary school, Parkside School, is 2km north-west of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Wilsden, but in order to access a more diverse and expansive range of employment opportunities residents would likely need to travel approximately 3.7km north-east towards Bingley or 5km south-east towards the centre of Bradford and the Thornton Road Employment Zone. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.							

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
WI/001 – Bents Lane	10.24	Greenfield land/Green Belt	Greenfield 100%	269 dwellings	Alternative
Summary of assessment for WI/001: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, water resources and access to educational facilities. The site is well located to provide residents with good access to jobs, services, transport, and health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	HO5, TR2	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. ALC Grade at the site is grade 3. Site is within the green belt.							
4 Climate change resilience		+	P	LT	IR	L	SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		-	P	LT	IR	M	SC2, EN7, EN8	5a – 5e
	Site does not coincide with a GSPZ, there is a waterbody within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	L	SC1, SC6, EN2a, EN2b, EN5	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		--	P	LT	IR	L	SC1, SC6, EN4, EN5, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SC1, SC6, EN3, EN4, EN5, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SC2, SC10, DS4, EN8, TR1, TR3, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SC2, HO9, DS4, TR1, TR3	10a – 10d
	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 3.3km north east at Bingley Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	HO1 – HO12	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the CS policies. The development would meet the minimum criteria of policies HO8 and HO11 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SC4, SC6, SC10	12a
	Residents at the site would have good access to key services and amenities including those on Main Street.							
13 Social cohesion		+	P	LT	IR	H	SC2, SC6, SC10, DS5	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SC2, SC6, SC10, DS5	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Crag Wood and the Millennium Way.							
15 Safe &		+/-	P	LT	IR	M	TR5, EN8, DS5	15a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
secure		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SC10, HO4, DS1, DS5	16a, 16b
		Site is 1.5km north of the nearest GP surgery, Wilsden Medical Practice, this is outside of the desired range. The site is within 6km of a hospital, Shipley Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		-	P	LT	IR	L	EC1, EC2, EC3	17a, 17b
		The nearest primary school, Wilsden primary School, is 1km south east of the site. The nearest secondary school, Parkside Academy, is 1.7km west of the site, these are both outside of the desired range.						
18 Employment		+	P	LT	IR	H	EC1, EC2, EC3	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 4km from multiple employment zones to the north and north east, there will also be employment opportunities within Wilsden to the south and Harden to the north.						
19 Economy		+	P	LT	IR	H	EC1, EC2, EC3	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
WI/010 – Haworth Road	3.80	Greenfield land/Green Belt	Greenfield 100%	100 dwellings	Alternative
Summary of assessment for WI/010: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality and access to educational facilities. The site is well located to provide residents with good access to jobs, services and transport and access to health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	HO5, TR2	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal and sandstone MSA. ALC Grade at the site is grade 3. Site is within the green belt.							
4 Climate change resilience		+	P	LT	IR	L	SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SC2, EN7, EN8	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	L	SC1, SC6, EN2a, EN2b, EN5	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		--	P	LT	IR	L	SC1, SC6, EN4, EN5, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SC1, SC6, EN3, EN4, EN5, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SC2, SC10, DS4, EN8, TR1, TR3, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SC2, HO9, DS4, TR1, TR3	10a – 10d
	Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 3.6km north east at Bingley Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	HO1 – HO12	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the CS policies. The development would meet the minimum criteria of policies HO8 and HO11 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SC4, SC6, SC10	12a
	Residents at the site would have good access to key services and amenities including those on Main Street.							
13 Social cohesion		+	P	LT	IR	H	SC2, SC6, SC10, DS5	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SC2, SC6, SC10, DS5	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including the Norr Hill hiking trail.							
15 Safe &		+/-	P	LT	IR	M	TR5, EN8, DS5	15a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
secure		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SC10, HO4, DS1, DS5	16a, 16b
		Site is 1km east of the nearest GP surgery, Wilsden Medical Practice, this is outside of the desired range. The site is within 6km of a hospital, Shipley Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		-	P	LT	IR	L	EC1, EC2, EC3	17a, 17b
		The nearest primary school, Wilsden primary School, is 950m north west of the site. The nearest secondary school, Beckfoot Upper Heaton, is 2.8km east of the site, these are both outside of the desired range.						
18 Employment		+	P	LT	IR	H	EC1, EC2, EC3	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 4km from multiple employment zones to the north and north east, there will also be employment opportunities within Wilsden and Harden to the north.						
19 Economy		+	P	LT	IR	H	EC1, EC2, EC3	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
WI/006 – Crack Lane	11.30	Greenfield land/Green Belt	Greenfield 100%	297 dwellings	Alternative
Summary of assessment for WI/006: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality and access to educational facilities. The site is well located to provide residents with good access to jobs, services, transport and health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	HO5, TR2	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal and sandstone MSA. ALC Grade at the site is grade 3. Site is within the green belt.							
4 Climate change resilience		+	P	LT	IR	L	SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SC2, EN7, EN8	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	L	SC1, SC6, EN2a, EN2b, EN5	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		--	P	LT	IR	L	SC1, SC6, EN4, EN5, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SC1, SC6, EN3, EN4, EN5, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SC2, SC10, DS4, EN8, TR1, TR3, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SC2, HO9, DS4, TR1, TR3	10a – 10d
	Site is within 600m of multiple bus stops with frequent services. The nearest railway station is 3.5km north east at Bingley Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	HO1 – HO12	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the CS policies. The development would meet the minimum criteria of policies HO8 and HO11 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SC4, SC6, SC10	12a
	Residents at the site would have good access to key services and amenities including those on Main Street.							
13 Social cohesion		+	P	LT	IR	H	SC2, SC6, SC10, DS5	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SC2, SC6, SC10, DS5	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including the Norr Hill hiking trail.							

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
15 Safe & secure		+/-	P	LT	IR	M	TR5, EN8, DS5	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SC10, HO4, DS1, DS5	16a, 16b
	Site is 1km east of the nearest GP surgery, Wilsden Medical Practice, this is outside of the desired range. The site is within 6km of a hospital, Shipley Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.							
17 Education		-	P	LT	IR	L	EC1, EC2, EC3	17a, 17b
	The nearest primary school, Wilsden primary School, is 900m north west of the site. The nearest secondary school, Beckfoot Upper Heaton, is 2.8km east of the site, these are both outside of the desired range.							
18 Employment		+	P	LT	IR	H	EC1, EC2, EC3	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 4km from multiple employment zones to the north and north east, there will also be employment opportunities within Wilsden and Harden to the north.							
19 Economy		+	P	LT	IR	H	EC1, EC2, EC3	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Oakworth

Two potential housing sites have been identified within Oakworth as preferred options.

Significant beneficial effects in relation to health have been identified for all sites.

The two sites score negatively (major) in relation to biodiversity and geodiversity (SA Objective 6).

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

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

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

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

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

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

Key:

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

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
OA/002 – Pasture Avenue	1.06	Open space with area of woodland/trees	Greenfield, Green Belt	33 dwellings	Preferred Option: OA1/H

Summary of assessment for OA/002:

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

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

Major adverse significant effect predicted due to the loss of greenfield land, and minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site containing trees. The site adjoins Oakworth Conservation Area, the setting of which could be adversely altered as a result of development on this open greenfield site.

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. ALC Grades at the site are 'Urban' and Grade 4. Site does not coincide with an MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. There are several areas of TPO woodland and deciduous woodland priority habitat within 300m of the site, which could be exposed to increased recreational disturbances as a result of residential development at the site. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site adjoins the Oakworth Conservation Area. Development at this open greenfield site could potentially have a minor adverse effect on the setting of this sensitive historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services, including those along the B6143. The nearest railway station, Keighley, is 4.2km north east. The site is accessible for pedestrians, although given the topography of the local area there could be a low uptake of walking and cycling, particularly as there is a lack of designated cycle paths in the local area.							

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities appears to be located 450m north in the centre of Oakworth along the B6143.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and parks in the centre of Oakworth.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 500m of the nearest GP surgery, Oakworth Medical Practice. The site is 6.4km south of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Oakworth Primary School, is 300m north of the site. The nearest secondary school, Beckfoot Oakbank School (Keighley), is 2km north-east of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Oakworth, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards Keighley, 3.5km north-east, where the Worth Village and Beechcliffe Employment Zones are located.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for OA/007A:

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

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

Major adverse significant effect predicted due to the loss of greenfield land, and minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. The site adjoins Oakworth Conservation Area, the setting of which could be adversely affected as a result of development on this open greenfield site.

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. ALC Grades at the site are 'Urban' and Grade 4. Site coincides with a sandstone MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and in its current condition it could potentially be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site is approximately 3km east of the South Pennine Moors SSSI/SPA/SAC. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site adjoins the Oakworth Conservation Area. Development at this open greenfield site could potentially have a minor adverse effect on the setting of this sensitive historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
Transport		Site is adjacent to bus stops on Keighley Road with frequent services. The nearest railway station, Keighley, is 3.6km north east. The site is accessible for pedestrians and cyclists, although given the topography of the local area there could be a low uptake of walking and cycling, particularly as there is a lack of designated cycle paths in the local area.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The nearest area of key services and amenities is located 400m south-west in the centre of Oakworth along the B6143.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and parks in the centre of Oakworth.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be within 400m of the nearest GP surgery, Oakworth Medical Practice. The site is 6km south of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Oakworth Primary School, is 400m south-west of the site. The nearest secondary school, Beckfoot Oakbank School (Keighley), is 1.4km north-east of the site.						
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents would have good access to employment opportunities in the centre of Oakworth, but in order to access a more diverse and more expansive range of employment opportunities, residents would likely need to travel further afield, towards Keighley, 3km north-east, where the Worth Village and Beechcliffe Employment Zones are located. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.						

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for OA/018:

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is greenfield. ALC Grade at the site is Grade 4. Site does not coincide with an MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is predominantly greenfield and in its current condition it could potentially be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Two TPO trees are on the site's north-eastern perimeter, which could be adversely affected by development at the site such as through impacts on root zones.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is within the Oakworth Conservation Area. Development at this open greenfield site could potentially have a minor adverse effect on the setting of this sensitive historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services, including those along the B6143. The nearest railway station, Keighley, is 4km north east. Pedestrian and bicycle access of the site would need to be improved, although given the topography of the local area there could be a low uptake of walking and cycling, particularly as there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would not meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities is located 300m north in the centre of Oakworth along the B6143.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and parks in the centre of Oakworth.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 350m of the nearest GP surgery, Oakworth Medical Practice. The site is 6.4km south of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Oakworth Primary School, is 275m north of the site. The nearest secondary school, Beckfoot Oakbank School (Keighley), is 1.8km north-east of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Oakworth, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards Keighley, 3.3km north-east, where the Worth Village and Beechcliffe Employment Zones are located.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Oxenhope

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

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

No significant beneficial effects have been identified.

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

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

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

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

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

Key:

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

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for OX/003:

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

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. ALC Grade at the site is Grade 4. Site does not coincide with an MSA.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. A band of low, medium, and high surface flood risk is present along the west of the site associated with a small stream. An area of flood risk covers approximately 40% of the site's area, given this in relation to the size of the site, it may be difficult to entirely avoid this area. Development could also lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A small unnamed stream is to the site's western perimeter. Development here could pose a risk to water quality. Site is also 70m north of Moorhouse Beck. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The northern perimeter of the site adjoins TPO woodland, which could be adversely affected by development at the site such as through impacts on root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	60m north-east of the site are two Grade II Listed Buildings, including 'Moor Lane' and 'Barn Approximately 7 Metres to South of Moor House'. Development at this open greenfield site could potentially have a minor adverse effect on the setting of these sensitive heritage assets.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.						
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		Site is within 400m of bus stops on Moorhouse Lane, which have an hourly service. The nearest railway station, Keighley, is 6.7km north east. Site is accessible for pedestrians and somewhat accessible for cyclists via the road network, although there is a lack of designated cycle paths in the local area and there could be a low uptake given the topography of the local area.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The nearest area of key services and amenities appears to be located 600m south-east of site on Station Road.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and sports clubs along Hebden Bridge Road and Station Road in the centre of Oxenhope.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		-	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		The village of Oxenhope does not have a medical centre; the nearest, Haworth Medical Practice, is 1.9km north. The site is over 10km from the nearest general hospital, which is Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Oxenhope CE Primary, is 545m south of the site. The nearest secondary school, Parkside School (Cullingworth), is 4.46km north-east of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents would have good access to employment opportunities in the centre of Oxenhope and Haworth, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards Keighley, 6.2km north-east, where the Worth Village and Beechcliffe Employment Zones are located.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for OX/014:

A major adverse effect arises for the climate change resilience SA Objective due to the site overlapping with land in the active flood zones FZ2 and FZ3 associated with Moorhouse Beck, and a thin band in the same area at high risk of surface water flooding. More detailed flood risk assessments would likely be required for the site.

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

Major adverse significant effect predicted due to the loss of greenfield land, and minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site overlapping TPO woodland. The western perimeter adjoins Moorhouse Beck, and construction and occupation of this site could pose a risk to the water quality. The north-eastern corner of the site adjoins the Oxenhope Station Conservation Area, the setting of which could potentially be adversely affected by development at this open greenfield site.

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. ALC Grade at the site is Grade 4. Site does not coincide with an MSA.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The northern perimeter of the site slightly overlaps with land in FZ2 and FZ3 which is associated with Moorhouse Beck. A thin band, in the same area, is also at high risk of surface water flooding. It is unclear if this land could be entirely avoided through a careful layout of development given the number of dwellings being considered at the site. Development could also lead to an increase in impermeable surfaces, compared to current levels							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Moorhouse Beck is adjacent to the site's western perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The northern and southern perimeters of the site adjoin and overlap with TPO woodland, which could be adversely affected by development at the site such as through impacts on root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	North-east corner of the site adjoins the Oxenhope Station Conservation Area. Development at this open greenfield site could potentially have a minor adverse effect on the setting of this sensitive historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of bus stops on Moorhouse Lane, which have an hourly service. The nearest railway station, Keighley, is 6.8km north east. The site is accessible for pedestrians and cyclists, although given the topography of the local area there could be a low uptake of walking and cycling, particularly as there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities appears to be located 450m south-east of site on Station Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and sports clubs along Hebden Bridge Road and Station Road in the centre of Oxenhope.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		-	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	The village of Oxenhope does not have a medical centre; the nearest, Haworth Medical Practice, is 2km north. The site is over 10km from the nearest general hospital, which is Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Oxenhope CE Primary, is 275m south of the site. The nearest secondary school, Parkside School (Cullingworth), is 4.4km north-east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Oxenhope and Haworth, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards Keighley, 6.3km north-east, where the Worth Village and Beechcliffe Employment Zones are located.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
OX/008 – Marsh Top Farm, Moorhouse Lane	2.11	Greenfield land/Greenbelt	Greenfield 100%	55 dwellings	Alternative
Summary of assessment for OX/008: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, access to health and educational facilities and cultural heritage. The site is well located to provide residents with good access to jobs, services and transport.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	HO5, TR2	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. ALC Grade at the site is grade 4. Site is within the green belt.							
4 Climate change resilience		+	P	LT	IR	L	SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SC2, EN7, EN8	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	L	SC1, SC6, EN2a, EN2b, EN5	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		--	P	LT	IR	L	SC1, SC6, EN4, EN5, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	IR	M	SC1, SC6, EN3, EN4, EN5, DS3	8a, 8b
	There are multiple listed buildings directly west of the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would also detract from the current greenfield setting.							
9 Air quality		-	P	LT	IR	H	SC2, SC10, DS4, EN8, TR1, TR3, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SC2, HO9, DS4, TR1, TR3	10a – 10d
	Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 6.7km north east at Keighley Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	HO1 – HO12	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the CS policies. The development would meet the minimum criteria of policies HO8 and HO11 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SC4, SC6, SC10	12a
	Residents at the site would have good access to key services and amenities including those on Station Road.							
13 Social cohesion		+	P	LT	IR	H	SC2, SC6, SC10, DS5	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
14 Culture & leisure		+	P	LT	IR	H	SC2, SC6, SC10, DS5	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Oxenhope Millennium Green to the south.							
15 Safe & secure		+/-	P	LT	IR	M	TR5, EN8, DS5	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		-	P	LT	IR	H	SC10, HO4, DS1, DS5	16a, 16b
	Site is 1.3km south of the nearest GP surgery, Haworth Medical Practice. The site is within 9km of a hospital, Airedale General Hospital, these are both outside of the desired range. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.							
17 Education		-	P	LT	IR	L	EC1, EC2, EC3	17a, 17b
	The nearest primary school, Oxenhope CE primary School, is 700m south of the site. The nearest secondary school, Beckfoot Upper Heaton, is 4.3km east of the site, this is outside of the desired range by a considerable amount.							
18 Employment		+	P	LT	IR	H	EC1, EC2, EC3	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 4km of Haworth, Denholme and Cullingworth.							
19 Economy		+	P	LT	IR	H	EC1, EC2, EC3	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Queensbury

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

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

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

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

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

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

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

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

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

Key:

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

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/001 – Albert Road / Denholme Road	0.70	Open land	Greenfield, Green Belt	22 dwellings	Preferred Option: QB1/H

Summary of assessment for QB/001:

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land. ALC Grade at the site is Grade 4. Site coincides with a sandstone MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and in its current condition it could potentially be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Southern perimeter of the site adjoins the Grade II Listed structure 'Milepost Opposite Junction with New Park Road'. The site is open greenfield. New development here could adversely alter the setting of this sensitive heritage asset.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	The site is adjacent to a bus stop on the A644 with an infrequent service (less than one an hour and none later than 6.30pm), but more frequent services run from bus stops on the High Street, 650m from site. The nearest railway station, Low Moor, is 6.9km south east. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies			Mitigation code(s)
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.								
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2			12a
		The nearest area of key services and amenities appears to be located 600m south-east of site on Queensbury High Street.								
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2			12a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. However, the site is adjacent to A644, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.								
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4			14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and sports clubs, focused largely around Queensbury High Street.								
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2			15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.								
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5			16a, 16b
		Residents would be within 550m of the nearest medical centre, The Willows Medical Centre. The site is 6km west of a general hospital, St Luke's Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.								
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2			17a – 17c
		The nearest primary school, Foxhill Primary School, is 100m north-west of the site. The nearest secondary school, Queensbury Academy, is 1km south-east of the site.								
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4			18a, 18b
		The site is approximately 3.75km south west of the Paradise Green Employment Zone and is within 7km of Bradford City Centre, providing residents with good access to a broad range of employment opportunities. Sidhil Business Park and Holmefield Industrial Estate in Illingworth (Calderdale) are also close by, i.e., approximately 2km south west of the site.								
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4			19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.								

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for QB/002:

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is situated on Grade 4 ALC. The site coincides with Coal and Sandstone MSAs. The site was previously developed but has since mostly greened over.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1 and not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GWSPZ. No surface water bodies are within, adjacent to or within 100m of the site. The development would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The site is partly greened over and 'taken over' by nature and may be of some biodiversity value. It is on the edge of the settlement and so development here could potentially reduce the site's biodiversity value and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	The loss of green and open land on the edge of the settlement could have a minor adverse effect on the local townscape and landscape.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is approximately 30m west of a Grade II Listed Milepost, however the development would be unlikely to have a negative impact on the setting of this asset.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	The site is within 250m of a bus stop, with an infrequent service (less than one an hour and none later than 6.30pm), There are several more bus stops approximately 400m south along the High Street, at which frequent services are on offer. The site is 6.5km from the closest train station, Low Moor Railway Station, which has frequent services. The site is highly accessible for pedestrians and generally accessible for cyclists, although there is a lack of local cycling paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan	Mitigation
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site has good access to key services and amenities. The site is approximately 600m north of Queensbury High Street, which offers a broad range of key services and amenities.							
13 Social cohesion		+/-	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to A644, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	The site offers new residents with excellent access to culture and leisure spaces and activities. The site is within 200m of Fox Hill Park and footpaths that lead to the local countryside.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at QB/002 would introduce new potential victims or targets of crime at vacant locations where currently there are none. Development at the site could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	The site is within 500m (north-west) of The Willows Medical Centre and The site is 6km west of a general hospital, St Luke's Hospital.. The site would provide residents with good access to outdoor exercise opportunities via Fox Hill Park and the local PRoW network.							
17 Education		++	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The site is within 300m (east) of Fox Hill Primary School and is within 900m (north) of Queensbury Academy Secondary School. Before development can commence it must be confirmed that these schools have capacity for new students.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	QB/002 is 3.75km southwest of Paradise Green Employment Zone and is within 7km of Bradford City Centre, providing residents with good access to a broad range of employment opportunities. Sidhil Business Park and Holmefield Industrial Estate in Illingworth (Calderdale) are also close by.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for QB/004:

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land.. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low, medium and high risk of surface water flooding in the north of the site, which through a careful layout is expected to be avoided. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and in its current condition it could potentially be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. TPO woodland is present in the northern and southern portions of the site, which also delineates the site's eastern perimeter. This could be adversely affected by development at the site such as through impacts on root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is 70m south east of the Queensbury Conservation Area, within which is a range of Grade II Listed Buildings. The two closest listed structures are Grade II listed and are associated with Black Dyke Mills, they are approximately 130-140m north west of the site. New development at this open greenfield site could potentially have an adverse effect on the setting of this sensitive historic area and these heritage assets.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.						
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		Site is within 400m of multiple bus stops with frequent services, including those along the High Street. The nearest railway station, Low Moor, is 6.1km south east. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The nearest area of key services and amenities appears to be located 350m north of site on Queensbury High Street. The nearest supermarket is located approximately 190m north east of the site.						
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and sports clubs, focused largely around Queensbury High Street.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be within 600m of either Queensbury Health Centre or the Willows Medical Centre, depending on location within the site. The site is 5.7km south-west of a general hospital, St Luke's Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Russel Hall Primary School, is 605m west of the site. The nearest secondary school, Queensbury Academy, is 435m south-west of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents would have good access to employment opportunities in the centre of Queensbury and at the Sidhil Business Park and Holmefield Industrial Estate (Calderdale) approximately 2.4km south-west of the site. To access a more diverse and expansive range of employment opportunities residents would likely need to travel further afield towards Bradford city centre.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for QB/007:

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	The site has a large Greenfield area (>0.4ha) and so would not constitute an efficient use of land. . ALC Grades at the site are 'Urban' and Grade 4. Site coincides with a coal MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low and medium risk of surface water flooding on the eastern perimeter which through a careful layout is expected to be avoided. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The southern portion of the site is TPO woodland. The eastern perimeter of the site adjoins TPO woodland. This woodland could be adversely affected by development at the site, such as through impacts on root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. Depending on the condition of the site there could potentially be opportunities for enhancing the local character through new development of a high quality design. However, the site currently contains green open land and several trees that are likely to be of high visual amenity value and, based on the risk that this could be lost as a result of new development, a minor adverse effect on the local character cannot be entirely ruled out at this stage.							
8 Cultural heritage		O	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
Transport		The only bus stops within 400m have infrequent services (less than one an hour and none later than 6.30pm), but more frequent services run from bus stops on the High Street, 650m north of site. The nearest railway station, Low Moor, is 5.8km south east. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities appears to be located 600m north-west of the site on Queensbury High Street.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and sports clubs, focused largely around Queensbury High Street.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is approximately 720m east of the nearest GP surgery, Queensbury Health Centre, putting it outside the target distance. The site is 5.5km south-west of a general hospital, St Luke's Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Russel Hall Primary School, is 1km west of the site. The nearest secondary school, Queensbury Academy, is 790m west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Queensbury and at the Sidhil Business Park and Holmefield Industrial Estate (Calderdale) approximately 2.6km south-west of the site. To access a more diverse and expansive range of employment opportunities residents would likely need to travel further afield towards Bradford city centre.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for QB/010:

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land.. There are a limited number of small buildings, and a small area of hardstanding in the south of the site, that could present opportunities for reusing structures or construction materials. ALC Grade at the site is Grade 4. Site coincides with a sandstone MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	The only bus stops within 400m have infrequent services (3 buses a day); more frequent services run from bus stops on the High Street, 1km north west of site. The nearest railway station, Low Moor, is 5.6km south east. Pedestrian access of the site could be improved; bicycle access is sufficient, although there is a general lack of designated cycle paths in the local area.							

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest supermarket is approximately 800m for the site and a local parade of shops, which includes a bakery, is approximately 600m from the site. The centre of Queensbury is approximately 1km from the site, whereby residents could access further services and amenities.							
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to A644, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, parks and sports clubs, in and around Queensbury.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 1.1km south-east of the nearest GP surgery, Queensbury Health Centre, putting it outside the target distance. The site is 5.7km south-west of a general hospital, St Luke's Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Russel Hall Primary School, is 1.15km north-west of the site. The nearest secondary school, Queensbury Academy, is 880m north-west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Queensbury and at the Sidhil Business Park and Holmefield Industrial Estate (Calderdale) approximately 2.5km south-west of the site. To access a more diverse and expansive range of employment opportunities residents would likely need to travel further afield towards Bradford city centre.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for QB/011A:

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is greenfield. ALC Grade at the site is Grade 4. Site coincides with coal and sandstone MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A small, unnam'd surface waterbody is 80m north of the site. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	In its current condition the site appears to be of limited biodiversity value. However, there is an area of TPO woodland in the eastern portion of the site. TPO woodland also adjoins the site's north-eastern and south-eastern perimeters. The TPO woodland could be adversely affected by development at the site, such as through impacts on root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	South-east corner of the site adjoins the Queensbury Conservation Area. New development at this open greenfield site could potentially have an adverse effect on the setting of this sensitive historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development at this site could potentially increase air pollution at the site in relation to existing levels. Although there is pollution associated with the construction of new homes, it is not clear how the associated transport movements and household pollution would compare to that from the current use of the site. Development would not have a discernible impact on an AQMA or CAZ.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of several bus stops along the High Street, which have frequent services. The nearest railway station, Low Moor, is 6.6km south east. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is located centrally in Queensbury, with the nearest area of key services and amenities being 250m south-east on Queensbury High Street.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have excellent access to a range of culture and leisure opportunities including pubs, restaurants, churches and sports clubs, focused largely around Queensbury High Street.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 400m of the nearest medical centre, Queensbury Health Centre. The site is 5.7km west of a general hospital, St Luke's Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Russel Hall Primary School, is 600m south-west of the site. The nearest secondary school, Queensbury Academy, is 650m south of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Queensbury and at the Sidhil Business Park and Holmefield Industrial Estate (Calderdale) approximately 2.4km south-west of the site. To access a more diverse and expansive range of employment opportunities residents would likely need to travel further afield towards Bradford city centre.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for QB/014A:

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

Minor positive effects were predicted for most other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, as well as the location of the site in relation to transport links, health facilities and employment areas, although residents may need to travel up to 1.3km to access basic services and amenities.

Major adverse significant effect predicted due to the loss of greenfield land, and minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a large 100% greenfield and Green Belt site.

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land.. ALC Grade at the site is Grade 4. Site coincides with coal and sandstone MSAs.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low, medium and high risk of surface water which through a careful layout is expected to be avoided. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this relatively large site could result in the loss of open greenfield and Green Belt land that may contain GI elements of potentially high visual amenity and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	The only bus stop within 400m has an infrequent service (less than one an hour and none later than 6.30pm), but more frequent services run from bus stops on the High Street, 600m south of site. The nearest railway station, Low Moor, is 7.4km south-east. Site is accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.							

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents would need to may need to travel between 900m and 1.3km east into the centre of Queensbury to access services and amenities to satisfy their daily needs.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, parks and sports clubs, in and around Queensbury.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	The nearest medical centres, Queensbury Health Centre and the Willows Medical Centre, are up to 1km from site, putting it outside the target distance. The site is 6.8km west of a general hospital, St Luke's Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Foxhill Primary School, is up to 750m north-east of the site. The nearest secondary school, Queensbury Academy, is 1.2km south-east of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Queensbury and at the Sidhil Business Park and Holmefield Industrial Estate (Calderdale) approximately 1.7km south-west of the site. To access a more diverse and expansive range of employment opportunities residents would likely need to travel further afield towards Bradford city centre. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.							

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for QB/035:

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

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

Major adverse significant effect predicted due to the loss of greenfield land, and minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site which is 90m west of Shibden Head LWS.

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land.. ALC Grade at the site is Grade 4. Site coincides with coal and sandstone MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Shibden Head LWS is 90m east of the site, which could be exposed to increased recreational disturbances as a result of residential development at the site. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	The nearest bus stops are around 650m away along Halifax Road, and have frequent services. The nearest railway station, Low Moor, is 6.4km south-east. Pedestrian and bicycle access of the site would need to be improved, and there is a general lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Residents would need to travel up to 1km north, into the centre of Queensbury, to access a full range of services and amenities to satisfy their daily needs.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, parks and sports clubs, in and around Queensbury.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be within 750m of the nearest medical centre, Queensbury Health Centre. The site is 6.5km south-west of a general hospital, St Luke's Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Shibden Head Primary Academy, is 550m north-west of the site. The nearest secondary school, Queensbury Academy, is 715m north-east of the site.						
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents would have good access to employment opportunities in the centre of Queensbury and at the Sidhil Business Park and Holmefield Industrial Estate (Calderdale) approximately 1.7km west of the site. To access a more diverse and expansive range of employment opportunities residents would likely need to travel further afield towards Bradford city centre. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.						

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for QB/036:

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land.. ALC Grade at the site is Grade 4. Site coincides with coal and sandstone MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a few small areas land at a low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A number of small, unnamed waterbodies are within 100m of the site. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Shibden Head LWS is 30m south-east of the site, which could be exposed to increased recreational disturbances as a result of residential development at the site.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	The nearest bus stops are around 750m away along Halifax Road, and have frequent services. The nearest railway station, Low Moor, is 6.3km south-east. Site is accessible for pedestrians and generally accessible for cyclists via the road network, although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents would need to travel up to 900m north, into the centre of Queensbury, to access a full range of services and amenities to satisfy their daily needs.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, parks and sports clubs, in and around Queensbury.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 650m of the nearest medical centre, Queensbury Health Centre. The site is 6.3km south-west of a general hospital, St Luke's Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Shibden Head Primary Academy, is 550m north-west of the site. The nearest secondary school, Queensbury Academy, is 450m north of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Queensbury and at the Sidhil Business Park and Holmefield Industrial Estate (Calderdale) approximately 1.8km west of the site. To access a more diverse and expansive range of employment opportunities residents would likely need to travel further afield towards Bradford city centre.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/031 – Former Reservoir, Mountain	0.47	Industrial	Brownfield	5 dwellings	Discounted
<p>Summary of assessment for QB/031: The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage. Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to health and education facilities and employment areas, although access to transport links is somewhat limited. As a PDL site containing buildings, there are opportunities for achieving biodiversity net gains and enhancing the local townscape character, depending on how the development is designed and implemented. The two additional minor adverse effects are related to increases in air pollution and water consumption, which have been predicted at nearly all sites.</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is PDL. ALC Grade at the site is Grade 4. Site coincides with coal and sandstone MSAs. Site would constitute and efficient use of the land resource subject to potential effects on the MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing buildings. It is considered to be likely that it is of limited biodiversity value in its current condition. New development here would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is PDL and contains an existing building that appears to be in commercial/industrial use. There may therefore be limited scope for new development to adversely alter the local character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
8 Cultural heritage		O	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Although not vacant, the site appears derelict so development at this site would be likely to increase air pollution at the site in relation to existing levels due to both the construction and the occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	The only bus stops within 400m have infrequent services (less than one an hour and none later than 6.30pm); more frequent services run from bus stops on the High Street, 900m south-east of site. The nearest railway station, Low Moor, is 7.5km south-east. Site is accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would not meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Residents would need to travel up to 1km south-east, into the centre of Queensbury, to access a full range of services and amenities to satisfy their daily needs.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, parks and sports clubs, in and around Queensbury.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 900m north-west of the nearest GP surgery, the Willows Medical Centre, putting it outside the target distance. The site is 6.7km west of a general hospital, St Luke's Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Foxhill Primary School, is 350m east of the site. The nearest secondary school, Queensbury Academy, is 1.3km south-west of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents would have good access to employment opportunities in the centre of Queensbury and at the Sidhil Business Park and Holmefield Industrial Estate (Calderdale) approximately 1.9km south-west of the site. To access a more diverse and expansive range of employment opportunities residents would likely need to travel further afield towards Bradford city centre.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/033 – Land south of Thornton Road, east of Harp Lane	3.44	Greenfield land/Green belt	Greenfield 100%	90 dwellings	Alternative
Summary of assessment for QB/033: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality and cultural heritage. The site is well located to provide residents with good access to jobs, services, transport and significantly good access to educational and health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal and sandstone MSA. ALC Grade at the site is grade 4. Site is within the green belt.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		--	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are multiple listed buildings within 100m surrounding the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would also detract from the current greenfield setting.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 500m of multiple bus stops with frequent services. The nearest railway station is 7km east at Bradford Interchange Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on West End and Brighthouse Road.							
13 Social		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

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SA Objective	Baseline	Effect on SA Objective	Mitigating or enhancing Local Plan policies				Mitigation code(s)	
cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Foxhill Park.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 500m south of the nearest GP surgery, The Willows Medical Centre. The site is within 6km of a hospital, Bradford Teaching Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Foxhill primary School, is 400m north west of the site. The nearest secondary school, Queensbury Academy is 1km south of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 4km of Clayton, Buttershaw and Illingworth.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/008 – Deanstone Lane	0.79	Open space	Greenfield	28 dwellings (based on 35dph)	Discounted

Summary of assessment for QB/008:

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

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

Major adverse significant effect predicted due to the loss of greenfield land, and minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site containing trees.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land.. ALC Grades at the site are 'Urban' and Grade 4. Site coincides with a sandstone MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of several bus stops along the High Street, which have frequent services. The nearest railway station, Low Moor, is 6.6km south east. Site is very accessible for pedestrians and somewhat accessible for cyclists via the road network, although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities appears to be located 550m north-east of site on Queensbury High Street.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and sports clubs, focused largely around Queensbury High Street.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 350m of the nearest medical centre, Queensbury Health Centre. The site is 6.3km south-west of a general hospital, St Luke's Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Shibden Head Primary School, is 160m west of the site. The nearest secondary school, Queensbury Academy, is 405m north-east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Queensbury and at the Sidhil Business Park and Holmefield Industrial Estate (Calderdale) approximately 1.7km south-west of the site. To access a more diverse and expansive range of employment opportunities residents would likely need to travel further afield towards Bradford city centre.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/94 – School Cote Brow/Brow Lane	7.4	Agricultural fields	Greenfield, Green Belt	Employment land	Alternative

Summary of assessment for EM/94:

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land.. ALC Grades at the site are Grade 3 and 'Urban'. Site coincides with sandstone and coal MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A small, unnamed waterbody is within the site boundary. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site falls within an Impact Risk Zone for South Pennine Moors SAC/SPA/SSSI. Depending on the scale and type of employment development here, consultation with Natural England may be required as part of any planning application in order to ensure no adverse effects on the SAC/SPA/SSSI.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, new employment development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including hedgerows, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out. This is particularly the case given the site is on ground sloping upwards away from the built form to the west, and so development here could be viewable from a distance (from the west).							
8 Cultural heritage		O	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new business premises and the transport movements and pollution associated with these businesses. Development would not have a discernible impact on an AQMA or CAZ.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services, including those along Halifax Road. The nearest railway station, Low Moor, is 7.7km east. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.							
11 Housing		O	n/a	n/a	n/a	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Site is allocated for employment and therefore will not provide a contribution towards Bradford's housing needs.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.						
13 Social cohesion		○	n/a	n/a	n/a	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	None
		This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.						
14 Culture & leisure		○	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.						
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		○	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
		Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site would provide new employment land that offers skills learning opportunities for local people and employees.						
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The proposed development would provide new employment opportunities in Bradford. However, it is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.						
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The proposed development would deliver a new employment space in Queensbury, that would contribute towards the long term success of Bradford's economy. The proposed development could also provide a boost to the vitality of the local area.						

Cullingworth

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

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

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

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

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

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

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

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

Key:

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

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CU/001 – Halifax Road	1.86	Vacant PDL plot	Brownfield	53 dwellings	Preferred Option: CU1/H

Summary of assessment for CU/001:

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is PDL. ALC Grade at the site is Grade 4. Site coincides with a sandstone MSA. Site would be an efficient use of the land resource subject to the potential effects on the MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low, medium and high risk of surface water flooding along its south-western perimeter which is expected to be avoided through a careful layout.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing buildings. It is considered likely that it is of limited biodiversity value in its current condition. New development here would provide a good opportunity to deliver biodiversity net gain at the site such as through the introduction of GI elements. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is a vacant PDL plot which, in its current condition, appears to detract from the local townscape character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
8 Cultural heritage		O	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services, including those along the B6429. The nearest railway station, Bingley, is 5km north-west. Site is accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.							

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities appears to be located 450m north-east of site on Greenside Lane and the B6429.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces in and around Cullingworth.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 450m of the nearest medical centre, Cullingworth Medical Practice. The site is 7.5km north-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Cullingworth Village Primary School, is adjacent to the site to the east. The nearest secondary school, Parkside School, is 785m north-east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Cullingworth and the surrounding towns and villages of Haworth, Harden and Denholme, but in order to access a more diverse and expansive range of employment opportunities residents would likely need to travel approximately 4.5km north towards Keighley where the Worth Village and Beechcliffe Employment Zones are located.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for CU/004:

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

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

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is PDL. ALC Grade at the site is Grade 4. Site coincides with a sandstone MSA. Site would be an efficient use of the land resource, subject to the potential effects on the MSA.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. A large area in the centre of the site is at high risk of surface water flooding and it is unlikely that this land could be entirely avoided through a careful layout of development given the number of dwellings being considered at the site.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing buildings. It is considered to be likely that it is of limited biodiversity value in its current condition. New development here would be a good opportunity to deliver biodiversity net gain at the site such as through the introduction of GI elements. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is PDL and contains hard standing and existing buildings that appear to be in commercial use. There may therefore be limited scope for new development to adversely alter the local character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
8 Cultural heritage		+	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The Grade II Listed Buildings 'Boundary Wall Railings and Gates at Cullingworth Baptist Church' and 'Cullingworth Baptist Church' are within 40m west of the site. Cullingworth Conservation Area is 30m north-west of the site. The site is PDL and based on its current condition it is considered likely that new development would be an opportunity to enhance the local character and setting of these sensitive heritage assets and historic areas.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	A small proportion of the site appears to be in commercial use, so development would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the increased associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.							
10		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

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SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
Transport		Site is within 400m of multiple bus stops with frequent services, including those along the B6429. The nearest railway station, Bingley, is 4.7km north-west. Site is accessible for pedestrians and somewhat accessible for cyclists via the road network, but there is a lack of designated cycle paths in the local area.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The site is adjacent to an area of key services and amenities on Greenside Lane and the B6429.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces in and around Cullingworth.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be within 250m of the nearest medical centre, Cullingworth Medical Practice. The site is 7.2km north-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Cullingworth Village Primary School, is 380m south-west of the site. The nearest secondary school, Parkside School, is 450m north-east of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents would have good access to employment opportunities in the centre of Cullingworth and the surrounding towns and villages of Haworth, Harden and Denholme, but in order to access a more diverse and expansive range of employment opportunities residents would likely need to travel approximately 4.5km north towards Keighley where the Worth Village and Beechcliffe Employment Zones are located.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

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Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CU/013 – Cullingworth Road / Doll Lane	0.72	A square plot of land that appears to be partial hard standing, and partial greenfield	Greenfield	34 dwellings (based on 35dph)	Preferred Option: CU3/H

Summary of assessment for CU/013:

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	The site is Greenfield area (>0.4ha) and so would not constitute an efficient use of land.. ALC Grade at the site is Grade 4. Site does not coincide with an MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
Transport		The only bus stops within 400m on Sunningdale Crescent have infrequent services (less than one an hour), but more frequent services run from bus stops on the B6429, 550m west of site. The nearest railway station, Bingley, is 4.7km north-west. Site is accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities appears to be located 800m north-west of site on Greenside Lane and the B6429, which is outside the target area.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces in and around Cullingworth.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 850m south-east of the nearest medical centre, Cullingworth Medical Practice, putting it just outside the target distance. The site is 7.5km north-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Cullingworth Village Primary School, is 720m north-west of the site. The nearest secondary school, Parkside School, is 725m north of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Cullingworth and the surrounding towns and villages of Haworth, Harden and Denholme, but in order to access a more diverse and expansive range of employment opportunities residents would likely need to travel approximately 5km north towards Keighley where the Worth Village and Beechcliffe Employment Zones are located.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CU/003 – Haworth Road	1.57	Greenfield land/ Green Belt	Greenfield 100%	50 dwellings	Alternative
Summary of assessment for CU/003: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality. The site is well located to provide residents with good access to jobs, services, transport and significantly good access to educational and health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal and sandstone MSA. ALC Grade at the site is grade 4. Site is within the green belt.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		--	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 5.5km north east at Bingley Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Halifax Road.							
13 Social		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Cullingworth Recreational Ground to the north.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 800m south of the nearest GP surgery, Cullingworth Medical Practice. The site is within 5.9km of a hospital, The Yorkshire Clinic. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Cullingworth primary School, is 500m north of the site. The nearest secondary school, Parkside School is 1km north east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 5km of Keighley employment zone.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CU/015 – Keighley Road	3.33	Greenfield/ Green Belt	Greenfield 100%	50 dwellings	Alternative
Summary of assessment for CU/015: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, cultural heritage, water resources and flood risk. The site is well located to provide residents with good access to jobs, services, transport and significantly good access to educational and health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a sandstone MSA. ALC Grade at the site is grade 4. Site is within the green belt.							
4 Climate change resilience		-	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is mostly within FZ1 and is at low risk of surface water flooding, however at two points along the north face the site coincides with FZ3, whilst risk is there the FZ3 encroaches on probably less than 1% of the sites area. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there is a waterbody within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Site is adjacent to multiple priority habitat and woodland habitat networks.							
7 Landscape & townscape		--	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are multiple listed buildings within 100m south of the site, the site is also adjacent to a historic conservation area. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would also detract from the current greenfield setting.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 550m of multiple bus stops with frequent services. The nearest railway station is 5km north east at Bingley Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Halifax Road.							
13 Social		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective	Mitigating or enhancing Local Plan policies				Mitigation code(s)	
cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Cullingworth Recreational Ground to the south.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 550m north of the nearest GP surgery, Cullingworth Medical Practice. The site is within 5.5km of a hospital, The Yorkshire Clinic. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Cullingworth primary School, is 600m south of the site. The nearest secondary school, Parkside School is 900m east of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 5km of Keighley employment zone.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Denholme

One potential housing site has been identified within Denholme as a preferred option (DH/016).

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

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

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

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

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

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

PO Ref	Site Ref	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
DH1/H	DH/016	-	-	+/-	--	-	--	+	+/-	-	-	+	+	+	+	+/-	++	+	+	+

Key:

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

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
DH/016 – Station Road	2.15	Vacant PDL plot	Brownfield	72 dwellings	Preferred Option: DH1/H

Summary of assessment for DH/016:

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

A significant adverse effect arises for the climate change resilience SA Objective due to the presence of a band of land in the active flood zones FZ2 and FZ3 in the south of the site, and a very limited area of land at high risk of surface water flooding. More detailed flood risk assessments would likely be required for the site and careful consideration given to the layout of the development.

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is PDL. ALC Grade at the site is Grade 4. Site coincides with sandstone and coal MSAs. Site would be an efficient use of the land resource subject to the potential effects on the MSAs.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is primarily in FZ1 with a band of land in FZ2 and FZ3 in the south of the site, associated with Carperley Beck. Approximately 40% of the site is at low risk of surface water flooding and a very limited extent of the site is at high and medium risk. It is expected that these areas of high risk could be avoided through a careful layout of development.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Carperley Beck and an outfall channel from Doe Park Reservoir are adjacent to the site, additionally Doe Park Reservoir is within 25m east of the site. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL and it is considered to be likely that it is of limited biodiversity value in its current condition. New development here would provide a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements. At the same time, two areas of deciduous woodland priority habitat adjoin the site's southern perimeter. Carperley Back LWS adjoins the site's western perimeter. There is the potential for new development to indirectly harm the LWS and priority habitat, such as through impacts on the tree root zone. The site is approximately 2.1km north east of the South Pennine Moors SAC/SPA/SSSI. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site appears to be a vacant PDL plot which, in its current condition, could be detracting from the local townscape character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
8 Cultural		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
heritage		Development at the site would be unlikely to have a discernible effect on any above-ground heritage assets or Conservation Areas. The site is, however, located within a West Yorkshire Archaeology Class II site. Development at this site may provide opportunities for new below-ground investigations.						
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
		Development at this site could potentially increase air pollution at the site in relation to existing levels. Although there is pollution associated with the construction of new homes, it is uncertain how the associated transport movements and household pollution would compare to that from the current use. Development would not have a discernible impact on an AQMA or CAZ.						
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		The nearest bus stops are 600m away along Keighley Road, and have frequent services. The nearest railway station, Bingley, is 7.1km north-east. Pedestrian access and bicycle access of the site would need to be improved, and there is a general lack of designated cycle paths in the local area.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The nearest area of key services and amenities appears to be located 600m north-west on the Main Road in the centre of Denholme.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces in and around Denholme.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be within 650m of the nearest GP surgery, Ann Street Medical Centre. The site is 6.9km west of a general hospital, Bradford Royal Infirmary Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Denholme Primary School, is 800m north-west of the site. The nearest secondary school, Parkside School (Cullingworth), is 3.15km north of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents would have good access to employment opportunities in the centre of Denholme and the surrounding towns and villages of Wilsden and Thornton, but in order to access a more diverse and expansive range of employment opportunities residents would likely need to travel approximately 6.5km north-east towards Keighley or 6km east towards the centre of Bradford and the Thornton Road Employment Zone.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for DH/007:

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. ALC Grade at the site is Grade 4. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site is approximately 1.7km north east of the South Pennine Moors SSSI/SPA/SAC. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of several bus stops on Keighley Road which have frequent services. The nearest railway station, Bingley, is 7km north-east. Site is very accessible for pedestrians and somewhat accessible for cyclists via the road network, although given the topography of the local area there could be a low uptake of walking and cycling, particularly as there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The nearest area of key services and amenities appears to be located 525m south-east on the Main Road in the centre of Denholme.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces in and around Denholme.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be within 450m of the nearest GP surgery, Ann Street Medical Centre. The site is 6.9km west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Denholme Primary School, is adjacent to the east of the site. The nearest secondary school, Parkside School (Cullingworth), is 2.8km north of the site.						
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents would have good access to employment opportunities in the centre of Denholme and the surrounding towns and villages of Wilsden and Thornton, but in order to access a more diverse and expansive range of employment opportunities residents would likely need to travel approximately 6.5km north-east towards Keighley or 7km east towards the centre of Bradford and the Thornton Road Employment Zone. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.						

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/green field split	Potential development	Status
DH/006 – Long Causeway	5.96	Greenfield/ Green Belt	Greenfield 100%	112 dwellings	Alternative
Summary of assessment for DH/006: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, transport, educational facilities and accessible services. The site is well located to provide residents with good access to jobs, services, and health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is grade 4. Site is within the green belt.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is mostly within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Site is adjacent to multiple priority habitat and woodland habitat networks.							
7 Landscape & townscape		--	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 7km north east at Bingley Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Main Road.							
13 Social		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Forster Park to the east.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 750m north of the nearest GP surgery, Dr E Appleton – Thornton and Denholme Medical Practice. The site is within 6.5km of a hospital, The Yorkshire Clinic, this is outside of the desired range. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.							
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Denholme primary School, is 700m north east of the site. The nearest secondary school, Parkside School is 3km north of the site, this is outside of the desired range.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 4km of Thronton, Wilsden, Cullingworth and Oxenhope.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Haworth

Six potential housing sites have been identified within Haworth as preferred site options.

Significant beneficial effects have been identified in relation to land & buildings (objective 3) for site HA/005 and in relation to health (objective 16) for sites HA/005, HA/008 and HA/010.

All sites score positively (minor) in relation to accessible services (objective 12) apart from site HA/001.

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

Site HA/005 is the only site which scores positively (minor) in relation to landscape & townscape (objective 7) and cultural heritage (objective 8). HS/005 is also the only site that scores positively (significant) in relation to land and buildings due to the development being on PDL land.

All sites score positively (minor) in relation to climate change resilience (objective 4) apart from HA/005, and HA/010 which score negatively (minor). It is unknown at this stage whether future development would be able to entirely avoid areas of these sites which is at a medium to high risk of surface water flooding, given the number of dwellings being considered at this site.

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

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

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

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

Key:

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

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/001 – Worstead Road, Cross Roads	2.85	Agricultural uses	Greenfield	70 dwellings	Preferred Option: HA1/H

Summary of assessment for HA/001:

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site does not coincide with an MSA and is ALC Grade 4 i.e. not BMV. However, the site is a large (>0.4ha) greenfield site and so development would not represent an efficient use of the land resource.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ and there are not surface water bodies within 100m of the site. However, the construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The site is considered to be of some biodiversity value given the presence of trees, hedgerow and 3.15ha of grasses and soils. Development would likely reduce this biodiversity value and could also reduce habitat connectivity in the local ecological network. The site is within Natural England's GI network. The site is approximately 3.4km north east of the South Pennine Moors SAC/SPA/SSSI. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	The construction and occupation of 70 dwellings at this large greenfield site, which slopes upwards from north to south and is viewable from long distances, would replace open space and visually appealing GI elements. An adverse effect on the local character would be likely. Residential built form at the site would conform with the existing residential built form to the west of the site. However, it would jut out into the countryside and could potentially be seen as extending the settlement boundary of Cross Roads north-eastwards.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
	The only heritage asset in proximity to the site is the Grade II Listed 'Milepost Opposite Petrol Station'. Given the topography and the existing built form, development at the site would not be viewable from this asset and so no impacts on cultural heritage would be expected.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development at the site would not impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan	Mitigation
		Site is within 400m of multiple stops with frequent services. The nearest railway station, Keighley, is 4km north. Pedestrian and cycling access of the site is good although the somewhat narrow roads, undulating topography and absence of local cycle paths could limit local rates of cycling.						
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.						
12 Accessible services		-	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Site would provide residents with access to the limited range of services and amenities in Cross Roads. It is expected that new residents would need to travel further afield, such as 2km west into the centre of Haworth or 3km north into Keighley, to access most services and amenities.						
13 Social cohesion		+/-	P	LT	IR	M	SC2, SC6, SC10, DS4	13a
		Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to A629, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site would provide residents with access to cultural and leisure places in Cross Roads, including the local churches, public houses, restaurants, and parks.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		The nearest GP surgeries are Oakworth Medical Centre 1.6km north-west and Haworth Medical Practice 1.9km south-west, both being outside the 800m target distance. The site is within the target distance of a hospital, with Airedale General 7.5km north. Residents at the site would have excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.						
17 Education		+	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		Lees Primary School is 700m south-west of the site. The nearest secondary school, Beckfoot Oakbank School (Keighley), is just outside the 2km target distance being 2.2km north-west. Before development can commence it must be confirmed that these schools have capacity for new students.						
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents at the site would have good access to jobs in the centre of Haworth and Cross Roads. Access to a more extensive and diverse range of employment opportunities may require residents to travel approximately 3.5km north to the centre of Keighley, and the employment zones and business development areas found there. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.						

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for HA/003:

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a – 3d
	HA/003, a greenfield site, would be an inefficient use of the land resource. Site does not coincide with an MSA. ALC Grade at the site is Grade 4.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ and there are no surface water bodies within 100m of the site. However, the construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	HA/003 is a greenfield site of some biodiversity value due to the presence of trees, some of which are TPO protected, grassland and soils. Site is within 5m of broadleaved woodland priority habitat and the Airedale Spring Mill Pond LWS, each of which could be exposed to increased disturbances caused by development, but which could also benefit from enhanced biodiversity within the sites. Development would likely reduce this biodiversity value and diminish connectivity of the local ecological network, particularly as the site falls within Natural England's GI network. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at HA/003 would result in the loss of green and open space containing visually attractive GI elements and so it could adversely alter the local character.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
	Development at HA/003 would not have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development at the site would not impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple stops with frequent services. The nearest railway station, Keighley, is 4.5km north. Pedestrian and cycling access of the site is good although the somewhat narrow roads, undulating topography and absence of local cycle paths could limit local rates of cycling.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan	Mitigation
		HA/003 is within 600m of various key services and amenities in the centre of Haworth along the B6142, as well as services and amenities in Cross Roads on the A6033.						
13 Social cohesion	+	P	LT	IR	M	SC2, SC6, SC10, DS4	13a	
	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure	+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
	HA/003 is within 600m of various cultural and leisure opportunities in the centre of Haworth along the B6142, as well as services and amenities in Cross Roads on the A6033.							
15 Safe & secure	+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health	+	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
	HA/003 is 900m east of Haworth Medical Practice. The site is within the 8km target distance of Airedale General Hospital to the north. Residents at the site would have excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.							
17 Education	+	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
	Access to primary schools is good in Haworth, with Lees Primary School and Haworth Primary School within the target distance of the site. Access to a secondary school is more limited, the nearest being Beckfoot Oakbank School (Keighley), which is 2.5km north of HA/003. Before development can commence it must be confirmed that these schools have capacity for new students.							
18 Employment	+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
	Residents at the site would have good access to jobs in the centre of Haworth and Cross Road. Access to a more extensive and diverse range of employment opportunities may be somewhat limited for residents at the site, who may need to travel approximately 4km north to the centre of Keighley, and the employment zones and business development areas found there. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.							
19 Economy	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.							

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for HA/004:

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land.. ALC Grade at the site is Grade 4. Site does not coincide with an MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site's north-eastern perimeter adjoins TPO woodland, which could be adversely affected by development at the site, such as through impacts on root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of several bus stops on Lees Lane which have frequent services. The nearest railway station, Keighley, is 4.1km north-east. Site is very accessible for pedestrians and generally accessible for cyclists, although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
							Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.	
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
							The nearest area of key services and amenities appears to be located 600m south of the site on Lees Lane in the centre of Haworth.	
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
							Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.	
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces in and around Haworth.	
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
							The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.	
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
							Site is 1km north-east of the nearest GP surgery, Haworth Medical Centre, putting it outside the target distance. The site is 7km south of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.	
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
							The nearest primary school, Lees Primary School, is 50m east of the site. The nearest secondary school, Beckfoot Oakbank School (Keighley), is 2.3km north-east of the site.	
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
							Residents would have good access to employment opportunities in the centre of Haworth and Cross Road and the surrounding towns and villages of Cullingworth and Oakworth, but in order to access a more diverse and expansive range of employment opportunities residents would likely need to travel approximately 4.1km north-east towards Keighley where the Worth Village and Beechcliffe Employment Zones are located.	
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
							The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.	

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/005 – Ebor Mills, Ebor Lane	1.18	PDL plot with vacant industrial buildings	Brownfield	38 dwellings	Preferred Option: HA4/H

Summary of assessment for HA/005:

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a – 3d
	HA/005 is PDL. ALC Grade is Grade 4. The site does not coincide with an MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. HA/005 coincides with land at a medium risk of surface water flooding and it is uncertain that this land could be entirely avoided through a careful layout of development.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	HA/005 is adjacent to the Bridgehouse Beck and so development could pose a risk to water quality. Site is not within a GSPZ. The construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development at HA/005 would be an opportunity to enhance the biodiversity of each PDL site. Each site is within 5m of broadleaved woodland priority habitat and the Airedale Spring Mill Pond LWS, each of which could be exposed to increased disturbances caused by development but which could also benefit from enhanced biodiversity within the sites. Site falls within NE's GI corridor. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	It is considered to be likely that new development at HA/005 would be an opportunity to enhance its contribution towards the local character.							
8 Cultural heritage		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	8a, 8b
	Within HA/005 was the Grade II Listed Building 'Ebor Mill'. There is also a Grade II Listed bridge, and some Grade II Listed cottages, on the site's southern perimeter. The mill was destroyed in a fire in 2010, with only some of the buildings remaining, and so it is considered that development at the site would be an opportunity to preserve heritage features of the site whilst bring the site back into use, and potentially enhancing the setting of nearby heritage assets.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development at the site would not impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple stops with frequent services along the B6142. The nearest Railway Station, Keighley, is 4.6km north. Pedestrian and cycling access of the site is good although the somewhat narrow roads, undulating topography and absence of local cycle paths could limit local rates of cycling.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan	Mitigation
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.						
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		HA/005 is within 600m of various key services and amenities in the centre of Haworth along the B6142, as well as services and amenities in Cross Roads on the A6033.						
13 Social cohesion		+	P	LT	IR	M	SC2, SC6, SC10, DS4	13a
		Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is within 100m of a railway line, which could potentially impact on the quality of life of new residents here as a result of noise and visual disturbances.						
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		HA/005 is within 600m of various cultural and leisure opportunities in the centre of Haworth along the B6142, as well as services and amenities in Cross Roads on the A6033.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime. In addition, the redevelopment of the vacant buildings onsite may help to deter crime.						
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		HA/005 is 800m north-east of Haworth Medical Practice and is within the 8km target distance of Airedale General Hospital to the north. Residents at the site would have excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.						
17 Education		+	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	16a, 16b
		Access to primary schools is good in Haworth, with Lees Primary School and Haworth Primary School within the target distance of the site. Access to a secondary school is more limited, the nearest being Beckfoot Oakbank School (Keighley), which is 2.5km north of HA/005						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents at the site would have good access to jobs in the centre of Haworth and Cross Road. Access to a more extensive and diverse range of employment opportunities may be somewhat limited for residents at the site, who may need to travel approximately 4km north to the centre of Keighley, and the employment zones and business development areas found there.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for HA/008:

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site appears to be predominantly greenfield, being primarily comprised of residential gardens. ALC Grade at the site is Grade 4. Site does not coincide with an MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		○	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services, including those along Lees Lane. The nearest railway station, Keighley, is 4.8km north. Site is accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective	Mitigating or enhancing Local Plan policies				Mitigation code(s)
							Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would not meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 12a The nearest area of key services and amenities appears to be located 300m west of the site on the B6142 in the centre of Haworth.
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. However, the site is adjacent to the A6033, which could potentially impact on the quality of life of new residents as a result of exposure to air pollution and noise and visual disturbances.
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 14a Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces in and around Haworth.
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2 15a The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5 16a, 16b Residents would be within 800m of the nearest medical centre, Haworth Medical Centre. The site is 7.6km south of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2 17a – 17c The nearest primary school, Haworth Primary School, is 650m west of the site. The nearest secondary school, Beckfoot Oakbank School (Keighley), is 2.9km north-east of the site.
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b Residents would have good access to employment opportunities in the centre of Haworth and Cross Road and in the surrounding towns and villages of Cullingworth and Oakworth, but in order to access a more diverse and expansive range of employment opportunities residents would likely need to travel approximately 4.5km north-east towards Keighley where the Worth Village and Beechcliffe Employment Zones are located.
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4 19a, 19b The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for HA/010:

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

Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield and greened over PDL, with TPO woodland and Priority Habitat adjacent to and within the Site. Site falls within the Natural England SSSI Risk Zone for South Pennine SSSI for any application of 50 or more dwellings, which is currently not expected to be the case.

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a – 3d
	ALC Grade is Grade 4. The site does not coincide with an MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. HA/010 coincides with land at a risk of surface water flooding, with just under half of the site at a low risk and small areas of the site at a medium and high risk. It is uncertain that in each case this land could be entirely avoided through a careful layout of development.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	HA/010 is within a GSPZ 2 and so development here could pose a risk to the quality of groundwaters. HA/010 is approximately 10m west of the Beck, and so development at the site could pose a risk to the quality of water at this surface waterbody. Discernible effects on the Beck are unlikely, given the railway track running between the site and the waterbody. The construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	HA/010 is a vacant plot comprised predominantly PDL, however is covered in scrub and vegetation. Broadleaved Woodland Priority Habitat is present within the southern portion of the site. South east corner of the site is adjacent to TPO protected woodland, with a number of TPO protected trees in proximity to the site. Site falls within Natural England's GI network. The site is 1.6km north-east of the South Pennine Moors SAC and SSSI, which is also designated as the South Pennine Moors SPA. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Whilst HA/010 is a vacant plot comprised of greenfield and PDL. It is now open space covered in vegetation including visually appealing GI elements such as woodland, with TP woodland adjacent to its south-eastern perimeter. Development at the site could adversely alter the local character.							
8 Cultural heritage		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	8a, 8b
	HA/010 is situated within the Haworth Conservation Area. The site is 110m south-east of the 'Central Park, Haworth' Registered Park/Garden. Given the topography, it is unlikely that development would impact on the setting of Central Park, but this may require closer consideration for any planning application here. Whilst the site is PDL, it appears to have greened over and contains various GI elements. Development here could result in the loss of a visually appealing area of green and open space, which could alter the							

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		<p>character of the Conservation Area. However, development would be within an area of similar and existing built form and so any alteration to local character would be minor.</p> <p>The site is adjacent to the heritage railway. Development here could alter views to and from, and the setting of, this railway.</p> <p>appears to slope up slightly from east to west and, given the topography, development at the site would be likely to be viewable from four Grade II Listed Buildings to the east, including Haworth War Memorial, Bridgehouse Mills, Bridge House and Barn to South East of Bridge House. The replacement of open space and visually appealing vegetation and woodland with built form could adversely alter the setting of some or all of these heritage assets.</p>						
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
		Development at the site would not impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.						
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		Site is within 400m of multiple stops with frequent services along the B6142. The nearest Railway Station, Keighley, is 5.5km north. Pedestrian and cycling access of the site is good although the somewhat narrow roads, undulating topography and absence of local cycle paths could limit local rates of cycling.						
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.						
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		HA/010 is within 600m of various key services and amenities in the centre of Haworth and along the B6142.						
13 Social cohesion		+/-	P	LT	IR	L	SC2, SC6, SC10, DS4	13a
		Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to railway line, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.						
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		HA/010 is within 600m of various cultural and leisure opportunities in the centre of Haworth and along the B6142.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 660m south east of Haworth Medical Practice. Site is within the 8km target distance of Airedale General Hospital to the north. Residents at the site would have excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.						
17 Education		+	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	16a, 16b
		Access to primary schools is good in Haworth, with Lees Primary School and Haworth Primary School within the target distance of the site. Access to a secondary school is more limited, the nearest being Beckfoot Oakbank School (Keighley), which is 3.5km north of HA/010. Before development can commence it must be confirmed that these schools have capacity for new students.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents at the site would have good access to jobs in the centre of Haworth and Cross Road. Access to a more extensive and diverse range of employment opportunities may be somewhat limited for residents at the site, who may need to travel approximately 4km north to the centre of Keighley, and the employment zones and business development areas found there.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

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

Summary of assessment for HA/014:

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land.. The site does not coincide with an MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. HA/014 coincides with land at a risk of surface water flooding, with just under half of the site at a low risk and small areas of the site at a medium risk. It is uncertain that in each case this land could be entirely avoided through a careful layout of development.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	HA/014 is not within a GSPZ. Site is adjacent to an unnamed pond and so development at the site could pose a risk to the quality of water at this surface waterbody. The construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is currently a semi-natural greenfield and it is likely to be of some biodiversity value in its current condition. Broadleaved Woodland Priority Habitat adjoins the sites northern boundary. New development here could reduce biodiversity value at this site and reduce local ecological connectivity. To the east of the site is TPO woodland and a cluster of three TPO trees lies 100m east of the site, which could be adversely affected by development at the site, such as through impacts on root zones. The site is 1.2km north-east of the South Pennine Moors SAC and SSSI, which is also designated as the South Pennine Moors Phase 2 SPA. Direct impacts on this sensitive biodiversity designation as a result of development at this site cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	8a, 8b
	HA/014 is situated adjacent to the Haworth Conservation Area. The site is 170m south-east of the 'Central Park, Haworth' Registered Park/Garden. Given the topography, it is unlikely that development would impact on the setting of Central Park, but this may require closer consideration for any planning application here. Development here could result in the loss of a visually appealing area of green and open space, which could alter the character of the Conservation Area. However, development would be within an area of similar and existing built form and so any alteration to local character would be minor. The site is 350m west of a heritage railway. Development here could alter views to and from, and the setting of this railway. The site is located within 400m of numerous Grade II Listed Buildings, the closest being along Main Street, 100m north east of the site. The replacement of open space with built form could adversely alter the setting of some or all of these heritage assets.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

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SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Development at the site would not impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.						
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple stops with frequent services along the B6142. The nearest Railway Station, Keighley, is 5.7km north east. Pedestrian and cycling access of the site is good although the somewhat narrow roads, undulating topography and absence of local cycle paths could limit local rates of cycling.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is within 600m of various key services and amenities in the centre of Haworth and along the B6142.							
13 Social cohesion		+	P	LT	IR	M	SC2, SC6, SC10, DS4	13a
	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	The is within 600m of various cultural and leisure opportunities in the centre of Haworth and along the B6142. This includes Jaggars Quarry for walking directly adjacent to the sites northern boundary and Penistone Hill, 600m south west.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 380m south of Haworth Medical Practice. Site is 7.7km south of Airedale General Hospital, which is outside of the desired distance. The site is also 100m west of Haworth Physiotherapy Practice. Residents at the site would have excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.							
17 Education		+	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	16a, 16b
	Access to primary schools is good in Haworth, Haworth Primary School is 400m north. Access to a secondary school is more limited, the nearest being Beckfoot Oakbank School (Keighley), which is 3km north of the site. Before development can commence it must be confirmed that these schools have capacity for new students.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents at the site would have good access to jobs in the centre of Haworth and Cross Road. Access to a more extensive and diverse range of employment opportunities may be somewhat limited for residents at the site, who may need to travel 5.5km north east to the centre of Keighley, and the employment zones and business development areas found there.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for HA/019:

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land. Site does not coincide with an MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ and there are not surface water bodies within 100m of the site. Sugden Reservoir is 300m south east of the site. However, the construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The site is a greenfield site of some biodiversity value due to the presence of trees. Site is 300m north of broadleaved woodland priority habitat and the Brow Moor with Sugden End LWS, each of which could be exposed to increased disturbances caused by development. Site is 50m south of TPO woodland and clusters of TPO trees. Development would likely reduce this biodiversity value and diminish connectivity of the local ecological network.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this site would result in the loss of green and open space containing visually attractive GI elements and so it could adversely alter the local character. Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs.							
8 Cultural heritage		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	8a, 8b

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Site is 700m north west of the Haworth Conservation Area and 800m north west of Central Park, Haworth Registered Park and Garden. Site is within 400m of seven Grade II Listed Buildings. The replacement of open space with built form could adversely alter the setting of some or all of these heritage assets.						
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development at the site would not impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple stops with frequent services, including those along Haworth Road. The nearest Railway Station, Keighley, is 4.5km north. Pedestrian and cycling access of the site is good although the somewhat narrow roads, undulating topography and absence of local cycle paths could limit local rates of cycling.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is within 600m of various key services and amenities in the centre of Haworth along the B6142, as well as services and amenities in Cross Roads on the A6033.							
13 Social cohesion		+	P	LT	IR	M	SC2, SC6, SC10, DS4	13a
	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	The site is within 600m of various cultural and leisure opportunities in the centre of Haworth along the B6142, as well as services and amenities in Cross Roads on the A6033. Open leisure spaces located close to the site include Brow Moor with Sugden End LWS 300m north and Murgatroyd Wood 450m north west of the site.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		-	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Site is 1km east of Haworth Medical Practice. The site is 7.3km south of Airedale General Hospital. These are both outside the target distance. However, residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.						
17 Education		+	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest Primary School is Lees Primary School, 150m north east of the site. The nearest Secondary School is Beckfoot Oakbank School (Keighley), which is 2.1km north of HA/019. Before development can commence it must be confirmed that these schools have capacity for new students.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents at the site would have good access to jobs in the centre of Haworth and Cross Road. Access to a more extensive and diverse range of employment opportunities may be somewhat limited for residents at the site, who may need to travel approximately 4km north to the centre of Keighley, and the employment zones and business development areas found there.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/022 – West Lane	0.84	Grazing agricultural fields	Greenfield	27 dwellings	Alternative

Summary of assessment for HA/022:

Major adverse significant effect predicted due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is in proximity to various heritage assets, including several Grade II Listed Buildings, Central Park Registered Park/Garden, and Haworth Conservation Area. Development would be likely to have a minor adverse effect on the local setting, to some extent, but would be within an area of similar built form. The site would provide residents here with good access to key services and amenities, including shops, cultural spaces, jobs, schools, and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land. The site does not coincide with an MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk from surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ and not within 100m of a surface waterbody. The construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is currently a semi-natural greenfield, used for grazing, but is likely to be of some biodiversity value in its current condition. Site is 100m north east of Penistone Hill Country Park, a LWS. New development here could reduce biodiversity value at this site and reduce local ecological connectivity. Direct impacts on this sensitive biodiversity designation as a result of development at this site cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	8a, 8b
	The site is directly adjacent to the Haworth Conservation Area. The site is 520m south-east of the 'Central Park, Haworth' Registered Park/Garden. Given the topography, it is unlikely that development would impact on the setting of Central Park, but this may require closer consideration for any planning application here. Development here could result in the loss of a visually appealing area of green and open space, which could alter the character of the Conservation Area. However, development would be within an area of similar and existing built form and so any alteration to local character would be minor. The site is located within 150m of four Grade II Listed Buildings, the closest being along West Lane, 35m north of the site (Grade II Listed Building '70 and 72, West Lane'). The replacement of open space with built form could adversely alter the setting of some or all of these heritage assets.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development at the site would not impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

Sites Assessments – Pennine Towns and Villages

	Site is within 400m of multiple stops with frequent services along the West Lane and North Street. The nearest Railway Station, Keighley, is 5.6km north east. Pedestrian and cycling access of the site is good although the somewhat narrow roads, undulating topography and absence of local cycle paths could limit local rates of cycling.							
11 Housing	+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.							
12 Accessible services	+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
	The site is within 300m of various key services and amenities in the centre of Haworth.							
13 Social cohesion	+	P	LT	IR	M	SC2, SC6, SC10, DS4	13a	
	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure	+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
	The is within 300m of various cultural and leisure opportunities in the centre of Haworth. This includes Penistone Hill LWS 100m south west for walking.							
15 Safe & secure	+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health	+	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
	Site is 360m west of Haworth Medical Practice. Site is 7.3km south of Airedale General Hospital, which is outside of the desired distance. Residents at the site would have excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.							
17 Education	+	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	16a, 16b	
	Access to primary schools is good in Haworth, Haworth Primary School is 450m east. Access to a secondary school is more limited, the nearest being Beckfoot Oakbank School (Keighley), which is 3km north of the site. Before development can commence it must be confirmed that these schools have capacity for new students.							
18 Employment	+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
	Residents at the site would have good access to jobs in the centre of Haworth and Cross Road. Access to a more extensive and diverse range of employment opportunities may be somewhat limited for residents at the site, who may need to travel 5.5km north east to the centre of Keighley, and the employment zones and business development areas found there. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.							
19 Economy	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy							

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/026 – Land off Nares Street and Albion Street	6.07	Open fields with building and associated access road	90% Greenfield	160 dwellings	Alternative
Summary of assessment for HA/026: Major adverse significant effect predicted due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of effects associated with new development on a large greenfield site. The site generally offers good access to keys services and amenities, including shops, jobs and buses, but is not within the target distance for health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a – 3d
	HA/026 is predominantly a greenfield site, which would be an inefficient use of the land resource. Site does not coincide with an MSA. An area of the site contains agricultural buildings, which could present opportunities for reusing structures or construction materials.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	Site is in FZ1 and approximately 5% of the site is at low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ and there are not surface water bodies within 100m of the site. Sugden Reservoir is 150m south of the site, however. The construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The site is a greenfield site of some biodiversity value due to the presence of trees. Site is 200m north of broadleaved woodland priority habitat and 150m north of Brow Moor with Sugden End LWS, each of which could be exposed to increased disturbances caused by development. Development would likely reduce this biodiversity value and diminish connectivity of the local ecological network.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this site would result in the loss of green and open space containing visually attractive GI elements and so it could adversely alter the local character. Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs.							
8 Cultural heritage		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	8a, 8b
	Site is 800m north west of the Haworth Conservation Area and 900m north west of Central Park, Haworth Registered Park and Garden. Site is within 250m of seven Grade II Listed Buildings. The replacement of open space with built form could adversely alter the setting of some or all of these heritage assets.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development at the site would not impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple stops with frequent services, including those along Haworth Road. The nearest Railway Station, Keighley, is 4.7km north. Pedestrian and cycling access of the site is good although the somewhat narrow roads, undulating topography and absence of local cycle paths could limit local rates of cycling.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.							

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan	Mitigation code(s)
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is within 600m of various key services and amenities in the centre of Haworth along the B6142, as well as services and amenities in Cross Roads and Halifax Road, including a Post Office. For a broader range of shops, residents would have to travel 1.5km north to Oakworth.							
13 Social cohesion		+	P	LT	IR	M	SC2, SC6, SC10, DS4	13a
	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	The site is within 600m of various cultural and leisure opportunities in the centre of Haworth along the B6142, as well as services and amenities in Cross Roads on the A6033. Open leisure spaces located close to the site include Brow Moor with Sugden End LWS 150m north and Murgatroyd Wood 450m north west of the site.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		-	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 1.2km east of Haworth Medical Practice. The site is 7.3km south of Airedale General Hospital. These are both outside the target distance. However, residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.							
17 Education		+	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest Primary School is Lees Primary School, 150m north of the site. The nearest Secondary School is Beckfoot Oakbank School (Keighley), which is 2.3km north of the site. Before development can commence it must be confirmed that these schools have capacity for new students.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents at the site would have good access to jobs in the centre of Haworth and Cross Road. Access to a more extensive and diverse range of employment opportunities may be somewhat limited for residents at the site, who may need to travel approximately 4km north to the centre of Keighley, and the employment zones and business development areas found there.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for HA/030:

Major adverse significant effect predicted due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is in proximity to various heritage assets, including several Grade II Listed Buildings, Central Park Registered Park/Garden, and Haworth Conservation Area. Development would be likely to have a minor adverse effect on the local setting, to some extent, but would be within an area of similar built form. The site would provide residents here with good access to key services and amenities, including shops, cultural spaces, jobs, schools, and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land. The site does not coincide with an MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk from surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ and not within 100m of a surface waterbody. The construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is currently a semi-natural greenfield, with existing GI (trees) and is likely to be of some biodiversity value in its current condition. Site is directly adjacent to Penistone Hill Country Park, a LWS. New development here could reduce biodiversity value at this site and reduce local ecological connectivity. Direct impacts on this sensitive biodiversity designation as a result of development at this site cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	8a, 8b
	The site is directly adjacent to the Haworth Conservation Area. The site is 600m south-east of the 'Central Park, Haworth' Registered Park/Garden. Given the topography, it is unlikely that development would impact on the setting of Central Park, but this may require closer consideration for any planning application here. Development here could result in the loss of a visually appealing area of green and open space, which could alter the character of the Conservation Area. However, development would be within an area of similar and existing built form and so any alteration to local character would be minor. The site is located within 300m of two Grade II Listed Buildings, the closest being along West Lane, 120m north east of the site (Grade II Listed Building '70 and 72, West Lane'). The replacement of open space with built form could adversely alter the setting of some or all of these heritage assets.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development at the site would not impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
							Site is within 400m of multiple stops with frequent services along the West Lane and North Street. The nearest Railway Station, Keighley, is 5.6km north east. Pedestrian and cycling access of the site is good although the somewhat narrow roads, undulating topography and absence of local cycle paths could limit local rates of cycling.	
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
							The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.	
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
							The site is within 600m of various key services and amenities in the centre of Haworth.	
13 Social cohesion		+	P	LT	IR	M	SC2, SC6, SC10, DS4	13a
							Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.	
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							The site is within 600m of various cultural and leisure opportunities in the centre of Haworth. This includes Penistone Hill LWS directly adjacent to the site.	
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
							New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.	
16 Health		+	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
							Site is 400m west of Haworth Medical Practice. Site is 7.3km south of Airedale General Hospital, which is outside of the desired distance. Residents at the site would have excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.	
17 Education		+	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	16a, 16b
							Access to primary schools is good in Haworth, Haworth Primary School is 600m east. Access to a secondary school is more limited, the nearest being Beckfoot Oakbank School (Keighley), which is 3km north of the site. Before development can commence it must be confirmed that these schools have capacity for new students.	
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
							Residents at the site would have good access to jobs in the centre of Haworth and Cross Road. Access to a more extensive and diverse range of employment opportunities may be somewhat limited for residents at the site, who may need to travel 5.5km north east to the centre of Keighley, and the employment zones and business development areas found there.	
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
							The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.	

Harden

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

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

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

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

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

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

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

Key:

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

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HR/004 – Chelston House	0.67	Open land with grasses, scrub and trees	Greenfield, Green Belt	15 dwellings	Preferred Option: HR1/H

Summary of assessment for HR/004:

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

Major adverse effects have been predicted for the site due to loss of greenfield land, and minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site with adjacent TPO woodland and trees. There is a very limited extent of land at medium risk of surface water flooding, but it is expected this would be avoided through the careful layout of the development.

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is Greenfield site (>0.4ha) and so would not constitute an efficient use of land.. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a sandstone MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a limited extent of land at a low risk of surface water flooding and very limited extent at medium risk. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site's northern and north-eastern perimeters adjoin TPO woodland and TPO trees, which could be adversely affected by development at the site, such as through impacts on root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	150m south of the site is the Grade II* Listed Building 'Harden Hall', associated with which are four other Grade II Listed Buildings. Development at this open greenfield site could potentially lead to a minor adverse effect on the setting of these sensitive heritage assets.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Site is within 400m of multiple bus stops with frequent services, including those along Wilsden Road. The nearest railway station, Bingley, is 2.4km north-east. Pedestrian and bicycle access of the site is very good, although there is a lack of designated cycle paths in the local area.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Access to services and amenities is limited in Harden, so residents at the site may find they need to travel either 2.1km south into Wilsden or 2.4km north-east into Bingley to access key services and amenities to satisfy their daily needs.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, cafes, churches and parks in and around Harden.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would have limited access to a GP surgery, the closest being Cullingworth Medical Practice 2.3km south-west. The site is 6km north-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Harden Primary School, is 300m north of the site. The nearest secondary school, Parkside School (Cullingworth), is 1.9km south-west of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents would have access to some employment opportunities in Harden, but in order to access a more diverse and expansive range of employment opportunities residents would likely need to travel approximately 2.5km north-east in Bingley where the Bingley and Crossflatts Employment Zones are located.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for HR/005:

Major adverse effect predicted due to loss of greenfield land.

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land. Site is not within an MSA. Site is entirely greenfield and is Grade 3 ALC and so could include BMV soils. Development would therefore not be an efficient use of the land resource.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. There is a very limited extent of low surface water flood risk that would be likely to be avoided through the layout of development.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ and there are no surface waterbodies within 100m of the site. The construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	TPO protected trees adjacent to the site's south-western perimeter could be disturbed by development. The site is of some biodiversity value, given the prominence of trees, grassland, and undeveloped soils. Residential development here would likely reduce the site's biodiversity value and would reduce local habitat connectivity, with the site currently included in Natural England's local GI network. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development would not impact on an AONB or National Park. The loss of a large (>0.5ha) greenfield and open land, including visually attractive GI elements such as trees and hedgerow, could adversely alter the local character. Given the residential development would be bounded by existing built form on its north, west and east perimeters the alteration to character would be minor.							
8 Cultural heritage		○	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of two bus stops with frequent services along Wilsden Road. Access to a railway station is somewhat limited, the nearest being 2.8km north-east in Bingley. The site is currently only accessible for pedestrians and cyclists in its current state via a single lane, South Walk, which is somewhat narrow with limited pavement and is in use by vehicles.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan	Mitigation
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.						
12 Accessible services		-	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The range of services and amenities in Harden appears to be somewhat limited and residents at the site may find they need to travel further afield, such as 2km south to Wilsden or 2.8km north-east in to Bingley, to access some key services.						
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site has good access to culture and leisure opportunities in Harden, including the local church, public houses and parks within 600m of the site.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		The site has limited access to a GP surgery, the nearest being Cullingworth Medical Centre 2.1km south-west. The site would provide residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments. The site is within the target distance of a hospital, with Bradford Royal Infirmary 6.5km south-east.						
17 Education		++	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	16a, 16b
		Site is 350m south-west of Harden Primary School. Site is 1.7km north-east of Parkside Secondary School, which is in Cullingworth. Before development can commence it must be confirmed that these schools have capacity for new students.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residences at the site may have to travel up to 2.5km north-east into Bingley, or 4.8km west into Keighley, in order to access a broad range of employment opportunities beyond the fairly limited opportunities present in Harden.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes at each site could have a minor beneficial impact on the local economy in Harden by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for HR/006:

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a sandstone MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site's north-eastern perimeter adjoins TPO woodland, which could be adversely affected by development at the site, such as through impacts on root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The Grade II Listed Building 'Hostel Stone' adjoins the site's north-western corner. The Grade II Listed Building 'Hill End Farmhouse' is 40m west of the site. Development at this open greenfield site could potentially lead to a minor adverse effect on the setting of these sensitive heritage assets.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	The only bus stops within 400m on Long Lane have an infrequent service (4 buses a day); more frequent services run from stops on Wildsen Road, 550m north-east of site. The nearest railway station, Bingley, is 2.9km north-east. Site is accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.							

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Access to services and amenities is limited in Harden, and residents at the site may find they need to travel either 2.2km south into Wilsden or 2.9km north-east into Bingley to access key services and amenities to satisfy their daily needs.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, cafes, churches and parks in and around Harden.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		-	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would have limited access to a GP surgery, the closest being Cullingworth Medical Practice 1.9km south-west. The site is 6.3km north-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Harden Primary School, is 530m north-east of the site. The nearest secondary school, Parkside School (Cullingworth), is 1.54km south-west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have access to some employment opportunities in the Harden, but in order to access a more diverse and expansive range of employment opportunities residents would likely need to travel approximately 2.9km north-east in Bingley where the Bingley and Crossflatts Employment Zones are located.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites Assessments – Pennine Towns and Villages

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

Summary of assessment for HR/012:

Major adverse effect predicted due to loss of greenfield land.

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a sandstone MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Midgram Beck is 50m north of the site. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		0	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at this site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services, including those on Wilsden Road. The nearest railway station, Bingley, is 2.5km north-east. Site is accessible for pedestrians and generally accessible for cyclists via the road network, although there is a lack of designated cycle paths in the local area.							

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies..							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Access to services and amenities is limited in Harden, and residents at the site may find they need to travel either 2.2km south into Wilsden or 2.5km north-east into Bingley to access key services and amenities to satisfy their daily needs.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, cafes, churches and parks in and around Harden.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would have limited access to a GP surgery, the closest being Cullingworth Medical Practice 2.3km south-west. The site is within 6km of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Harden Primary School, is 175m north of the site. The nearest secondary school, Parkside School (Cullingworth), is 1.9km south-west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have access to some employment opportunities in the Harden, but in order to access a more diverse and expansive range of employment opportunities residents would likely need to travel approximately 2.5km north-east in Bingley where the Bingley and Crossflatts Employment Zones are located.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites Assessments – Pennine Towns and Villages

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HR/011 – Hill End Lane	6.28	Greenfield/ Green Belt	Greenfield 100%	57 dwellings	Alternative
Summary of assessment for HR/011: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, cultural heritage and accessible services. The site is well located to provide residents with good access to jobs, services, transport and health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site only partially coincides with a sandstone MSA. ALC Grade at the site is grade 4. Site is within the green belt.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is mostly within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		--	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are multiple listed buildings within 100m surrounding the site, the site is also within 100m of a historic conservation area. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would also detract from the current greenfield setting.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 3.2km north east at Bingley Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Long Lane.							
13 Social		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites Assessments – Pennine Towns and Villages

SA Objective	Baseline	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Harden Moor walking trail to the north.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 1.9km north east of the nearest GP surgery, Cullingworth Medical Practice, this is outside the desired range. The site is within 4.9km of a hospital, The Yorkshire Clinic. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Harden primary School, is 770m north east of the site. The nearest secondary school, Parkside School is 1.4km south west of the site, this is outside of the desired range.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 4km of multiple employment zones and Bingley.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						