

Wharfedale Sub-Area

Sites Assessments

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Addingham

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

Summary table of effect scores predicted for housing site options in Addingham (Preferred Options)

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

Key:

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

Sites Assessments - Wharfedale

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
AD/001 – Turner Lane	0.61	Green open space	Greenfield, Green Belt	20 dwellings	Preferred Option: AD1/H

Summary of assessment for AD/001:

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

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 will be a large (>0.4ha) loss of greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site does not coincide with an MSA.							
4 Climate 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 surface waterbody is 80m west of the site's boundary. Site does not coincide with 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. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site is 1.8km west of the Nidderdale AONB and 1.9km south-west of the Yorkshire Dales National Park, but residential development here would not be expected to have a discernible impact on or alter views into or out of the AONB or National Park, due to the presence of existing and similar built form to the east of the site. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	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 Silsden Road. The nearest railway stations with frequent services, Steeton & Silsden and Ilkley, are 5.6km south and 5.8km south east. The site is currently only accessible for pedestrians and cyclists via a single lane road, Turner Lane, which has no pavement.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites Assessments - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
							Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.	
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
							Access to services and amenities is limited, residents would need to travel 1.4km east into of the centre of Addingham to access key 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 the A65, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.	
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces throughout Addingham, as well as having good access to the local countryside and PRow network.	
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, Addingham Medical Centre, putting it outside the target distance. The site is 6.6km north-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats including Silsden Road Playground and throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.	
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
							The nearest primary school, Addingham Primary School, is 1.4km north-east of the site. The nearest secondary schools are Ilkley Grammar School, 6.4km to the south east and University Academy Keighley, 7.3km 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 Addingham, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 5km south-east into Ilkley or 8km south into Keighley.	
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 - Wharfedale

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

Summary of assessment for AD/002D:

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

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	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is not within a MSA. Site is small greenfield site that includes soils of Grade 3 ALC and that are potentially BMV. Site would therefore not be an entirely efficient use of the land resource.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. However, the site falls within a Green Infrastructure corridor and the development of this greenfield site would likely see a reduction in biodiversity value and habitat connectivity. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage..							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site is just under 2km south west of the Nidderdale AONB and Yorkshire Dales National Park but would not be expected to have a discernible impact on the AONB or alter views into or out of the AONB. However, the loss of greenfield, open space and visually appealing GI elements could potentially have an adverse impact on the local character.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	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 several bus stops with frequent services. Access to a railway station is more limited, the nearest being 6km south-east in Ilkley. 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
	Access to services and amenities is limited, being 1.4km west of the centre of Addingham.							

Sites Assessments - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to the A65, which 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 would have good access to the cultural and leisure opportunities on offer throughout Addingham, including pubs, shops, parks, and churches.							
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 vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is outside the 800m target distance of a GP surgery, being 1.4km west of Addingham Medical Centre. Site is within the 8km target distance of a hospital, with Airedale General Hospital 7.5km south-west. The site would provide residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.							
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is 1.4km west of Addingham Primary School. The nearest secondary schools are Ilkley Grammar School, 6.5km to the south east and University Academy Keighley, is 7.5km 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 Addingham, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 5km south-east into Ilkley or 8km south into Keighley.							
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 - Wharfedale

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
AD/011A – Chapel Street	0.47	Partial PDL site with large areas of grass and GI	Mix	10	Preferred Option: AD5/H

Summary of assessment for AD/011A:

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

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

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

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	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is not within a MSA. Site is partially PDL with a small area of greenfield land that includes soils of Grade 3 ALC and that are potentially BMV, therefore development here would be considered as a slightly inefficient use of the land resource.							
4 Climate change resilience		--	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. A large extent of the site is at high risk of surface water flooding.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. A small stream runs adjacent to the southern perimeter, the quality of which could be at risk of worsening as a result of development at the 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. However, the site falls within a Green Infrastructure corridor, there is TPO woodland along the south-west and south-east site boundaries and there is a TPO within the site, and the development of this greenfield site would likely see a reduction in biodiversity value and habitat connectivity. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage..							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site is 840m south west of the Nidderdale AONB and 1km south of the Yorkshire Dales National Park. Residential development at the site would be adjacent to existing build form and due to the topography, the development would not be viewable from these sensitive landscape designations. However, the loss of greenfield, open space and visually appealing GI elements could potentially have an adverse impact on the local character.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is adjacent to the Addingham Conservation Area and within 300m of 26 Grade II Listed Buildings, most of which are in the Addingham Conservation Area. Due to the topography, the existing presence of residential built form and the prevalence of screening vegetation, development at the site would be unlikely to have a discernible impact on most of the Listed Buildings but, overall, it is expected that residential development at the open greenfield site would alter the setting and sense of place for the nearby Conservation Area and at least several of the Grade II Listed Buildings.							
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.							
		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

Sites Assessments - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
10 Transport							Site is within 400m of several bus stops with frequent services. Access to a railway station is more limited, the nearest being 5km south-east in Ilkley. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.	
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
							Site would provide residents with good access to the various services and amenities available on Main Street in the Centre of Addingham which is within 600m of the site.	
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
							Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.	
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							Residents would have good access to the cultural and leisure opportunities on offer throughout Addingham, including pubs, shops, parks, and churches.	
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 vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.	
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
							Site would provide residents with good access to Addingham Medical Centre, 600m south east of the site. Site is within the 8km target distance of a hospital, with Airedale General Hospital 7.5km south-west. The site would provide residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.	
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
							Site is 240m west of Addingham Primary School. The nearest state secondary school is the University Academy Keighley, 7.67km south in Keighley.	
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 Addingham, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 5km south-east into Ilkley or 8km south into Keighley.	
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.	

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

Summary of assessment for AD/012:

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

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

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 will be a large (>0.4ha) loss of greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site does not coincide with an MSA.							
4 Climate 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 unnamed waterbody is adjacent to the Site's eastern 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	M	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 falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage..							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site is 1.7km west and south-west of the Nidderdale AONB and the Yorkshire Dales National Park respectively, but would not be expected to have a discernible impact on or alter views into or out of the AONB or National Park, due to the presence of existing and similar built form to the east of the site. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	60m west of the site are two Grade II Listed Buildings, namely 'Causeway Foot Farmhouse' and 'Barn at Right Angles to Causeway Foot Farmhouse'. New development at this open greenfield site could potentially have an adverse effect on the setting of these sensitive heritage assets, although any effects 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.							
		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

Sites Assessments - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
10 Transport							Site is within 400m of multiple bus stops with frequent services, including those along Silsden Road. The nearest railway stations are Ilkley, at 5.9km south-east, and Steeton & Silsden at 5.9km south. Pedestrian and bicycle access of the site is sufficient, although there is a lack of designated cycle paths in the local area.	
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
							Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.	
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
							Access to services and amenities is limited, residents would need to travel 1.4km east into of the centre of Addingham to access key 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. However, site is adjacent to the A65, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.	
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces throughout Addingham, as well as having good access to the local countryside and PRow network.	
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, Addingham Medical Centre, putting it outside the target distance. The site is 6.9km north-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats including Bracken Ghyll Golf Club and throughout the local countryside, with opportunities for outdoor exercise and community engagement which could improve both physical and mental health for the residents of the development.	
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
							The nearest primary school, Addingham Primary School, is 1.3km east of the site. The nearest secondary schools are Ilkley Grammar School, 6.5km to the south east and University Academy Keighley, 7.5km to the 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 Addingham, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 5km south-east into Ilkley or 8.5km south into Keighley.	
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.	

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

Summary of assessment for AD/020:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health facilities, although access to both primary and secondary schools is somewhat limited due to distance, and residents may find they need to travel up to 1.4km, way beyond the target distance, in order to access services and amenities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, largely due to the potential impacts of new development on a greenfield and Green Belt site with adjacent deciduous woodland priority habitat. 50m south of the site is Marchup Beck, the water quality of which could be at risk as a result of the development.

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 will be a large (>0.4ha) loss of greenfield .ALC Grade at the site is Grade 3, which could include BMV soils. Site does not coincide with an MSA.							
4 Climate 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
	Marchup Beck is within 50m south 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. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The southern perimeter of the site adjoins deciduous woodland priority habitat, which could be adversely affected by new development such as through effects on root zones. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North 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
	Site is 1.8km west of the Nidderdale AONB and 1.9km south-west of the Yorkshire Dales National Park, but would not be expected to have a discernible impact on or alter views into or out of the AONB or National Park, due to the presence of existing and similar built form to the east of the site. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	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 Silsden Road. The nearest railway stations are Steeton & Silsden and Ilkley, approximately 5.8km to the south east, respectively. 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 - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
							Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.	
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
							Access to services and amenities is limited, residents would need to travel 1.4km east into of the centre of Addingham to access key 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. However, site is adjacent to the A65, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.	
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces throughout Addingham, as well as having good access to the local countryside and PRoW network.	
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, Addingham Medical Centre, putting it outside the target distance. The site is 6.5km north-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats including adjacent Silsden Road Playground and throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.	
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
							The nearest primary school, Addingham Primary School, is 1.4km north-east of the site. The nearest secondary schools are Ilkley Grammar School, 6.3km to the south east, and University Academy Keighley, 7.3km to the 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 Addingham, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 5km south-east into Ilkley or 8km south into Keighley. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.	
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
							The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.	

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

Summary of assessment for AD/022:

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

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

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

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	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c
	AD/022 is a brownfield site and so would be an efficient use of the land resource, depending on its potential impacts on the sand and gravel MSA with which it coincides. Site has Grade 3 ALC soils.							
4 Climate change resilience		-	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ2 and at low 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 and there are no surface waterbodies 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
	Development of this site would be unlikely to give rise to any direct adverse effects on a sensitive biodiversity designation and would provide an opportunity to enhance the biodiversity value of the site. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage..							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site is 200m south of the Nidderdale AONB. As a brownfield site in an existing settlement, residential development at the site would be unlikely to have a discernible impact on the AONB. Providing the development is in-keeping with the existing built form of the local area, the site would provide an opportunity to improve the local character.							
8 Cultural heritage		+	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is adjacent to the Addingham Conservation Area and within 300m of eleven Listed Buildings, all of which are Grade II except for the Grade I Listed 'St Peter's Church, Addingham' 230m north of the site. Due to the topography and the existing built form, impacts on this national sensitive heritage asset are considered to be unlikely. Development at this brownfield site is likely to have an opportunity to have a positive impact on the local Conservation Area and nearby Listed Buildings.							
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 several bus stops with frequent services. Access to a railway station is more limited, the nearest being 4km south-east in Ilkley. 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.							

Sites Assessments - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would provide residents with good access to the various services and amenities available on Main Street in the Centre of Addingham which is within 600m of the site.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents would have good access to the cultural and leisure opportunities on offer throughout Addingham, including pubs, shops, parks, and churches.							
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 vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site would provide residents with good access to Addingham Medical Centre, 600m west of the site. Site is within the 8km target distance of a hospital, with Airedale General Hospital 7.5km south-west. The site would provide residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is 800m west of Addingham Primary School. The nearest state secondary schools are Ilkley Grammar School, 4.45km south east and the University Academy Keighley, 7.4km south in Keighley.							
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 Addingham, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 5km south-east into Ilkley or 8km south into Keighley.							
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 - Wharfedale

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
AD/004A – Main Street / Addingham Bypass (East)	2.37	PDL- buildings with greenfield land (70%).	PDL/Green Belt	32 dwellings	Preferred Option: AD3/H

Summary of assessment for AD/004A:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. In addition, the HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Minor adverse effects predicted for air quality and water resources due to increases in pollution and water consumption (as predicted for nearly all other sites). An uncertain effect is predicted on the cultural heritage SA Objective as the site is directly adjacent to Addingham Conservation Area, but as a PDL site the development could enhance the setting of surrounding heritage assets. Minor adverse effects or uncertain effect predicted for most natural environment themed SA Objectives as a result of impacts associated with development on a site which contains both Greenfield and buildings. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and employment areas.

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 does not coincide with an MSA. Site is a PDL site with a section of Grade 3 ALC soils. There will be a large (>0.4ha) loss of greenfield land making this an inefficient use of land. Buildings within the site may present opportunities for reusing structures or construction materials.							
4 Climate 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
	No watercourse 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 partially greenfield (70%) and Green Belt, containing various GI elements including trees and hedgerow. Some of the woodland on the eastern perimeter and within the site boundary is also TPO woodland (the site is also likely to be of some biodiversity value in its current condition). The Far Bank Local Wildlife site is 100m south of the site. New development at the site could potentially adversely affect the TPO woodland and LWS, such as through impacts on root zones, losses of functionally linked land or increases in recreational disturbances. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. There is also a potential for disturbance to bat in existing trees and buildings on site. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		+/-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site is 850m west of the Nidderdale AONB and 1.5km south of the Yorkshire Dales National Park, but would not be expected to have a discernible impact on or alter views into or out of the AONB or National Park, due to the presence of existing and similar built form to the east of the site. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effect. As a section of the site is PDL with existing buildings, the development could be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							
8 Cultural heritage		+/-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There is a collection of Listed Buildings located in Addingham, 200m north of the site. Most are located within Addingham Conservation Area which adjoins the site's northern perimeter. Approximately 70% of the site is open space. Development here could have a minor adverse effect on the setting of the Conservation Area and Listed Buildings due to the potential loss of greenfield. In contrast, due to the PDL at the site, it is considered to be likely that new development here would bring new investment and high-quality development that enhances the setting of nearby heritage assets and the local character.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d

Sites Assessments - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
							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 Main Street north of the site. The nearest railway station, Ilkley, is 4.7km to the 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
							Key services and amenities are located within 250m of the site in the centre of Addingham.	
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, site is adjacent to the A65, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.	
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces throughout Addingham, as well as having good access to the local countryside and PRow network.	
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 200m south of the nearest GP surgery (Addingham Medical Centre). The site is 7km north-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats including Hart Rhydding Wood and throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.	
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
							The nearest primary school, Addingham Primary School, is 500m north of the site. The nearest secondary school, Ilkley Grammar School, is 5.2km 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 Addingham, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield. The nearest Employment Zone is 4.8km south (Keighley Road, Silsden).	
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 - Wharfedale

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

Summary of assessment for AD/004B:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. In addition, the HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Minor adverse effects predicted for air quality and water resources due to increases in pollution and water consumption (as predicted for nearly all other sites). Minor adverse effects predicted for most natural environment themed SA Objectives as a result of impacts associated with development on a Greenfield site. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and employment areas.

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 does not coincide with an MSA. Site is a Greenfield site with Grade 3 ALC soils. There will be a large (>0.4ha) loss of greenfield land making this an inefficient use of land.							
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
	No watercourse within 100m of the site (Marchup Beck is 150m west 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 Greenfield and Green Belt, containing various GI elements including trees and hedgerow. The Far Bank Local Wildlife site is 150m south of the site. New development at the site could potentially adversely affect the LWS, such as through impacts on root zones, losses of functionally linked land or increases in recreational disturbances. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Further the loss of greenfield land may have a negative impact on habitat connectivity and biodiversity in the area. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site is 1.1km west of the Nidderdale AONB and 1.5km south of the Yorkshire Dales National Park, but would not be expected to have a discernible impact on or alter views into or out of the AONB or National Park. However, residential development at this site would result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effect.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There is a collection of Listed Buildings located in Addingham, 200m north of the site. Most are located within Addingham Conservation Area which adjoins the site's northern perimeter. Development here could have a minor adverse effect on the setting of the Conservation Area and Listed Buildings due to the loss of greenfield.							
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.							
		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

Sites Assessments - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
10 Transport							Site is within 400m of multiple bus stops with frequent services, including those along Silsden Road and Main Street north of the site. The nearest railway station, Ilkley, is 5.1km to the 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
							Key services and amenities are located within 250m of the site in the centre of Addingham.	
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, site is adjacent to the A65, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.	
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces throughout Addingham, as well as having good access to the local countryside and PRoW network.	
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 400m south west of the nearest GP surgery (Addingham Medical Centre). The site is 7km north-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats including Hart Rhydding Wood and throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.	
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a - 17c
							The nearest primary school, Addingham Primary School, is 750m north east of the site. The nearest secondary school, Ilkley Grammar School, is 5.4km 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 Addingham, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield. The nearest Employment Zone is 4.8km south (Keighley Road, Silsden).	
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 - Wharfedale

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

Summary of assessment for AD/011B:

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

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

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

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 will be a large (>0.4ha) loss of greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site does not coincide with an MSA.							
4 Climate 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. 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
	Back 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	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. TPO trees are dotted along the site's north-western perimeter. The south-western portion of the site is TPO woodland. New residential development could adversely affect these trees and the woodland, such as through effects on root zones or direct losses of trees. The site falls within the SSSI Impact Risk Zones 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
	Site is 700m west of the Nidderdale AONB and 950m south-west of the Yorkshire Dales National Park at its closest points. Residential development at the site would be adjacent to existing built form, and due to the topography, would not be viewable from these sensitive landscape designations. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	55m north-west of the site is the Grade II Listed Building 'Briafield House and Walker-Acre Cottage'. 79m south-east of the site is the Addingham Conservation Area. New development at this predominantly greenfield site comprised of open space and GI could potentially adversely affect the setting of the nearby Listed Building and Conservation Area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d

Sites Assessments - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
							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 Main Street, which have frequent services. The nearest railway station, Ilkley, is 5km south-east. The site is currently only accessible for pedestrians and cyclists via narrow lanes that are in use by vehicles and do not have pavements.	
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 300m south of the site along the Main Street and in Addingham town centre.	
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 throughout Addingham, as well as having good access to the local countryside and PRoW network.	
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, Addingham Medical Centre. The site is 7.6km north-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats, at Bracken Ghyll Golf Club and throughout the local countryside, with opportunities for outdoor exercise and community engagement which could improve both physical and mental health for the residents of the development.	
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
							The nearest primary school, Addingham Primary School, is 465m east of the site. The nearest secondary school, University Academy Keighley, is 7.7km 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 Addingham, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 5km south-east into Ilkley or 8.5km south into Keighley.	
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b

Burley in Wharfedale

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

Summary table of effect scores predicted for housing site options in Burley in Wharfedale (Preferred Options):

PO ref	SHLAA site ref	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
BU1/H	BU/001	-	-	--	-	-	--	-	-	-	+	+	-	+/-	+	+/-	+	-	+/-	+
BU2/H	BU/013	-	-	--	+	-	--	-	-	-	+	+	+	+/-	+	+/-	++	+	+	+

Key:

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

Sites Assessments - Wharfedale

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split				Potential development	Status
BU/001 – Sun Lane / Ilkley Road	25.69	Agricultural fields delineated by trees and hedgerows	Greenfield, Green Belt				500 dwellings	Preferred Option: BU1/H
Summary of assessment for BU/001:								
<p>A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.</p> <p>The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.</p> <p>Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, as well as the location of the site in relation to transport links and health facilities. However, access to both primary and secondary schools is somewhat limited due to distance, and residents may find they need to travel up to 1.4km to access basic services and amenities, which is significantly beyond the target distance.</p> <p>The site is large and greenfield and Green Belt, with TPO woodland in the north-west and north-east corners and the south-west corner falling within the Sun Lane, Burley in Wharfedale LNR, which is also an LWS. Minor adverse effects were predicted for a range of natural environment themed SA Objectives as a result of the impacts of new development on such a site.</p> <p>A small area in the north of the site falls within FZ2 and there is a small extent of land at high risk of surface water flooding, with more land at low and medium risk; careful consideration would need to be given to the layout of the development. The site is 200m east of the Nidderdale AONB at its closest point and could potentially affect views into or out of the AONB given its size, but any impact from new development is expected to be limited by the presence of existing built form screening it from view.</p> <p>The site wraps around two Grade II Listed Buildings and is 60m north-west of the Burley in Wharfedale Conservation Area; development at this large greenfield site would be likely to alter the settings of these.</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
	There will be a large (>0.4ha) loss of greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a sand & gravel MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is predominantly in FZ1 with a small area in the north of the site which falls within FZ2. There is a band of low and medium surface water flood risk and a small extent of high risk land, that follows the path of the surface waterbody that is within the site's boundary. It is likely that the high risk areas could be avoided through careful planning, however it is unclear if all land at risk could be entirely avoided through a careful layout of development given the number of dwellings being considered at the site.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A small, unnamed stream is present within the site boundary. In addition, there are a number of other small surface waterbodies that are present within 100m of the site. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is a very large greenfield containing various GI elements including trees and hedgerows. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The north-west and north-east corners of the site are TPO woodland. The south-west corner of the site falls within the Sun Lane, Burley in Wharfedale LNR, which is also an LWS. New development at the site could adversely affect the LWS and LNR, such as through effects on root zones. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI, which is 1.5km south-west of the site. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b

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

Sites Assessments - Wharfedale

	<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. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.</p>
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Sites Assessments - Wharfedale

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

Summary of assessment for BU/013:

The site could deliver a major positive effect for residents on the health SA Objective as a result of being within the target distances for all necessary health facilities. However, a major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. In addition, the HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Minor positive effects were predicted for nearly all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, education facilities and employment areas. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a predominantly greenfield and Green Belt site adjacent to TPO woodland and deciduous woodland priority habitat. There is a surface waterbody 15m west of the site, and a second with 100m, both of which could be affected by the development.

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 will be a large (>0.4ha) loss of greenfield. ALC Grades at the site are Grade 3, which could include BMV soils, and 'Urban'. 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
	Two small, unnamed surface waterbodies are within 100m of the site, one of which is within 15m of the site's west perimeter. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
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. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The north-western and western perimeters of the site adjoin TPO woodland, which is also deciduous woodland priority habitat, which could be adversely affected by new development here such as through construction effects on root zones. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site is 1.1km south of the Nidderdale AONB, but residential development here would not be expected to have a discernible impact on or alter views into or out of the AONB, due to the presence of existing and similar built form to the north of the site, screening it from view. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d

Sites Assessments - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
								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, those along Station Road, have infrequent services (4 a day). More frequent services are available at stops 600m north on Main Street. The nearest station, Burley-in-Wharfedale, is 350m 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.
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 600m north-east of the site in the centre of Burley in Wharfedale.
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 a railway line, which would be likely to impact on the quality of life of new residents here as a result of noise and visual disturbances.
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
								Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and parks throughout Burley in Wharfedale, as well as having good access to the local countryside and PRoW network.
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, Grange Park Surgery. The site is 4.5km west of the nearest hospital, Wharfedale Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
								The nearest primary school, Burley Oaks Primary School, is 700m east of the site. The nearest secondary school, St. Mary's Menston Catholic Voluntary Academy, is 3.7km south-east of the site.
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
								Residents would have good access to employment opportunities in the centre of Burley, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 5km north-west into Ilkley or 8.3km south in Shipley.
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.

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

Summary of assessment for BU/008:

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

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

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

As a large greenfield site adjacent to TPO woodland, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. The site is 85m south of the Nidderdale AONB but would be surrounded by existing similar built form and so would be unlikely to affect views into or out of the AONB. The River Wharfe is 55m north-east of the site and Wood Head Beck is 85m south; development at the site could pose a risk to the water quality of these. A very limited extent of the site is at medium and high risk of surface water flooding, but it is expected these areas could be avoided through a careful layout of the development.

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 will be a large (>0.4ha) loss of greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site does not coincide with an MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. Approximately 25% of the site is at a low risk of surface water flooding and a very limited extent at the site is at a high and medium risk. It is expected that the areas of higher risk could be avoided through a careful layout of development. However, development could also lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	The River Wharfe is 55m north-east of the site and Wood Head Beck is 85m south. 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. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The northern perimeter of the site adjoins TPO woodland and several TPO trees, which could be adversely affected by new development here such as through effects on root zones during construction. Burley Bypass Verges is 25m south-east of the site, which could be exposed to increased pressures 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.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site is 85m south of the Nidderdale AONB, but residential development here would not be expected to have a discernible impact on or alter views into or out of the AONB, as it would be surrounded by existing and similar built form in the town of Burley. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.							
		--	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b

Sites Assessments - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage							Site falls within the 'Burley in Wharfedale' Conservation Area, within which is a large number of Listed Buildings. These Listed Buildings are all Grade II, except for the Grade I Listed 'Burley House' which is 50m west of the site. New development at this open greenfield would be likely to adversely affect the setting and character of the Conservation Area, as well as the setting of the Grade I Listed 'Burley House' and several Grade II Listed Buildings.	
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 Main Street. The nearest railway station, Burley-in-Wharfedale, is 950m south-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 is located 600m west of the site in the centre of Burley in Wharfedale.	
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
							Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to the A65, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.	
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and parks throughout Burley in Wharfedale, as well as having good access to the local countryside and PRoW network.	
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, Grange Park Surgery. The site is 3km west of the nearest hospital, Wharfedale Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.	
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
							The nearest primary school, Burley Oaks Primary School, is 720m south-west of the site. The nearest secondary school, St. Mary's Menston Catholic Voluntary Academy, is 3.32km south-east of the site.	
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
							Residents would have good access to employment opportunities in the centre of Burley, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 5.5km west into Ilkley or 9km south in Shipley.	
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 - Wharfedale

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BU/015 – Great Pasture Lane	18.26	Agricultural fields delineated by trees and hedgerows	Greenfield, Green Belt	415 dwellings	Alternative

Summary of assessment for BU/015:

A significant adverse effect arises for the landscape and townscape SA Objective, due the proximity of the site to the Nidderdale AONB. Development at this large, open greenfield and Green Belt site would likely be visible from the AONB, and to adversely impact the views into and out of the AONB. In addition, a significant adverse effect is also predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, as well as the location of the site in relation to health and education facilities and employment areas, although access to transport links is somewhat limited due distance and the proximity of the A65, a major road.

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

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 will be a large (>0.4ha) loss of greenfield. ALC Grade at the site is predominantly Grade 3, which could include BMV soils. Site coincides with a sand & gravel MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The north-east perimeter of the site slightly overlaps with land in FZ2 which is associated with the Ricer Wharfe. Site has a very limited extent of land at a low, medium and high risk of surface water flooding which through a careful layout is expected to be avoided. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	The River Wharfe is adjacent to the site's perimeter. Development here could pose a risk to water quality. Site does not coincide with a GSPZ. Development at the site would be likely to result in a minor increase in water consumption.							
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. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The western perimeter of the site adjoins TPO woodland, which is also deciduous woodland priority habitat. TPO trees adjoin the site's south-eastern perimeter. The TPO woodland and trees could be adversely affected by new development here such as through construction effects on root zones. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.							
7 Landscape & townscape		--	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	The site is within 65m of the Nidderdale AONB at its closest point, with limited existing built form to screen it from view. Given the large size of the site and the fact that it is open greenfield and Green Belt land, residential development here would be likely to adversely impact views into and out of the AONB. Additionally, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is 60m north of the 'Burley in Wharfedale' Conservation Area. New development at this large and open greenfield site would be likely to adversely alter 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 - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Less than half the site is within 400m of a bus stop, the majority of which are on Main Street and would require crossing the A65, a major road. The nearest railway station, Burley-in-Wharfedale, is 1.2km south. Pedestrian and bicycle access to the site is poor due to the proximity to the A65.							
11 Housing		+	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 the centre of Burley in Wharfedale, due to the size of the site, the distance from these services could be as little as 250m or up to 950m south depending on location within the site.							
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. However, the site is adjacent to the A65, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and parks throughout Burley in Wharfedale, as well as having good access to the local countryside and PRoW network.							
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
	Only around two thirds of residents would be within 800m of the nearest medical centre, Grange Park Surgery, putting it outside the target distance. The site is 3.6km west of the nearest hospital, Wharfedale Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Burley Oaks Primary School, is 1.3km south of the site. The nearest secondary school, St. Mary's Menston Catholic Voluntary Academy, is 4.5km south-east of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Burley, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 5km west into Ilkley or 10km south in Shipley. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.							
19 Economy		+	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 - Wharfedale

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

Summary of assessment for EM/91

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

A significant adverse effect arises for the landscape and townscape SA Objective, due the proximity of the site to the Nidderdale AONB. Development at this large, open greenfield and Green Belt site would likely be visible from the AONB, and to adversely impact the views into and out of the AONB. In addition, a significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

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

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 will be a large (>0.4ha) loss of greenfield. ALC Grade at the site is predominantly Grade 3, which could include BMV soils. Site coincides with a sand & gravel MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The north-east perimeter of the site slightly overlaps with land in FZ2 which is associated with the Ricer Wharfe. Site has a very limited extent of land at a low, medium, and high risk of surface water flooding which through a careful layout is expected to be avoided. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	The River Wharfe is adjacent to the Site's perimeter. Development here could pose a risk to water quality. Site does not coincide with a GSPZ. Development at the site would be likely to result in a minor increase in water consumption.							
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. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The western perimeter of the site adjoins TPO woodland, which is also deciduous woodland priority habitat. TPO trees adjoin the site's south-eastern perimeter. The TPO woodland and trees could be adversely affected by new development here such as through construction effects on root zones. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.							
7 Landscape & townscape		--	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	The site is within 65m of the Nidderdale AONB at its closest point, with limited existing built form to screen it from view. Given the large size of the site and the fact that it is open greenfield and Green Belt land, development here would be likely to adversely impact views into and out of the AONB. Additionally, development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is 60m north of the 'Burley in Wharfedale' Conservation Area. New development at this large and open greenfield site would be likely to adversely alter 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

Sites Assessments - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new employment premises would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with the employment use and transport movements.						
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		Less than half the site is within 400m of a bus stop, the majority of which are on Main Street and would require crossing the A65, a major road. The nearest railway station, Burley-in-Wharfedale, is 1.2km south. Pedestrian and bicycle access to the site is poor due to the proximity to the A65.						
11 Housing		O	n/a	n/a	n/a	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None
		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		O	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		O	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		O	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 Burley. 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 1ha+ of new employment space that would contribute towards the long term success of Bradford's economy. Due to the site's location, the proposed development could also provide a significant boost to the vitality of Burley. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.						

Ilkley

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

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

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

Key:

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

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

Summary of assessment for IL/009:

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

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 predominantly 'Urban' and Grade 4, with a small area of Grade 3 that could include BMV soils. Site does not coincide with an MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. Site has a limited extent of land at a low risk of surface water flooding and a very limited extent at high and medium risk. It is expected that these areas could be avoided through a careful layout of development. However, development could also lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Two small, unnamed waterbodies are within 100m north of the site. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing 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. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The eastern perimeter of the site adjoins deciduous woodland priority habitat and TPO trees, which could be adversely affected by new development here such as through effects on root zones. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SAC/SPA and the North Pennine Moors SAC/SPA are triggered and thus cannot be ruled out at this stage. Likely significant effects in terms of urban effects were identified for this site, which (at its closest point) is 390m from the South Pennine Moors SAC/SPA.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site is 800m south-west of the Nidderdale AONB. Residential development here would not however be expected to have a discernible impact on or alter views into or out of the AONB, due to being surrounded by existing similar built form in Ilkley and to the topography, meaning it would not likely be viewable from this sensitive landscape designation. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d

Sites Assessments - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
							Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new employment premises would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with the employment use and transport movements.	
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
							The only bus stop within 400m of part of the site is on Wheatley Lane and has an infrequent service (4 buses a day); more frequent services are available at stops 600m north-west on Bolling Road. The nearest railway station, Ben Rhydding, is 650m north-west. Site is accessible for pedestrians, although the access road to the north, Ben Rhydding Drive, does not have pavements, and is 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.	
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
							Access to services and amenities is limited, residents would need to travel up to 2km west into the centre of Ilkley 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, churches and outdoor leisure spaces throughout Ilkley, as well as having good access to the local countryside and PRoW network.	
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 centre, Springs Medical Centre, is 1.5km west of the site, putting it outside the target distance. The site is 6.4km west of a general hospital, Wharfedale. Residents at the site would have excellent access to a diverse range of semi-natural habitats at adjacent Ben Rhydding Golf Club and throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.	
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
							The nearest primary school, Ben Rhydding Primary School, is up to 1km north-west of the site. The nearest secondary school, Ilkley Grammar is 1.5km west of the site, however the nearest state secondary school St. Mary's Menston Catholic Voluntary Academy, is 6.1km south-east of the site.	
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
							Residents at the site would have excellent access to the diverse range of employment opportunities in the centre of Ilkley.	
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.	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
IL/011B – Skipton Road East	1.18	Vacant PDL plot	Brownfield	37 dwellings	Preferred Option: IL2/H

Summary of assessment for IL/011B:

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

No major beneficial effects have been predicted.

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

However, residents' access to health and education facilities and basic services and amenities would be somewhat limited due to the site's location on the outskirts of Ilkley.

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

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 3, which could potentially include BMV soils. Site does not coincide with an MSA. Site would be an efficient use of the land resource subject to the potential effects on BMV soils.							
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, medium and high risk of surface water flooding in the centre of the site which through a careful layout is expected to be avoided.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A small, unnamed surface waterbody falls just within 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	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing buildings. It is considered to be likely that the site is of limited biodiversity value in its current condition. New development here would be unlikely to result in any discernible direct effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI, which is 880m south of the site. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site is 950m south-west of the Nidderdale AONB at its closest point. Residential development here would not however be expected to have a discernible impact on or alter views into or out of the AONB, due to it being adjacent to existing similar built form, and to the topography meaning it would not likely be viewable from this sensitive landscape designation. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	45m west of the site is the Grade II Listed Building 'Hollin Hall Farm House'. Adjoining the site's south-western corner is the Grade II Listed Building 'Outbuilding to East of Hollin Hall Farm Yard by Stream'. New development at this open site which contains trees would be likely to adversely alter the setting of these sensitive heritage assets.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d

Sites Assessments - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
							Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new employment premises would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with the employment use and transport movements.	
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
							Site is adjacent to bus stops on the A65 which have frequent services. The nearest railway station, Ilkley, is 1.6km east. Site is very accessible for pedestrians and cyclists, although along the A65, a main road, and 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, residents would need to travel 1.4km east into the centre of Ilkley to access key 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 the A65, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.	
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces throughout Ilkley, as well as having good access to the local countryside and PRoW network.	
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 2.2km west of the nearest GP surgery, Springs Medical Centre, putting it outside the target distance. The site is 8.4km north-east of a general hospital, Airedale General Hospital, again putting it just outside the target distance. Residents at the site would have excellent access to a diverse range of semi-natural habitats at Ilkley Golf Club and throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.	
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
							The nearest primary school, All Saints CE Primary School, is 950m east of the site. The nearest secondary school, Ilkley Grammar School is 2.2km east of the sites, whilst University Academy Keighley, is 7.1km south-west of the site.	
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
							Residents at the site would have excellent access to the diverse range of employment opportunities in the centre of Ilkley.	
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.	

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

Summary of assessment for IL/014:

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

A major adverse effect arises for the climate change resilience SA Objective due to part of the site falling within the active flood zones FZ2 and FZ3 and a small area in the north at high risk of surface water flooding. It is unclear if this land could be entirely avoided through a careful layout of the development due to the number of dwellings being considered for the site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

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

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

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

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 will be a large (>0.4ha) loss of greenfield. ALC Grade at the site is predominantly Grade 3, which could include BMV soils. Site coincides with a sand & gravel MSA.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Part of the site falls within FZ2 and FZ3. A limited extent of land is at a low risk of surface water flooding and a small area in the north of the site is at high risk of surface water flooding. It is unclear if the land within FZ2 and FZ3 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
	Site does not coincide with a GSPZ. Two small streams run along the site's eastern perimeters. Development here could pose a risk to water quality. Site is also approximately 30m south of the River Wharfe at its closest point. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is a large greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The eastern perimeter of the site adjoins TPO woodland, which could be adversely affected by new development here such as through the effects of construction activities on root zones. The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI, which is 850m south of the site. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape								The site is 50m south of the Nidderdale AONB at its closest point. Given the size of this open greenfield and Green Belt site, residential development here could potentially impact on or alter views into or out of the AONB, but any impact would be somewhat limited due to the location adjacent to existing and similar built form and the presence of screening vegetation along the southern perimeter of the AONB. Residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
12 Accessible services		+/-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b

Sites Assessments - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
18 Employment	Residents at the site would have excellent access to the diverse range of employment opportunities in the centre of Ilkley. 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 construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.							

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

Summary of assessment for IL/033:

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

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

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

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

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	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is not within a MSA. Site has 'Urban' grade ALC soils. Site is a small greenfield site, therefore would be considered as an inefficient use of the land resource.							
4 Climate change resilience		-	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	A very small area of the site coincides with Flood Zone 3a in the site's north-eastern corner. It is expected that this would be avoided through the layout of development. A larger area of the site falls within FZ2. A small extent of the site is also at low risk of surface water flooding.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. Site is 30m south of the River Wharfe. Development at the site could risk contamination/pollution of the river, although this is a minor risk given the existing built form between the site and the river. 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is approximately 1km north of the South Pennine Moors SAC, SPA and SSSI. Careful consideration of impacts of the site through the HRA is necessary. Site could potentially result in a minor increase in recreational disturbances at these sensitive biodiversity designations but, at this stage, would not be expected to have a significant effect. Site coincides with Natural England's GI corridor. The loss of greenfield could reduce ecological connectivity and could risk reducing the biodiversity value of the site. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site is 1km south of the Nidderdale AONB but would not be expected to have a discernible impact on the AONB, or alter views into or out of the AONB, as they would be surrounded by existing and similar built form in Ilkley. However, the loss of greenfield and open space would be likely to alter the local character of Ilkley.							
8 Cultural heritage		--	P	LT	IR	L	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is in the Ilkley Conservation Area and is 30m south of the Old Bridge Scheduled Monument. The replacement of a small greenfield site and open space, some of which slopes upwards and appears to currently make a positive contribution to the visual amenity of the local surroundings could potentially have an adverse impact on the setting of the bridge. As the site is currently undeveloped greenfield land, development here could potentially adversely affect the Conservation 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.							

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
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. Site is 700m north-west of Ilkley Railway Station. 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.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site would have excellent access to a range of services in the centre of Ilkley.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is within 100m of A65, which could potentially impact on the quality of life of new residents here as a result 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 have excellent access to the diverse range of leisure and cultural places in the centre, and throughout, Ilkley.							
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 vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		-	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is outside the 800m target distance of a GP surgery, being 1.1km north-west of Ilkley Moor Medical Centre. Site is also slightly outside the 8km target distance of a hospital, being 8.1km north-west of Wharfedale Hospital. The site would provide residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is 150m north-east of All Saints CofE Primary School. The only secondary school within 2km of the site is Ilkley Grammar School.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents at the site would have excellent access to the diverse range of employment opportunities in the centre of Ilkley.							
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 - Wharfedale

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

Summary of assessment for IL/001:

Three significant adverse effects have been predicted for the site, for the land and buildings, flooding and water resources SA Objectives. This is due to the site being almost entirely situated within Flood Zone 3a, and because the Backstone Beck surface waterbody is adjacent and partially within the site. Minor adverse effects have been predicted for all other natural environment themed SA Objectives, primarily as a result of impacts associated with development on greenfield. The site is well located to provide residents with good access to services and amenities, including shops, cultural spaces and jobs with particularly good access to health facilities.

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	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is not within a MSA. Site has 'urban' grade ALC soils. Site is a large (>0.4ha) greenfield site, therefore would be considered as an inefficient use of the land resource.							
4 Climate change resilience		--	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is almost entirely situated in FZ3a and has extensive areas of land at a low and medium risk of flooding.							
5 Water resources		--	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. The Backstone Beck surface waterbody delineates the eastern perimeter of IL/001 and is within the site at certain points. The quality of its water could be reduced by development here. 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is approximately 1km north of the South Pennine Moors SAC, SPA and SSSI. Careful consideration of impacts of the site through the HRA is necessary. Site could potentially result in a minor increase in recreational disturbances at these sensitive biodiversity designations but, at this stage, would not be expected to have a significant effect. Site is also in 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.. Site coincides with Natural England's GI corridor. The loss of greenfield could reduce ecological connectivity and could risk reducing the biodiversity value of the site.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site is 1km south of the Nidderdale AONB but would not be expected to have a discernible impact on the AONB, or alter views into or out of the AONB, as they would be surrounded by existing and similar built form in Ilkley. However, the loss of greenfield and open space would be likely to alter the local character of Ilkley.							
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 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 several bus stops with frequent services. Site is 900m north east of Ilkley Railway Station, and 900m north-west of Ben Rhydding Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
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.							
		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites Assessments - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services	The site would have excellent access to a range of services in the centre of Ilkley.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to the A65, which could pose a risk to the quality of life for residents here as result of noise, air and light pollution.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would have excellent access to the diverse range of leisure and cultural places in the centre, and throughout, Ilkley.							
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 vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 600m north-east of Ilkley Moor Medical Centre and is 7.6km north-west of Wharfedale Hospital. The site would provide residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.							
17 Education		+/-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is adjacent to Ashlands Primary School. It is unclear if the site is currently in use by Ashlands Primary as a sports field and, if so, what impact development here could have on the school. The nearest secondary state school within 2km of the site is Ilkley Grammar School.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents at the site would have excellent access to the diverse range of employment opportunities in the centre of Ilkley.							
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.							

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

Summary of assessment for IL/011A:

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

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

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 3, which could include BMV soils. 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
	Three 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 including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Traditional Orchard priority habitat adjoins the site's southern perimeter, which could be adversely affected by new development at the site. The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI, which is 880m south of the site. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site is 900m south-east of the Nidderdale AONB. Residential development here would not however be expected to have a discernible impact on or alter views into or out of the AONB, due to it being adjacent to existing similar built form, and to the topography meaning it would not likely be viewable from this sensitive landscape designation. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	40m south east of the site is the Grade II Listed Building 'Hollin Hall Farm House'. 25m west of the site is the Grade II Listed 'Milepost'. New development at this open greenfield site would be likely to 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 – 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 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 adjacent to bus stops on the A65 which have frequent services. The nearest railway station, Ilkley, is 1.9km east. Site is accessible for pedestrians and cyclists, although along the A65, a main road, and there is a lack of designated cycle paths in the local area.							

Sites Assessments - Wharfedale

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
	The nearest area of key services and amenities appears to be Ilkley town centre which is 1.7km east of the site, putting it outside the target distance.							
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to the A65, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.							
14 Culture & 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 throughout Ilkley, as well as having good access to the local countryside and PRow network.							
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 2.3km west of the nearest GP surgery, Springs Medical Centre, putting it outside the target distance. The site is 8.3km north-east of a general hospital, Airedale General Hospital, again putting it just outside the target distance. Residents at the site would have excellent access to a diverse range of semi-natural habitats at Ilkley Golf Club and throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, All Saints CE Primary School, is 1.2km east of the site. The nearest secondary school, Ilkley Grammar is 2.5km east of the sites, however the nearest state secondary school, University Academy Keighley, is 6.9km south-west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents at the site would have excellent access to the diverse range of employment opportunities in the centre of Ilkley.							
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 - Wharfedale

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

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 and urban. 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 multiple 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 designated sites, woodland habitat network, priority habitats and a local wildlife site.							
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 to the north of the site, the site is also within 100m of a historic conservation area. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would also detract from the current greenfield setting.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	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 2km east at Ilkley 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 Skipton Road.							
		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites Assessments - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & 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 multiple walking trails and Ilkley Lawn Squash and Tennis club to the north 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 2.4km west of the nearest GP surgery, Ilkley and Wharfedale Medical Practice, this is outside the desired range. The site is within 2.5km of a hospital, The Coronation 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, All Saints CofE primary School, is 1.2km east of the site. The nearest secondary school, Ilkley Grammar School is 2.5km east of the site, these are both outside of the desired ranges.							
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 in Ilkley and surrounding areas.							
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.							

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

Summary of assessment for IL/013:

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

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

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

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

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 3, which could include BMV soils. 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
	Approximately 25% of the Site falls within FZ2 and FZ3 and a limited extent of land is at a low risk of surface water flooding. It is unclear if the land that falls within FZ2 and FZ3 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
	Site does not coincide with a GSPZ. Site is approximately 30m south of the River Wharfe at its closest point. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	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 falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI, which is 880m south of the site. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. A very minor increase in recreational disturbances at the Moors cannot be entirely ruled out at this stage and may require further consideration as part of any planning application.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site is 50m south of the Nidderdale AONB at its closest point, but residential development here would not be expected to have a discernible impact on or alter views into or out of the AONB, due to its location adjacent to existing and similar built form and the presence of screening vegetation along the southern perimeter of the AONB. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are four Grade II Listed Buildings adjoining the eastern perimeter of the site, associated with Wheatley Grange. New development at this open greenfield site would be likely to 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 – 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 homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.							

Sites Assessments - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
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 Leeds Road. The nearest railway station, Ben Rhydding, is 350m south-west. 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
	There are a limited number of local shops and services in proximity to the site along the A65; residents may find they need to travel up to 2km west into the centre of Ilkley to access services and amenities that will 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. Site is adjacent to the A65, which would likely be a source of noise, air and light pollution that could have a minor adverse effect on the quality of life for residents here.							
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 throughout Ilkley, as well as having good access to the local countryside and PRoW network.							
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 centre, Springs Medical Centre, is 1.6km south-west of the site, putting it outside the target distance. The site is 6.5km west of a general hospital, Wharfedale. 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, Ben Rhyddling Primary School, is 730m south-west of the site. The nearest secondary school, Ilkley Grammar is 1.6km south-west of the sites, however the nearest state secondary school St. Mary's Menston Catholic Voluntary Academy, is 6.64km south-east of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents at the site would have excellent access to the diverse range of employment opportunities in the centre of Ilkley. 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 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 - Wharfedale

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

Summary of assessment for IL/016:

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

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

In addition, a major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

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

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 predominantly Grade 3, which could include BMV soils. Site coincides with a sand & gravel MSA.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Approximately 50% of the site falls within FZ2 and approximately 40% within FZ3. Large areas of the site are at low risk of surface water flooding with multiple smaller areas at medium and high risk. 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. Additionally, 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
	Two small waterbodies fall within the site's perimeter, one is unnamed, the other is called the Black Beck. The River Wharfe is also adjacent to the site's northern and western perimeter. Development here could pose a risk to water quality. The 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 a very large greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The majority of the site is currently listed as being TPO woodland, although not all of this coincides with the presence of actual woodland within the site, which would likely be adversely affected by new development here such as through direct losses of trees. The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI, which is 1.3km south of the site. 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
	Site is 550m south-east of the Nidderdale AONB at its closest point. Residential development here would not however be expected to have a discernible impact on or alter views into or out of the AONB, due to its location adjacent to existing similar built form in Ilkley and to the topography and screening vegetation, meaning it would not likely be viewable from this sensitive landscape designation. However, residential development at this site could result in the loss of open greenfield and Green Belt that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.							
		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b

Sites Assessments - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage	125m south-east of the site is the Ilkley Conservation Area. 185m east of the site is the Middleton Conservation Area. New development at this large open greenfield could potentially adversely affect the setting of these sensitive historic areas.							
9 Air quality	-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport	+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
	The vast majority of the site is within 400m of several bus stops on the A65 which have frequent services. The nearest railway station, Ilkley, is 1.6km 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	
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services	-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
	Access to services and amenities is limited, residents would need to travel 1.7km south-east into the centre of Ilkley to access key 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. However, the site is adjacent to the A65, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.							
14 Culture & leisure	+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces throughout Ilkley, as well as having good access to the local countryside and PRoW network.							
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 2.3km north-west of the nearest GP surgery, Springs Medical Centre, putting it outside the target distance. The site is 8.7km north-east of a general hospital, Airedale General Hospital, again putting it outside the target distance. Residents at the site would have excellent access to a diverse range of semi-natural habitats at Ilkley Golf Club and throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education	-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
	The nearest primary school, All Saints CE Primary School, is up to 1.2km east of the site. The nearest secondary state school, Ilkley Grammar is 2.5km east of the site,.							
18 Employment	+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
	Residents at the site would have excellent access to the diverse range of employment opportunities in the centre of Ilkley. 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 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 - Wharfedale

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

Summary of assessment for IL/032:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor positive effects were predicted for some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, as well as the site's location in relation to transport links. However, residents' access to health and education facilities and basic services and amenities would be somewhat limited due to the site's location on the outskirts of Ilkley. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. The site is 800m south-east of the Nidderdale AONB, though development is not expected to impact views into or out of the AONB due to the topography screening it from view and its location near to existing built form. The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI, which is 1.2km south of the site. A small waterbody is 15m west of the site, which could be affected by development at the site. There is a very limited extent of land at high and medium risk of surface water flooding, although it is expected that this could be avoided through a careful layout of development. The site is within 100m of two Grade II Listed Buildings, the settings of which could be adversely affected by development at the site.

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 3, which could include BMV soils. 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. Site has some areas of land at a low risk of surface water flooding and a very limited extent of land at high and medium risk. It is expected that these areas could be avoided through a careful layout of development. However, development could also lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A small, unnamed waterbody is within 15m west 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. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI, which is 1.2km south of the site. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site is 800m south-east of the Nidderdale AONB at its closest point. Residential development here would not however be expected to have a discernible impact on or alter views into or out of the AONB, due to it being near to existing similar built form, and to the topography meaning it would not likely be viewable from this sensitive landscape designation. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Approximately 65m south of the site is the Grade II Listed Building 'Hollin Hall Farm House' and approximately 30m west of the site is the Grade II Listed 'Milepost'. New development at this open greenfield site would 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 – 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 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 bus stops on the A65 which have frequent services. The nearest railway station, Ilkley, is 1.8km east. Site is accessible for pedestrians and cyclists, although along the A65, a main road, and there is a lack of designated cycle paths in the local area.							

Sites Assessments - Wharfedale

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, residents would need to travel 1.6km east into the centre of Ilkley to access key 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 within 100m of the A65, which could 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 outdoor leisure spaces throughout Ilkley, as well as having good access to the local countryside and PRow network.							
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 2.2km west of the nearest GP surgery, Springs Medical Centre, putting it outside the target distance. The site is 8.4km north-east of a general hospital, Airedale General Hospital, again putting it just outside the target distance. Residents at the site would have excellent access to a diverse range of semi-natural habitats at Ilkley Golf Club and throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, All Saints CE Primary School, is up to 1.25km east of the site. The nearest secondary state school, Ilkley Grammar is 2.5km east of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents at the site would have excellent access to the diverse range of employment opportunities in the centre of Ilkley. 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 construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.							

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

Summary of assessment for EM/110:

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

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

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

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

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

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

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 'Urban'. 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 Site falls entirely within FZ3. Large areas of the site are at low risk of surface water flooding with some more limited areas at medium to high risk in the east and west of the site. It is unclear if the land at risk of surface water flooding could be entirely avoided through a careful layout of development. Additionally, the development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		--	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A tributary of the River Wharfe falls 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 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 falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI, which is 775m south of the site. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	The site is 800m west of the Nidderdale AONB at its closest point. Development here would not however be expected to have a discernible impact on or alter views into or out of the AONB, due to being surrounded by existing built form near to the centre in Ilkley. However, development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

Sites Assessments - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		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 200m of multiple bus stops with frequent services, including those along Valley Drive. The nearest railway station, Ilkley, is 800m south-west. 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
		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		O	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		--	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		The site appears to be an open greenfield space, used for leisure purposes, which would be lost as a result of new development. The loss of this leisure space, in central Ilkley, could adversely affect local access to outdoor leisure spaces.						
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		O	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 Ilkley.						
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The proposed development would deliver 1ha+ of new employment space that would contribute towards the long term success of Bradford's economy. Due to the site's location, the proposed development could also provide a significant boost to the vitality of Ilkley centre.						

Menston

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

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

PO ref	SHLAA site ref	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ME1/H	ME/002	-	-	--	+	-	--	-	O	-	-	+	+	+	+	+/-	++	+	+/-	+
ME2/H	ME/003	-	-	--	-	-	--	-	O	-	-	+	+	+	+	+/-	+	+	+/-	+

Sites Assessments - Wharfedale

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

Summary of assessment for ME/002:

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

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

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

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

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 will be a large (>0.4ha) loss of 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 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 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 falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI, which is 1.5km west of the site. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 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 that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the site is adjacent to existing built form which would help to limit the magnitude of potential effects.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	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 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, those on Hawksworth Drive, have an infrequent service (less than hourly and only between 10am and 4.30pm); more frequent services are available at stops 700m east on Main Street. The nearest railway station, Menston, is up to 950m north-east. The site is currently only accessible for pedestrians and cyclists via Derry Hill which has narrow pavements, and there is a general lack of designated cycles 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 - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
							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 550m north-east 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 culture and leisure opportunities including pubs, parks, and club throughout Menston, as well as having good access to the local countryside.	
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, Menston Medical Centre. The site is 4.5km south-west of a general hospital, Wharfedale Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.	
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
							The nearest primary school, Menston Primary School, is 335m east of the site. The nearest secondary school, St. Mary's Menston Catholic Voluntary Academy, is 1.5km 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 Menston, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 6km south-west into Shipley. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.	
19 Economy		+	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 - Wharfedale

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

Summary of assessment for ME/003:

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

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

Minor adverse effects were predicted for most other natural environment themed SA Objectives, primarily as a result of the impacts associated with new development on greenfield.

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

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	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is a large (>0.4ha) greenfield site. Site includes Urban, Grade 3 and Grade 4 ALC land. Site doesn't coincide with an MSA.							
4 Climate change resilience		-	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. A small watercourse runs through the site, the land around which is at varying degrees of surface water flood risk. It is unclear if all land at a low risk of surface water flooding, within the site, could be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. A small stream runs through the 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is adjacent to a small area of TPO woodland which could be impacted through the construction and operation of a new residential site. Site is also in the SSSI Impact Risk Zone for the South Pennine Moors SSSI/SPA/SAC. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Also, as a large greenfield site, development here would likely lead to a loss of biodiversity and reduce local ecological connectivity.							
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. Site is a large greenfield site on land gently sloping upwards. The potential development here could negatively alter the landscape and townscape character of the local area.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	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 700m from the closest bus stops. The nearest railway station, Menston Railway Station, is up to 1.2km north-east. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of local cycle paths.							
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.							
		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites Assessments - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services								The site has good access to a range of services along Main Street, approximately 600m from the site.
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site has good access to culture and leisure opportunities in the local area, including a recreation ground, public houses and places of worship along Main Street 600-800m north east of the site.						
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 vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		The nearest GP, Menston Medical Centre, is 1km east of the site. The site is within the target distance of a hospital, with Wharfedale Hospital 4.5km north east. The site would provide residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is within 800m of Menston Primary School. St. Mary's Menston Catholic Secondary School is 1.8km south east, putting it outside of the desired range.						
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 Menston, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 6.3km south-west into Shipley. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ME/005 – Beech Close (A and B) – North and South	8.81	Agricultural	Greenfield, Green Belt	308 dwellings	Alternative
<p>Summary of assessment for ME/005:</p> <p>The site could deliver a major positive effect for residents on the transport SA Objective as a result of being within the target distances for bus and rail links, and having good active transport options. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.</p> <p>Minor positive effects were predicted for some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, although access to education facilities and basic services and amenities is somewhat limited with residents being required to travel beyond the target distances.</p> <p>Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site containing and adjacent to deciduous woodland priority habitat. The western portion of the site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI. The site has a very limited extent of land at medium and high risk of surface water flooding, although this is expected to be avoided through a careful layout of the development.</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
	There will be a large (>0.4ha) loss of greenfield. ALC Grades at the site include Grade 4, 'Urban', and a small area of Grade 3 in the north of the site that could include BMV soils. 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, medium and high risk of surface water flooding which through a careful layout is expected to be avoided. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A small, unnamed surface waterbody falls just within the site's northern perimeter, another is adjacent to the site's north-eastern corner and Gill Beck is adjacent to the site's south-eastern corner. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
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. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Deciduous woodland priority habitat is present in the south-eastern corner of the site, and also adjoins the site's northern perimeter. The northern perimeter also adjoins the Burley Disused Railway LWS. New residential development here could adversely affect the woodland and LWS, such as through increased recreational disturbances or losses of functionally linked land. The western portion of the site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI, which is 1.9km west of the site. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	The site is 1.2km south of the Nidderdale AONB, but residential development here would not be expected to have a discernible impact on or alter views into or out of the AONB, due to the presence of existing and similar built form to the north of the site and its location adjacent to the village of Menston. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	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 - Wharfedale

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
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 Otley Road. The nearest railway station, Menston, is 700m south. Site is accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Access to services and amenities is limited, residents would need to travel 1.2km south onto Main Street in the centre of Menston, or, for a broader range of services, up to 1.9km north into Burley in Wharfedale in order to access facilities to satisfy their daily needs.							
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. However, the site is adjacent to the A65, which would be likely to impact on the quality of life of new residents as a result of exposure to air pollution and noise and visual disturbances.							
14 Culture & 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 culture and leisure opportunities including pubs, parks, and club throughout Menston and in Burley in Wharfedale, as well as having good access to the local countryside.							
15 Safe & secure		+/-	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
	Only just over half of residents would be within 800m of the nearest medical centre, Menston Medical Centre, thereby putting the site outside the target distance. The site is 3.2km south-west of a general hospital, Wharfedale Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Menston Primary School, is 1.3km south-west of the site. The nearest secondary school, St. Mary's Menston Catholic Voluntary Academy, is 1.9km 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 Menston, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 7.5km south-west into Shipley. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ME/007 – Burley Road (2)	6.74	Agricultural	Greenfield, Green Belt	26 dwellings (based on 35dph)	Alternative

Summary of assessment for ME/007:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor positive effects were predicted for some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health facilities. However, access to education facilities and basic services and amenities is somewhat limited with residents being required to travel beyond the target distances. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site adjoining a TPO tree. The site has a very limited extent of land at medium and high risk of surface water flooding, although this is expected to be avoided through a careful layout of the development.

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 will be a large (>0.4ha) loss of greenfield. ALC Grades at the site include Grade 3, which could include BMV soils, 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 limited extent of land at a low, medium and high risk of surface water flooding which through a careful layout is expected to be avoided. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A small, unnamed surface waterbody falls with the site's perimeter, another three small surface waterbodies are adjacent to the site's perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is a large greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. A TPO tree adjoins the site's south-eastern perimeter. The site falls within the SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI, which is 1.9km west of the site. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	The site is 1.7km south of the Nidderdale AONB, but residential development here would not be expected to have a discernible impact on or alter views into or out of the AONB due to the presence of existing and similar built form to the north of the site and the location of the site on the outskirts of the village of Menston. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	60m south of the site is the Grade II Listed Building 'Well House'. New development at this open greenfield site could potentially alter the setting of this sensitive heritage asset.							
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 on Burley Road which have mostly frequent services, although only between 7.30am and 7pm. The nearest railway station, Menston, is 700m south-east. Site is accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.							

Sites Assessments - Wharfedale

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, residents would need to travel 1.1km south onto Main Street in the centre of Menston, or, for a broader range of services, up to 1.9km north into Burley in Wharfedale in order to access facilities to satisfy their daily needs.							
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to the A65 and to a railway line, which would be likely to impact on the quality of life of new residents as a result of exposure to air pollution and noise and visual disturbances.							
14 Culture & 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 culture and leisure opportunities including pubs, parks, and club throughout Menston and in Burley in Wharfedale, as well as having good access to the local countryside.							
15 Safe & secure		+/-	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 site is 900m north of the nearest medical centre, Menston Medical Centre, putting it outside the target distance. The site is 3.6km south-west of a general hospital, Wharfedale Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Menston Primary School, is 1.km south-west of the site. The nearest secondary school, St. Mary's Menston Catholic Voluntary Academy, is 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 Menston, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 7.15km south-west into Shipley. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.							
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.							