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

Key:

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

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

Summary of assessment for AD/001:

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

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f				
Buildings		ill be a larg					ALC Grade at the site is Grade 3, which cou	ld include BMV				
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7					
change resilience		FZ1 and i able surfa					flooding. However, development could lead to els.	o an increase in				
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	Develop		e site w				est of the site's boundary. Site does not coinc esult in a minor increase in water consumptio					
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	biodivers reduce le The site the site le identified	sity value in ocal ecolog falls within level and c d that likely	n its cu gical co a SSS onsulta signifi	rrent co onnective SI Impaction with cant effort	ndition. ity. et Risk 2 h Natur ects on	New d Zone. F al Engl the So	s including trees. The site is therefore likely to evelopment here could reduce biodiversity valurther consideration of the likely risks should and undertaken if necessary. The HRA Screet with Pennine Moors SPA/SAC and the North Education of this stage.	be undertaken at ening process has				
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	residenti of the AG Howeve that cont adversel	ial develop ONB or Na r, residenti tains GI ele ly alter the ne magnitu	ment h tional F al deve ements local to de of p	ere wou Park, du elopmen of pote ownscap potential	Ild not be to the tat this ntially he and leffects	preser site co igh vist andsca	1.9km south-west of the Yorkshire Dales Na acted to have a discernible impact on or alternace of existing and similar built form to the earluld result in the loss of open greenfield and Charle amenity, including trees, and it would therape character, although the nearby existing but	views into or out st of the site. Green Belt land efore be likely to uilt form could help				
8 Cultural		0	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
heritage	Develop historic					-	ve a discernible effect on any sensitive herita					
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.											
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Site is within 400m of multiple bus stops with frequent services, including 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		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
							ı wards satisfying Bradford's housing needs, de					
	meet the	e minimum	criteria	of polic	cies HC	4 and i	g in line with the Local Plan policies. The devended in the HO5 (10 or more homes, or an area of more the lable houses to reflect local need.					
40.4	ороспу с	-	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
12 Accessible services		to services am to acce					dents would need to travel 1.4km east into of	the centre of				
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	interaction could alter Site is a	on, without er the loca djacent to	the de I sense the A65	velopm of com o, which	ent beir munity would	ng of a s and pla be likel	ng community, encouraging participation and scale that may put pressure on local services ace. y to impact on the quality of life of new resider visual disturbances.	and facilities or				
		+	P	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	restaura		nes and	doutdoo	r leisur		o a range of culture and leisure opportunities it es throughout Addingham, as well as having g					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where the	re are c could p	currently otential	/ none, ly enha	and so nce cor	would introduce new potential targets and vio an increase in crime at the site cannot be rule nmunity cohesion and wellbeing, or increase in cal risk of crime.	ed out. However,				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	The site Residen Road Pla	is 6.6km n ts at the si ayground a	orth-ea te woul and thro	ast of a lid have oughout	general excelle the loc	hospitant acce	ddingham Medical Centre, putting it outside the land Airedale General Hospital. It is to a diverse range of semi-natural habitats atryside with opportunities for outdoor exercises and mental health for the residents of the de	including Silsden and community				
		-	Р	ĹT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education	seconda		are Ilk				y School, is 1.4km north-east of the site. The 6.4km to the south east and University Acade					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	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.											
		+	P	LT	IR		SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		ng the dem				homes	could have a minor beneficial impact on the le ices and enhancing the pool of potential empl					

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

Summary of assessment for AD/002D:

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

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
O Land O		-	Р	LT	IR	Н	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c
3 Land & Buildings							that includes soils of Grade 3 ALC and that use of the land resource.	t are potentially
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience		FZ1 and a able surfa	ces, com	pared to			ng. However, development could lead to an	increase in
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources				tion at thi		n in rela	n 100m of site. Development would result in ation to existing levels.	
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	site falls reductio The site site leve identified	within a G n in biodive falls withir I and cons d that likely	reen Infrersity val a SSSI ultation valustion	astructur ue and h Impact R vith Natu ant effect	e corrido abitat co Risk Zone ral Engla s on the	or and the nnective. Further and und South F	as directly impacted by development on the ne development of this greenfield site would ity. Ber consideration of the likely risks should be ertaken if necessary. The HRA Screening pennine Moors SPA/SAC and the North Pet at this stage	I likely see a e undertaken at the process has
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape & townscape	expected	d to have a ld, open sp	a discerni	ible impa	ct on the	AONB	AONB and Yorkshire Dales National Park to or alter views into or out of the AONB. Howevertee an adverse in adverse in a could potentially have an adverse in	vever, the loss of
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
heritage	Develop	ment at the	e site wo	uld be ur	likely to	have a	discernible impact on any heritage asset o	historic area.
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v		xpected t	to result i	n a mino	r increa	n an AQMA or CAZ. The construction and one in air pollution in relation to existing levels.	
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	nearest		south-ea	ast in Ilkle	ey. The s		nt services. Access to a railway station is m good access for pedestrians, but somewhat	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimun	nd tenures n criteria of	of the ho f policies	using is p HO4 and	provided d HO5 (1	in line of	wards satisfying Bradford's housing needs, with the Local Plan policies. The developmore homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the
10							SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	
12 Accessible		-	Р	LT	IR	Н	CO2	12a

		Effect on S	SA Object	ive										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a						
13 Social cohesion	encoura pressure the A65,	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to the A65, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.												
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a						
leisure		Residents would have good access to the cultural and leisure opportunities on offer throughout Addingham, including pubs, shops, parks, and churches.												
		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a						
15 Safe & secure	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.													
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b						
16 Health	within th The site for outdo	e 8km targ would pro	et distan vide reside and co	ce of a h dents with mmunity	ospital, v h good a engager	vith Aire ccess to nent op	gery, being 1.4km west of Addingham Medio edale General Hospital 7.5km south-west. o a diverse range of semi-natural habitats wi oportunities, which could improve both physic	th opportunities						
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b						
Education							ne nearest secondary schools are Ilkley Grar ighley, is 7.5km south of the site.	mmar School,						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
18 Employment	access a	Residents would have good access to employment opportunities in the centre of Addingham, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 5km south-east into Ilkley or 8km south into Keighley.												
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy													

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

Summary of assessment for AD/011A:

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

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

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

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		-	Р	LT	IR	Н	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c			
3 Land & Buildings	ALC and						small area of greenfield land that includes soment here would be considered as a slight				
4 Climate change			Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience	Site is in	FZ1. A la					k of surface water flooding.				
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	of worse		result of	developn	nent at th	ne site.	to the southern perimeter, the quality of wh Development would result in a minor net ind vels.				
			Р	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	boundar reduction The site of the lik necessa	ies and the n in biodive falls withir ely risks sl ry. The HF	ere is a Tersity value a SSSI hould be RA Scree	PO withiue and had had had had had had had had had ha	n the site abitat co Risk Zone cen at the cess has pors SPA	e, and the nnective for the site le identification of the site le	South Pennine Moors SAC/SPA/SSSI. Fur vel and consultation with Natural England u ed that likely significant effects on the South are triggered and thus cannot be ruled out a	I likely see a the consideration and traken if Pennine Moors this stage			
_	01: 1 0	-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
7 Landscape & townscape	Residen developi	tial develo ment would ld, open sp	pment at d not be v pace and	the site viewable	would be from the	adjace se sen	d 1km south of the Yorkshire Dales Nationa ent to existing build form and due to the topo sitive landscape designations. However, the ements could potentially have an adverse in	ography, the e loss of			
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	which ar form and impact of greenfie	e in the Ac the preva	ddingham lence of the Listed ld alter th	n Conser screenin d Building ne setting	vation Aig vegetage gs but, o	rea. Due ition, de verall, i	a and within 300m of 26 Grade II Listed Bute to the topography, the existing presence of evelopment at the site would be unlikely to but is expected that residential development a blace for the nearby Conservation Area and	of residential built nave a discernible the open			
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality											
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			

		Effect on S	SA Object	ive										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
10 Transport	Site is within 400m of several bus stops with frequent services. Access to a railway station is more limited, the nearest being 5km south-east in Ilkley. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.													
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a						
11 Housing	types an minimun	d tenures n criteria o	of the ho f policies	using is HO4 an	provided d HO5 (1	in line of or mo	wards satisfying Bradford's housing needs, with the Local Plan policies. The development or homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the						
12	400000	+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a						
Accessible services		ld provide re of Addir					e various services and amenities available of e site.	on Main Street in						
13 Social cohesion	encoura	ging partic	ipation a	nd comm	nunity inte	eraction	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 with high quality housing within an existing without the development being of a scale or the local sense of community and place.							
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a						
eisure		Residents would have good access to the cultural and leisure opportunities on offer throughout Addingham, including pubs, shops, parks, and churches.												
	,	+/-	P	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a						
15 Safe & secure	locations	where cu	rrently th	ere are r	none, but	it could	luce new potential victims or targets of crim d potentially enhance community cohesion a combat the local risk of crime.							
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b						
16 Health	within th provide a exercise	e 8km targ residents v	et distar vith good nunity er developr	ice of a h l access igageme	nospital, voto a divent opport	with Aire	dingham Medical Centre, 600m south east edale General Hospital 7.5km south-west. I ge of semi-natural habitats with opportunitie which could improve both physical and me	The site would so for outdoor ntal health for the						
17 Education						L nool. Th	SP6, SP14, SP16, EC3, DS5, CO2 se nearest state secondary school is the Un	17a, 17b iversity Academy						
18		, 7.67km s	Р	ĹT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4 opportunities in the centre of Addingham, b	18a, 18b						
Employment	access a	a more dive	erse and	more ex	pansive ı	range o	opportunities in the centre of Addingham, of f employment opportunities residents would ey or 8km south into Keighley.							
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
19 Economy		ng the dem			new hom	es cou	ld have a minor beneficial impact on the loc and enhancing the pool of potential employ	al economy,						

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

Summary of assessment for AD/012:

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

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

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings		ill be a larg s not coinc				enfield.	ALC Grade at the site is Grade 3, which could	include BMV soils.
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	site in re	lation to th	e area	s, it is ex	xpected	that it	nd at a low risk of surface water flooding. Given would be avoided through a careful layout of de e in impermeable surfaces, compared to curren	evelopment.
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	water qu	ality. Site i	is not w	vithin a (ŠSPZ. I	Develop	Site's eastern perimeter. Development here cou oment at the site would be expected to result in to existing levels.	
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	here cou The site site leve identified	Ild reduce falls within I and consi I that likely	biodive a SSS ultation signifi	ersity val SI Impac with Na cant effe	lue at that It Risk Z Intural E Intuction	ie site a Zone. Fingland the Soi	build potentially be of some biodiversity value. Note that the consideration of the likely risks should be undertaken if necessary. The HRA Screening puth Pennine Moors SPA/SAC and the North Ped out at this stage	undertaken at the process has
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	but woul Park, du developr of potent	d not be exe to the proment at this tially high vone	xpecteo esence s site c visual a	d to have of exist ould res amenity,	e a disc ting and fult in th includir	ernible I similai e loss on g trees	dale AONB and the Yorkshire Dales National P impact on or alter views into or out of the AON r built form to the east of the site. However, resion of open greenfield and Green Belt land that cons, and it would therefore be likely to adversely and ne nearby existing built form could help to limit	B or National dential tains GI elements lter the local
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	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 exiting presence of screening vegetation.							
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes w		xpected	d to resu	ılt in a r	ninor in	ct on an AQMA or CAZ. The construction and or crease in air pollution in relation to existing levels.	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
10 Transport	railway s	stations are	Ilkley,	at 5.9k	m south	n-east, a	quent services, including those along Silsden F and Steeton & Silsden at 5.9km south. Pedestr a lack of designated cycle paths in the local are	ian and bicycle	
	400000	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	types an	d tenures on the desired desir	of the ha	nousing olicies H	provide O4 and	d being HO5 (*	vards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo to or more homes, or an area of more than 0.5 lises to reflect local need.	opment would mee	
12	аэрсоіз	-	P	IT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02	12a	
Accessible	Access t	o services					dents would need to travel 1.4km east into of the		
services		am to acce							
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	interaction could alt	on, without er the loca on the quali	the de	velopme of com	ent beir munity	ng of a s and pla	ng community, encouraging participation and cacale that may put pressure on local services a ace. However, site is adjacent to the A65, which as a result of exposure to air pollution and no	nd facilities or n would be likely to	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure	restaura		nes and	doutdoo	r leisur		o a range of culture and leisure opportunities in es throughout Addingham, as well as having go		
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	location new dev	where ther	e are c could p	currently otentiall	none, a y enhar	and so	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na ne.	l out. However,	
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	The site Residen Ghyll Go	is 6.9km n ts at the sit olf Club and	orth-ea te would throu	ast of a good of the design of	general exceller e local	hospitant acces	ddingham Medical Centre, putting it outside the il, Airedale General Hospital. is to a diverse range of semi-natural habitats in side, with opportunities for outdoor exercise ar and mental health for the residents of the deve	ncluding Bracken and community	
	3 5	-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
17 Education	The nea schools south of	are Ilkley C	y scho Gramm	ol, Addi ar Scho	ngham	Primary m to the	School, is 1.3km east of the site. The nearest e south east and University Academy Keighley	secondary	
18 Employment	Residen access a	+ ts would ha a more dive	erse an	d more	expans	ive rang	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Addingham, b ge of employment opportunities residents would likley or 8.5km south into Keighley.		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy		struction a			of new	homes	could have a minor beneficial impact on the loc ces and enhancing the pool of potential emplo	cal economy,	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
AD/020 – Turner Lane /	4.07	Agricultural	Greenfield, Green	40 1 "	Preferred Option:
Silsden Road	1.37	fields with trees	Belt	43 dwellings	AD7/H

Summary of assessment for AD/020:

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

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

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, largely due to the potential impacts of new development on a greenfield and Green Belt site with adjacent deciduous woodland priority habitat. 50m south of the site is Marchup Beck, the water quality of which could be at risk as a result of the development.

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigation of			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f		
Buildings		ill be a larg				enfield	ALC Grade at the site is Grade 3, which could	include BMV soils.		
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.									
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							ite is not within a GSPZ. Development at the sit onsumption at this location in relation to existing			
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	biodivers reduce lo habitat, v The site of the lik necessa	sity value in ocal ecolog which coul- falls within ely risks sl ry. The HF	n its cu gical co d be ac n a SSS nould b RA Scre	rrent co innectivi dversely Is Impac e under eening p	ndition. ty. The affecte t Risk Z taken a rocess	New do southed by new Yone for the site has ide	is including trees. The site is therefore likely to be evelopment here could reduce biodiversity valuation perimeter of the site adjoins deciduous woodew development such as through effects on rooter the South Pennine Moors SAC/SPA/SSSI. Further level and consultation with Natural England upon that likely significant effects on the South AC are triggered and thus cannot be ruled out a	e at the site and lland priority zones. rther consideration ndertaken if n Pennine Moors		
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	would no due to th this site high visu	ot be expend ne presenct could resulual amenity	cted to e of ex It in the r, include	have a disting are loss of ding tree	discernind similar open ges, and	ible imp ar built reenfiel it would	1.9km south-west of the Yorkshire Dales Nation of the AONB or out of the AONB or form to the east of the site. However, residential and Green Belt land that contains GI element of the the local the the local that the local the belt form could help to limit the magnitude of	National Park, I development at ts of potentially ownscape and		
8 Cultural		0	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
heritage	Develop area.	ment at the		ould be			e a discernible effect on any sensitive heritage			
9 Air quality	homes w		xpected	d to resu	ılt in a r	ninor in	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 lot on an AQMA or CAZ. The construction and c crease in air pollution in relation to existing levels.			
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	L Cita in within 400m at multiple hug atong with trequent convices, including these clong Ciledon Dood. The near									
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	types an the minir	d tenures num criteri	of the ha	nousing olicies H	provide O4 and	d being HO5 (*	wards satisfying Bradford's housing needs, dep y in line with the Local Plan policies. The develo 10 or more homes, or an area of more than 0.5 uses to reflect local need.	pment would meet
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible							dents would need to travel 1.4km east into of the	ne centre of
services	Addingn	am to acce	ess key P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction could alt	on, without er the loca n the quali	the de	velopme of com	ent beir ımunity	ng of a s and pla	ng community, encouraging participation and conscale that may put pressure on local services and ace. However, site is adjacent to the A65, which e as a result of exposure to air pollution and no	nd facilities or would be likely to
4.4. Oveltown - 0		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	restaura		es and	doutdoo	r leisur		o a range of culture and leisure opportunities in es throughout Addingham, as well as having go	
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	e are c could p	currently otentiall	none, y enhai	and so	would introduce new potential targets and victing an increase in crime at the site cannot be ruled naminity cohesion and wellbeing, or increase name.	out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	The site Resident Silsden I	is 6.5km n ts at the si Road Playe ity engage	orth-ea te woul ground	ast of a g ld have and thr	general excellei oughou	hospitant accest the local	ddingham Medical Centre, putting it outside the al, Airedale General Hospital. ss to a diverse range of semi-natural habitats in cal countryside with opportunities for outdoor exoth physical and mental health for the residents	ncluding adjacent kercise and
		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education		are lİkley C					y School, is 1.4km north-east of the site. The nees south east, and University Academy Keighley	
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	access a	n more diventher afield	erse an , such :	od acce d more as 5km	ss to er expans south-e	nploymarive range	ent opportunities in the centre of Addingham, b ge of employment opportunities residents would likley or 8km south into Keighley. It is uncertain on employment opportunities in agriculture in the	ut in order to d likely need to n the extent to
		+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	increasir business	ng the dem	and for	r İocal g	oods ar	nd servi	could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ o which the loss of agricultural land could impa	ees for local

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

Summary of assessment for AD/022:

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

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

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

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect		Duration		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		+/-	Р	LT	IR	Н	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c
Buildings							fficient use of the land resource, depending on t coincides. Site has Grade 3 ALC soils.	its potential
4 Climate	impacio	-	P	LT	IR	Н	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
change resilience	Site is in	FZ2 and a	at low r	sk of su	rface wa	ater floo	ding.	
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							e waterbodies within 100m of the site. Howeverse water consumption at this location in relation	
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	The site of the lik necessa	falls within ely risks sł ry. The HR	n a SSS hould b RA Scre	I Impact e undert ening pi	Risk Zo aken at rocess h	one for the site has iden	enhance the biodiversity value of the site. the South Pennine Moors SAC/SPA/SSSI. Full level and consultation with Natural England u tified that likely significant effects on the South C are triggered and thus cannot be ruled out a	ndertaken if Pennine Moors
_		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
7 Landscape & townscape	developi	ment at the ping with the	site w	ould be	unlikely	to have	brownfield site in an existing settlement, reside a discernible impact on the AONB. Providing all area, the site would provide an opportunity	the development
		+	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Grade II topograp unlikely.	except for ohy and the	the Gr e existinent at t	ade I Lis ng built f his brow	ted 'St I orm, imp nfield si	Peter's pacts or ite is like	Area and within 300m of eleven Listed Building Church, Addingham' 230m north of the site. Do this national sensitive heritage asset are conely to have an opportunity to have a positive in	ue to the sidered to be
		-	P .	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v		xpected	l to resu	lt in a m	inor inc		
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	nearest		south-	east in II	kley. Th	e site h	uent services. Access to a railway station is mo as good access for pedestrians, but somewha	
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing							towards satisfying Bradford's housing needs, ne with the Local Plan policies.	depending on the

		Effect on S	A Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigation			
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		
Accessible services		Ild provide re of Addir					the various services and amenities available of the site.	n Main Street in		
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	encoura	ging partici	pation	and com	munity	interact	nts with high quality housing within an existing ion, without the development being of a scale alter the local sense of community and place.			
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure		ts would ha pubs, sho					I and leisure opportunities on offer throughout	Addingham,		
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	locations	where cu	rrently t	there are	none,	but it co	roduce new potential victims or targets of crimould potentially enhance community cohesion and combat the local risk of crime.			
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	the 8km residents commun	target dista	ance of I acces ment o	a hospi s to a di	tal, with verse ra	Airedal	Addingham Medical Centre, 600m west of the e General Hospital 7.5km south-west. The site semi-natural habitats with opportunities for out ld improve both physical and mental health for	would provide door exercise and		
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education	Site is 80 School, 4	00m west o 4.45km so	of Addir uth eas	ngham P t and the	rimary : Univer	School. sity Aca	The nearest state secondary schools are liklegademy Keighley, 7.4km south in Keighley.	y Grammar		
		+	Ρ	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	travel further afield, such as 5km south-east into Ilkley or 8km south into Keighley.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy										

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

Summary of assessment for AD/004A:

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

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

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

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

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

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Outation Nitigating or enhancing Local Plan policies Mitigating or enhancing Local Plan policies			Mitigation code(s)			
		- 1	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
3 Land & Buildings	Site does not coincide with an MSA. Site is a PDL site with a section of Grade 3 ALC soils. There will be a large (>0.4ha) loss of greenfield land making this an inefficient use of land. Buildings within the site may present opportunities for reusing structures or construction materials.										
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e			
change resilience		FZ1 and is able surfa					flooding. However, development could lead to a els.	in increase in			
5 Water	,	-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							not within a GSPZ. Development at the site wou at this location in relation to existing levels.	ld be expected to			
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	through impacts on root zones, losses of functionally linked land or increases in recreational disturbances.										
		+/-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	be expect presence could res amenity, characte	cted to have of existing the line the l	re a dis g and s oss of o trees, a n the ne	cernible similar b open gre and it wo earby ex	impact built forn eenfield buld the kisting b	on or a n to the I and G refore I uilt forn	1.5km south of the Yorkshire Dales National Paleter views into or out of the AONB or National Feast of the site. However, residential development Belt land that contains GI elements of pote likely to adversely alter the local townscape an could help to limit the magnitude of potential experience.	Park, due to the lent at this site entially high visual and landscape effect			
							dings, the development could be an opportunity				
8 Cultural heritage	There is Addingh space. D Buildings that new	+/- a collectio am Conse bevelopment s due to the	P n of List rvation nt here e poten	LT sted Buil Area wh could h ntial loss	R Idings lothich adjusted a record to the second contract of the sec	M ocated in oins the ninor ac enfield.	d be in-keeping with the existing built form of the SP2, SP10, EN3, EN4, EN5, EN6, DS3 in Addingham, 200m north of the site. Most are esite's northern perimeter. Approximately 70% diverse effect on the setting of the Conservation In contrast, due to the PDL at the site, it is consestment and high-quality development that enh	8a, 8b located within of the site is open Area and Listed sidered to be likely			
1	of nearb	y heritage						arious the setting			

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend			Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	homes w	ment would ould be exed and with hou	<pre>cpected</pre>	to resu	ult in a r	ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s.	occupation of new els due to pollution			
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Fransport	nearest r	ailway sta	tion, Ilk	ley, is 4	1.7km to	the so	quent services, including those Main Street no uth east. Site is very accessible for pedestrians is in the local area.				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types and the minir	d tenures on num criteri	of the h	nousing olicies H	provide O4 and	d being HO5 (wards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develor to or more homes, or an area of more than 0.5 uses to reflect local need.	opment would mee			
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
Accessible services	Key serv	ices and a	meniti	es are lo	ocated v	vithin 2	50m of the site in the centre of Addingham.				
001 11000		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	interaction could alto	on, without er the loca n the quali	the de	velopme of com	ent beir Imunity	ng of a s and pla	ng community, encouraging participation and concept that may put pressure on local services and ce. However, site is adjacent to the A65, which e as a result of exposure to air pollution and no	ind facilities or h would be likely to			
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
eisure	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces throughout Addingham, as well as having good access to the local countryside and PRoW network.										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new deve	where ther	e are c could p	urrently otentiall	none, ly enhai	and so nce con	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase name.	d out. However,			
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	general h Resident Rhydding	nospital, A is at the sit g Wood an	iredale te woul nd throu	Generald have ughout t	al Hospi excelle he loca e both p	tal. nt acces l countr	ddingham Medical Centre). The site is 7km no ss to a diverse range of semi-natural habitats in yside with opportunities for outdoor exercise an and mental health for the residents of the dev	ncluding Hart nd community elopment.			
17 Education		+ rest primar lkley Gram						17a – 17c t secondary			
18 Employment	access a	more dive	erse an . The n	d more	expans Employi	ive rand ment Zo	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Addingham, b ge of employment opportunities residents woul one is 4.8km south (Keighley Road, Silsden).	d likely need to			
19 Economy		ng the dem					SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the loces and enhancing the pool of potential emplo				

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

Summary of assessment for AD/004B:

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

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

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

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

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

		Effect on S	SA Obje	ctive				
SA ()hiactiva	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
3 Land & Buildings							eenfield site with Grade 3 ALC soils. There will nefficient use of land.	be a large
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience		FZ1 and is able surfa					flooding. However, development could lead to a	an increase in
TOSITION	impenne	-	P	LT	IR IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	Develop		e site w				p Beck is 150m west of the site). Site is not wit esult in a minor increase in water consumption	hin a GSPZ.
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9 us GI elements including trees and hedgerow.	6a – 6f
6 Biodiversity & geodiversity	LWS, su disturbat connecti biodivers The HRA	ch as throunces. New vity. Further sity in the and Screenin	ugh imp develo er the lo area. g proce nine Mo	pacts or pment hoss of g ess has pors SP	n root zo nere con reenfiel identifie A/SAC	ones, loud reduction in the contract of the co	development at the site could potentially advesses of functionally linked land or increases in uce biodiversity value at the site and reduce located may have a negative impact on habitat connect likely significant effects on the South Pennine of gered and thus cannot be ruled out at this stage.	recreational cal ecological ivity and Moors SPA/SAC e.
7 Landscape & townscape	be experience residential GI elemente the local	cted to have al developents of pote	e a dis ment a entially e and la	cernible t this sit high vis andscap	e impact e would sual am	t on or a d result enity, ir	SP2, EN1, EN3, EN5, EN6, DS2, DS3 1.5km south of the Yorkshire Dales National Palter views into or out of the AONB or National in the loss of open greenfield and Green Belt landled the second the second the loss of open greenfield and Green Belt landled the second the landled the nearby existing built form could heless.	Park. However, and that contains o adversely alter
8 Cultural heritage	Addingh	am Consei	rvation	Area wl	hich adj	joins the	SP2, SP10, EN3, EN4, EN5, EN6, DS3 in Addingham, 200m north of the site. Most are e site's northern perimeter. Development here n Area and Listed Buildings due to the loss of g	could have a minor
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes v		pected	to resu	ılt in a r	ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levels.	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend			Mitigating or enhancing Local Plan policies	Mitigation code(s)						
10 Transport	Street no	orth of the	site. Th	ne neare	est railw	ay stati	quent services, including those along Silsden F on, Ilkley, is 5.1km to the south east. Site is ve of designated cycle paths in the local area.				
		+	P	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an	d tenures on the contract of t	of the h	nousing olicies H	provide O4 and	d being HO5 (1	vards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develor to or more homes, or an area of more than 0.5 lises to reflect local need.	opment would meet			
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible services	Key serv	ices and a	meniti	es are lo	cated v	within 2	50m of the site in the centre of Addingham.	•			
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	interaction could alto	on, without er the loca n the quali	the de	velopme of com	ent beir ımunity	ng of a s and pla	ng community, encouraging participation and congress that may put pressure on local services a loce. However, site is adjacent to the A65, which eas a result of exposure to air pollution and not	nd facilities or n would be likely to			
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	restaurai		nes and	d outdoo	r leisur		o a range of culture and leisure opportunities in es throughout Addingham, as well as having go				
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where ther	re are o could p	currently otentiall	none, y enhai	and so	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na ne.	out. However,			
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	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		+	Р	ĹT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education		rest primai Ikley Gram					School, is 750m north east of the site. The ne the site.	arest secondary			
18 Employment	access a	more dive	erse an	d more	expans	ive rang	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Addingham, b ge of employment opportunities residents would one is 4.8km south (Keighley Road, Silsden).				
	tiaveriui	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		struction and the struction and the struction and the structure an		upation	of new	homes	could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ	cal economy,			

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

Summary of assessment for AD/011B:

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

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

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

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Permanence pages and service p		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings		ill be a larg s not coinc				enfield.	ALC Grade at the site is Grade 3, which could	I include BMV soils.
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	relation t	to the area	s, it is l lead t	expecte	d that it rease ir	would	a low risk of surface water flooding. Given the be avoided through a careful layout of develop neable surfaces, compared to current levels.	ment. However,
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	not withi		Devel	opment	at the s	ite wou	neter. Development here could pose a risk to valid be expected to result in a minor increase in	
		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	biodivers reduce lo TPO tree woodlan effects o The site consider	sity value in ocal ecologies are dott d. New res on root zon falls withir	n its cu gical co ed alor sidentia es or d i the St e likely	rrent co onnectiving the si al develo irect los SSI Impa	ndition. ity. te's nor opment ses of t act Risk	New determined the second and the se	s including trees. The site is therefore likely to be evelopment here could reduce biodiversity valuers perimeter. The south-western portion of the dversely affect these trees and the woodland, for the South Pennine Moors SAC/SPA/SSSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSI taken at the site level and consultation with National Pennine Moors SAC/SPA/SSI taken at the site level at the site level at the site level at the site level at the site level a	ue at the site and e site is TPO such as through Further
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	closest p topograp developi visual ar	points. Resohy, would ment at this menity, incl	identia not be s site c luding t	Il develo viewabl ould res trees, ar	pment a le from sult in th nd it wo	at the s these s e loss o uld ther	950m south-west of the Yorkshire Dales Natio ite would be adjacent to existing build form, ar ensitive landscape designations. However, responding the properties of open greenfield that contains GI elements of efore be likely to adversely alter the local towing built form could help to limit the magnitude of the sould help the sould help to limit the magnitude of the sould help the so	d due to the sidential potentially high scape and
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
							D. :: -: D. :: - -: -: -: -: -: -: -	
8 Cultural heritage	east of the	he site is th	ne Add space	ingham	Conser	vation /	Building 'Briafield House and Walker-Acre Co Area. New development at this predominantly ly adversely affect the setting of the nearby Lis	greenfield site

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence between sibility Certainty		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	homes w		(pecte	d to resu	ılt in a r	ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levels				
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	station, I	Ikley, is 5k	m sou	th-east.	The site	e is curr	lain Street, which have frequent services. The rently only accessible for pedestrians and cyclise pavements.	nearest railway sts via narrow			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an the minir	d tenures num criteri	of the lia of po	nousing olicies H	provide O4 and	ed being I HO5 (*	wards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develon to or more homes, or an area of more than 0.5 uses to reflect local need.	opment would meet			
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible services		rest area c am town c	,	ervices	and am	enities	is located 300m south of the site along the Ma	in Street and in			
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	interaction	ld situate ron, without er the loca	the de	evelopm	ent beir	ng of a s	ng community, encouraging participation and c scale that may put pressure on local services a sce	ommunity nd facilities or			
4.4.0	oodid dit	+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces throughout Addingham, as well as having good access to the local countryside and PRoW network.										
	10001000	+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe &							would introduce new potential targets and victi				
secure	new dev		could p	otentiall	y enhai	nce con	an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na ne.				
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	north-ea Residen Golf Clul	st of a gen ts at the si b and thro	eral ho te wou ughout	ospital, <i>F</i> ld have the loca	Airedale exceller al count both p	General nt acces ryside,	medical centre, Addingham Medical Centre. The al Hospital. ss to a diverse range of semi-natural habitats, with opportunities for outdoor exercise and con and mental health for the residents of the deve	at Bracken Ghyll nmunity lopment.			
17 Education		+ rest primar ty Academ						· ·			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	access a	a more dive	erse ar	nd more	expans	ive rang	ent opportunities in the centre of Addingham, b ge of employment opportunities residents would				
10 5	travel fu						Ilkley or 8.5km south into Keighley.	140 401			
19 Economy		+	Р	LT	IR	Н	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									SA (Obje	ctiv	е							
	site ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
BU1/H	BU/001	-	-		-	-		-	-	-	+	+	-	+/-	+	+/-	+	-	+/-	+
BU2/H	BU/013	-	-		+	-		-	-	-	+	+	+	+/-	+	+/-	++	+	+	+

Key:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BU/001 – Sun Lane / Ilkley Road	25.69	Agricultural fields delineated by trees and hedgerows	Greenfield, Green Belt	500 dwellings	Preferred Option: BU1/H

Summary of assessment for BU/001:

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

The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

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

The site is large and greenfield and Green Belt, with TPO woodland in the north-west and north-east corners and the 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.

A small area in the north of the site falls within FZ2 and there is a small extent of land at high risk of surface water flooding, with more land at low and medium risk; careful consideration would need to be given to the layout of the development. The site is 200m east of the Nidderdale AONB at its closest point and could potentially affect views into or out of the AONB given its size, but any impact from new development is expected to be limited by the presence of existing built form screening it from view.

The site wraps around two Grade II Listed Buildings and is 60m north-west of the Burley in Wharfedale Conservation Area; development at this large greenfield site would be likely to alter the settings of these.

		Effect on S					the state of the s		
			oA Obje	ctive					
SAUDIECTIVE	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f	
Buildings		II be a larg e coincides					ALC Grade at the site is Grade 3, which cou	ld include BMV	
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience	Site is predominantly in FZ1 with a small area in the north of the site which falls within FZ2. There is a band of low and medium surface water flood risk and a small extent of high risk land, that follows the path of the surface waterbody that is within the site's boundary. It is likely that the high risk areas could be avoided through careful planning, however it is unclear if all land at risk could be entirely avoided through a careful layout of development given the number of dwellings being considered at the site.								
		-	Р	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 sma 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 water consumption at this location in relation to existing levels.							risk to water		
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 Biodiversity & geodiversity	therefore biodivers The north within the adversel The site south-we consultat likely sig	e likely to be ity value a h-west and e Sun Lane y affect the falls within est of the sition with No	e of so t the si I north e, Burk e LWS a SSS ite. Ful atural l ects or	ome biod ite and re-east co ey in Whand LN and LN Il Impace of the So in the So	diversity reduce I orners of narfedal R, such ct Risk Z nsiderat I undertouth Pen	value if ocal ed the site ocal ed the site ocal ed the control of the control of the control of the control ocal ed the contro	GI elements including trees and hedgerows. in its current condition. New development her cological connectivity. e are TPO woodland. The south-west corner which is also an LWS. New development at ough effects on root zones. If the South Pennine Moors SAC/SPA/SSSI, whe likely risks should be undertaken at the sit necessary. The HRA Screening process has oors SPA/SAC and the North Pennine Moors age.	of the site falls the site could which is 1.5km te level and identified that	
	ggo.co	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	

7 Landscape & townscape	The site is 200m east of Nidderdale AONB at its closest point and given the size of this open greenfield and Green Belt site, development here could potentially have a minor adverse effect on the views into and out of the AONB. However, this will be somewhat limited by the presence of existing and similar built form to the west of the site, screening the new development at its closest point. Residential development at this site could however result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.
	- P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 8a, 8b
8 Cultural heritage	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.
	- P LT IR M SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 9a – 9d
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.
	+ P LT IR H SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6
10 Transport	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.
	+ P LT IR H SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would 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	- P LT IR H SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2
services	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	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to the A65, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.
	+ P LT IR H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4
14 Culture & leisure	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and parks throughout Burley in Wharfedale, as well as having good access to the local countryside and PRoW network.
	+/- P LT IR M SP1, SP3, SP4, SP16, HO9, DS5, CO2 15a
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime, 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.
1	+ P LT IR H SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5
16 Health	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	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.
	+/- P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b
18 Employment	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
40 Fee:	to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.
19 Economy	+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 19a, 19b

The construction and occupation of new homes could have a minor beneficial impact on the local economy,
increasing the demand for local goods and services and enhancing the pool of potential employees for local
businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local
agricultural economy.

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

Summary of assessment for BU/013:

The site could deliver a major positive effect for residents on the health SA Objective as a result of being within the target distances for all necessary health facilities. However, a major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. In addition, the HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Minor positive effects were predicted for nearly all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, education facilities and employment areas.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a predominantly greenfield and Green Belt site adjacent to TPO woodland and deciduous woodland priority habitat. There is a surface waterbody 15m west of the site, and a second with 100m, both of which could be affected by the development.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect			Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings		ill be a larg d 'Urban'.					ALC Grades at the site are Grade 3, which count MSA.	ıld include BMV
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	site in re	lation to th	e area	s, it is ex	xpected	that it	nd at a low risk of surface water flooding. Given would be avoided through a careful layout of de e in impermeable surfaces, compared to curren	evelopment.
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	west per	imeter. Sit	e is no	t within a	a GSPZ	. Devel	thin 100m of the site, one of which is within 15 opment at the site would be expected to result relation to existing levels.	
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	biodivers reduce lo which is such as The site site leve identified	sity value in ocal ecology also decidy through confalls withing and considerations and that likely	n its cu gical co uous w nstruct a a SSS ultation signifi ered au	rrent con nnectivity yoodland tion effe SI Impac with Na cant effe and thus	ndition. ity. The d priority cts on r t Risk Z atural E ects on cannot	New do north-vy habita oot zone. For not zone the South	urther consideration of the likely risks should be undertaken if necessary. The HRA Screening puth Pennine Moors SPA/SAC and the North Pedout at this stage.	e at the site and in TPO woodland, velopment here undertaken at the process has nnine Moors
7 Landscape & townscape	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.							
0.0		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
8 Cultural heritage	Develop area.	ment at the	e site w	ould be			re a discernible effect on any sensitive heritage	
9 Air quality		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
							act on an AQMA or CAZ. The construction and	
		ed with ho					crease in air pollution in relation to existing lev	eis due to politition
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	services south-ea	are availa	ble at s access	tops 60 ible for p	0m nor oedestr	th on M ians an	ation Road, have infrequent services (4 a day). lain Street. The nearest station, Burley-in-Wha d generally accessible for cyclists via the road ocal area	rfedale, is 350m
	1101010	+	P	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an the minir	d tenures on the desired desir	of the ha	nousing olicies H	provide O4 and	d being HO5 (wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develong 10 or more homes, or an area of more than 0.5 uses to reflect local need.	opment would meet
12	шороско	+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services	The nea Wharfed		f key s	ervices	and am	enities	is located 600m north-east of the site in the ce	entre of Burley in
13 Social cohesion	interaction could alt Site is a	on, without er the loca	the de I sense a railwa	velopme of com ay line, v	ent beir munity which w	ng of a s and pla	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ng community, encouraging participation and c scale that may put pressure on local services a ace. e likely to impact on the quality of life of new res	nd facilities or
440 1: 0	- room or	+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	restaura		nes and	d parks t			o a range of culture and leisure opportunities in ley in Wharfedale, as well as having good acce	
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	e are c could p	currently otentiall	none, y enhai	and so	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase name.	d out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	the near Resident countrys	est hospita ts at the sit ide with op	il, Wha te woul portun	rfedale I d have o ities for	Hospita excellei outdoo	l. nt acce: r exerci	medical centre, Grange Park Surgery. The site ss to a diverse range of semi-natural habitats to ise and community engagement, which could in the development.	hroughout the local
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education		St. Mary's I	Mensto	n Catho	lic Volu	intary A	ry School, is 700m east of the site. The neares cademy, is 3.7km south-east of the site.	•
18 Employment	more div	erse and r	nore ex	kpansive	range	of emp	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Burley, but in sloyment opportunities residents would likely news south in Shipley.	
19 Economy	The cons	+ struction aing the dem	P nd occi	LT upation	IR of new	H homes	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the locices and enhancing the pool of potential emplo	

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

Summary of assessment for BU/008:

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

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

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

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

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f	
Buildings		ill be a larg s not coinc				enfield.	ALC Grade at the site is Grade 3, which could	include BMV soils.	
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
4 Climate							at a low risk of surface water flooding and a very		
change resilience	careful la	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.							
	compare	-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water	The Rive	er Wharfe i	s 55m	north-ea	ast of th	e site a	and Wood Head Beck is 85m south. Site is not v	vithin a GSPZ.	
resources	Develop	ment at the	e site w	ould be	expect	ed to re	esult in a minor increase in water consumption a	at this location in	
	relation t	o existing	levels.						
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6	biodivers reduce lo	sity value ir ocal ecolog	n its cu gical co	rrent co nnectivi	ndition. ity.	New d	s including trees. The site is therefore likely to b evelopment here could reduce biodiversity valu	e at the site and	
Biodiversity							woodland and several TPO trees, which could be		
&							ugh effects on root zones during construction. E		
geodiversity						cn coul	d be exposed to increased pressures as a resu	it of new	
		al develop				one E	urther consideration of the likely risks should be	undertaken at the	
							undertaken if necessary.	didentaken at the	
	3110 10 10	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
_	Site is 8	5m south o	f the N	lidderda			residential development here would not be expe		
7	discernible impact on or alter views into or out of the AONB, as it would be surrounded by existing and similar								
Landscape &	built form in the town of Burley. However, residential development at this site could result in the loss of open								
townscape							elements of potentially high visual amenity, incl		
townscape							ocal townscape and landscape character, althou	ugh the nearby	
	existing	built form o					de of potential effects.		
			Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	

		Effect on S	A Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Cultural neritage	These Lis	sted Buildi elopment a ation Area,	ngs are	e all Gra	ade II, e eenfield	xcept fo	ervation Area, within which is a large number of or the Grade I Listed 'Burley House' which is 50 be likely to adversely affect the setting and cha Grade I Listed 'Burley House' and several Grad	Om west of the site aracter of the		
9 Air quality	homes w	ould be ex	pected	to resu	ılt in a n	ninor in	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levels.	9a - 9d occupation of new els due to pollution		
	associate	ed with hor +	nes an P	LT	IR	H	s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Fransport	railway st	tation, Bur	ley-in-\	Wharfed	lale, is 9	950m s	quent services, including those along Main Strouth-west. Site is accessible for pedestrians ares in the local area.			
	annough	+	P	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	types and the minim	d tenures o num criteri	of the ha	ousing licies H	provide O4 and	d being HO5 (*	wards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develor or more homes, or an area of more than 0.5 uses to reflect local need.	opment would mee		
12 Accessible services	The near Wharfeda		P f key s	LT ervices	IR and am	H enities	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02 is located 600m west of the site in the centre of	12a If Burley in		
13 Social cohesion	interactio could alte Site is ad	n, without er the local ljacent to t	the de I sense he A65	velopme of com 5, which	ent bein munity would l	ng of a s and pla be likely	ng community, encouraging participation and concept that may put pressure on local services and ce. If to impact on the quality of life of new resident disturbances.	nd facilities or		
4.4.0	5. 5Ap 55	+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
14 Culture & eisure	restaurar		es and	l parks t			o a range of culture and leisure opportunities in ley in Wharfedale, as well as having good acce			
15 Safe & secure	The cons location v	+/- truction ar vhere ther	P nd occu e are c could p	LT upation currently otentiall	none, a y enhar	and so nce con		l out. However,		
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	nearest h Residents countrysi	ospital, W s at the sit de with op	harfed e woul portun	ale Hos d have ities for	pital. exceller outdoo	nt acces r exerci	medical centre, Grange Park Surgery. The site as to a diverse range of semi-natural habitats the se and community engagement, which could in the development.	nroughout the loca		
17 Education			/lensto	n Catho	lic Volu	intary A	SP6, SP14, SP16, EC3, DS5, CO2 y School, is 720m south-west of the site. The icademy, is 3.32km south-east of the site.			
8 Employment	more dive	erse and n ch as 5.5k	nore ex m wes	cpansive t into IIk	e range dey or 9	of emp km sou	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Burley, but in loyment opportunities residents would likely ne th in Shipley.	ed to travel furthe		
19 Economy		g the dem					SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the loces and enhancing the pool of potential employers.			

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

Summary of assessment for BU/015:

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

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

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

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Mitigating or enhancing Local Plan policies Octainty Certainty Mitigating or enhancing Local Plan policies		Mitigation code(s)						
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f				
Buildings							ALC Grade at the site is predominantly Grade gravel MSA.	e 3, which could				
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
4 Climate change resilience	Site has careful la	a very limi	ted ext pected	ent of la	and at a voided.	low, m	elaps with land in FZ2 which is associated with edium and high risk of surface water flooding ver, development could lead to an increase in in	which through a				
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	does not	The River Wharfe is adjacent to the site's perimeter. Development here could pose a risk to water quality. Site does not coincide with a GSPZ. Development at the site would be likely to result in a minor increase in water consumption.										
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	biodivers reduce le deciduou and tree zones. The site	Site is greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The western perimeter of the site adjoins TPO woodland, which is also deciduous woodland priority habitat. TPO trees adjoin the site's south-eastern perimeter. The TPO woodland and trees could be adversely affected by new development here such as through construction effects on root zones. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.										
			Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	The site is within 65m of the Nidderdale AONB at its closest point, with limited existing built form from view. Given the large size of the site and the fact that it is open greenfield and Green Belt landscape											
8 Cultural		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
heritage		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.										
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	homes v	vould be ex	<pre><pre><pre></pre></pre></pre>	to resu	ılt in a r	ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levelonements.					

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect			Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	crossing	the A65, a	a major	road. T	he nea	rest rail	top, the majority of which are on Main Street a way station, Burley-in-Wharfedale, is 1.2km so proximity to the A65.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an	nd tenures e minimum	of the h criteria	ousing of polic	provide cies HO	ed being 4 and h	wards satisfying Bradford's housing needs, de g in line with the Local Plan policies. The deve HO5 (10 or more homes, or an area of more thable houses to reflect local need.	opment would
12		+/-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services	size of the	ne site, the within the	distan	ce from	these s	services	appears to be the centre of Burley in Wharfed could be as little as 250m or up to 950m sour	h depending on
		+/-	Р	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ng community, encouraging participation and	13a
13 Social cohesion	interaction could alta likely to	on, without ter the loca	the de Il sense the qua s.	velopme of com	ent beir nmunity fe of ne	ng of a s and pla w resid	scale that may put pressure on local services a ace. However, the site is adjacent to the A65, ents here as a result of exposure to air pollution SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3,	and facilities or which would be on and noise and
14 Culture &		+	Р	LT	IR	Н	DS4	14a
leisure	restaura		nes and	l parks t			o a range of culture and leisure opportunities in the simple of cult	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where there	re are o could p	urrently otentiall	none, ly enhai	and so nce cor	would introduce new potential targets and vict an increase in crime at the site cannot be rule nmunity cohesion and wellbeing, or increase r cal risk of crime.	d out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	putting it Residen local cou	t outside th ts at the si untryside w	e targe te woul vith opp	t distan d have ortunitie	ce. The exceller es for or	site is nt acce utdoor e	thin 800m of the nearest medical centre, Gran 3.6km west of the nearest hospital, Wharfeda ss to a diverse range of semi-natural habitats exercise and community engagement, which che development.	e Hospital. throughout the
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education		St. Mary's I		n Catho	<u>lic Volu</u>	intary A	ry School, is 1.3km south of the site. The near academy, is 4.5km south-east of the site.	
18 Employment	more div	erse and r field, such	nore ex as 5kn	kpansive n west i	e range nto Ilkle	of emp y or 10	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Burley, but in eloyment opportunities residents would likely n km south in Shipley. It is uncertain the extent to opportunities in agriculture in the local area.	eed to travel
		+	Р	LT	İR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the lo	19a, 19b

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

Summary of assessment for EM/91

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

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

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

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

		Effect on S	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings		ill be a larg BMV soils.						3, which could			
4.011		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate change resilience	Site has careful la	The north-east perimeter of the site slightly overlaps with land in FZ2 which is associated with the Ricer Wharfe. Site has a very limited extent of land at a low, medium, and high risk of surface water flooding which through a careful layout is expected to be avoided. However, development could lead to an increase in impermeable surfaces, compared to current levels.									
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources		coincide v					er. Development here could pose a risk to wa e site would be likely to result in a minor incre				
		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	biodivers reduce to deciduou trees cou The site	Site is greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The western perimeter of the site adjoins TPO woodland, which is also deciduous woodland priority habitat. TPO trees adjoin the site's south-eastern perimeter. The TPO woodland and trees could be adversely affected by new development here such as through construction effects on root zones. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.									
			Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	The site is within 65m of the Nidderdale AONB at its closest point, with limited existing built form to screen it from view. Given the large size of the site and the fact that it is open greenfield and Green Belt land, development here would be likely to adversely impact views into and out of the AONB. Additionally, development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character.										
8 Cultural		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
heritage							servation Area. New development at this large setting of this sensitive historic area.	ge and open			
9 Air quality		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			

		Effect on S	SA Object	ive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
							on an AQMA or CAZ. The construction and c in a minor increase in air pollution in relation						
							se and transport movements.	to existing levels					
40		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	crossing	the A65, a	a major r	oad. The	e neares	st railwa	o, the majority of which are on Main Street and by station, Burley-in-Wharfedale, is 1.2km sou oximity to the A65.						
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None					
	Site is al	located for	employ	ment an	d theref	ore will	not provide a contribution towards Bradford's	housing needs.					
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
services		ision of ne and amen		oyment o	developr	nent he	ere could potentially help to enhance the local	offering of key					
13 Social		0	n/a	n/a	n/a	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	None					
cohesion							ent at a location where it is in proximity to sin affect the cohesion of residential communities						
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None					
leisure		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.											
	J	+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	crime at	a location r, new dev	where the	nere are	currentl	y none,	ment site would introduce new potential targe and so an increase in crime at the site canno ase natural surveillance, and so could help to	ot be ruled out.					
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None					
то пеаш	Site is po		r employ	ment pu	ırposes	and so	it would be unlikely to have a discernible effe	ct on this SA					
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education	Site wou						rs skills learning opportunities for local people						
40		++	Р	LT	IR · ·	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment							ployment opportunities in Burley. However, in mpact on employment opportunities in agricul						
	arou.	++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	term suc significa	oosed deve cess of Br	adford's the vita	t would of economity of Bu	deliver 1 ny. Due t nrley. Ho	ha+ of to the s wever,	new employment space that would contribute ite's location, the proposed development coul it is uncertain the extent to which the loss of a	towards the long					

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):

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

Key:

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

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

Summary of assessment for IL/009:

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

In addition, the HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Likely significant effects in terms of urban effects were identified for this site, which (at its closest point) is 390m from the South Pennine Moors SAC/SPA.

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, health facilities and employment areas. However, access to both primary and secondary schools is somewhat limited due to distance, and residents may need to travel up to 2km to access services and amenities, which is significantly beyond the target distance.

The site is greenfield and Green Belt and adjoins deciduous woodland priority habitat and TPO trees. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on such a site. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI, which are 350m northwest of the site. The site is 800m south-west of the Nidderdale AONB, though development is not expected to impact views into or out of the AONB due to being surround by exiting similar built form in Ilkley. Two small waterbodies are within 100m of the site, the water quality of which could be affected by development here.

SA Objective		Effect on S	SA Obje	ctive								
	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f				
Buildings	Site is greenfield. ALC Grade at the site is predominantly 'Urban' and Grade 4, with a small area of Grade 3 that could include BMV soils. Site does not coincide with an MSA.											
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	high and	l medium r	isk. It is	s expect ould also	ted that lead to	these a	t a low risk of surface water flooding and a very areas could be avoided through a careful layout rease in impermeable surfaces, compared to c	of development. urrent levels.				
= 144 .	_	-	<u>Р</u>	LT	IR .	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	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.											
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	biodivers reduce k and TPC zones. The site of the lik necessa SAC/SP, significal	sity value in ocal ecology of trees, whe falls within ely risks slry. The HFA and the	n its cu gical co ich cou a SSS nould b RA Scre North F n terms Moors	rrent co onnectivi ald be ac of Impactive under deening perenine of urba SAC/SI	ndition. ity. The dversely et Risk 2 taken a process Moors an effec PA.	New do eastern affected affect	s including trees. The site is therefore likely to be evelopment here could reduce biodiversity value perimeter of the site adjoins deciduous woodled by new development here such as through or the South Pennine Moors SAC/SPA/SSSI. Fute level and consultation with Natural England of the likely significant effects on the South PA are triggered and thus cannot be ruled out a identified for this site, which (at its closest points).	e at the site and and priority habitat iffects on root rther consideration indertaken if h Pennine Moors at this stage. Likely t) is 390m from				
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	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		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
heritage	Develop	ment at the	e site w	ould be	unlikel	y to hav	ve a discernible effect on any sensitive heritage	asset or historic				
9 Air quality		_	Р	ΙT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	employn	nent premis	ses wo	uld be e	xpecte	d to res	ct on an AQMA or CAZ. The construction and ult in a minor increase in air pollution in relation use and transport movements.					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	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.											
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an the minir	d tenures on mum criteri	of the ha	nousing olicies H	provide O4 and	d being HO5 (*	wards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The devel- 0 or more homes, or an area of more than 0.5 uses to reflect local need.	opment would meet				
12	aopoolo	-	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
Accessible services					is limit	ed, resi	dents would need to travel up to 2km west into daily needs.					
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	interaction	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	restaura	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces throughout Ilkley, as well as having good access to the local countryside and PRoW network.										
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where ther	e are c could p	urrently otentiall	none, y enhai	and so	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase n	d out. However,				
	una de e	+	P	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	distance Resident Rhydding	. The site i ts at the sit g Golf Club	s 6.4kr te would and t	n west of d have hrougho	of a genexical exceller out the leading to the lead	eral hos nt acces ocal cou	ontre, is 1.5km west of the site, putting it outside spital, Wharfedale. It is so to a diverse range of semi-natural habitats a countryside with opportunities for outdoor exercise and mental health for the residents of the devertible.	at adjacent Ben e and community elopment.				
17 Education	seconda	ry school,	İlkley C	3ramma	r is 1.5l	km wes	SP6, SP14, SP16, EC3, DS5, CO2 hary School, is up to 1km north-west of the site t of the site, however the nearest state second 6.1km south-east of the site.	ary school St.				
18 Employment	Resident	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ss to the diverse range of employment opportu	18a, 18b nities in the centre				
19 Economy		ng the dem					SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the loces and enhancing the pool of potential emplo					

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 the topography screening it from view and its location adjacent to existing built form. The site has a limited extent of land at low, medium and high risk of surface water flooding, although through a careful layout of the development, this is expected to be avoided. There is a Grade II Listed Building adjoining the site's south-western corner, and a second with 45m; development on this open site could adversely alter the settings of these sensitive heritage assets.

		Effect or	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings							ich could potentially include BMV soils. Site and resource subject to the potential effect	
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience							low, medium and high risk of surface wate expected to be avoided.	r flooding in the
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	a risk to	water qua	ality. Site	e is not w	ithin a C	SPZ. I	hin the site's western perimeter. Developm Development at the site would be expected elation to existing levels.	
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	current of biodivers through The site of the sit Natural I on the S	condition. sity desig the introd falls with e. Furthe England (New de nation a luction o in a SSS r considundertak nine Mo	velopmer nd would f GI elem SI Impact eration of en if nece ors SPA/S	nt here were be a go ents. Risk Zo the like essary. SAC an	would bood oppone for the ly risks The HF d the N	o be likely that the site is of limited biodiver the unlikely to result in any discernible direct cortunity to deliver biodiversity net gains at the South Pennine Moors SAC/SPA/SSSI, a should be undertaken at the site level and RA Screening process has identified that like orth Pennine Moors SPA/SAC are triggere	effects on a the site such as which is 880m south consultation with ely significant effects d and thus cannot be
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	however adjacent sensitive greenfiel likely to	be exper to existing landscar d that co adversely	cted to hing similation designed to the design the desi	nave a dis ir built for ination. H il element	cerniblem, and owever ts of potentials	e impacto the to to the to reside tentially e and la	at its closest point. Residential development on or alter views into or out of the AONB, opography meaning it would not likely be vinitial development at this site could result in high visual amenity, including trees, and it andscape character, although the nearby exts.	due to it being ewable from this the loss of open would therefore be
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	corner is	the Grad	de II List	ed Buildir	ng 'Outb	uilding	g 'Hollin Hall Farm House'. Adjoining the si to East of Hollin Hall Farm Yard by Stream ely to adversely alter the setting of these so	'. New development
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d

		Effect on	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	employn	nent prem	nises wo	uld be ex	pected	to resu	t on an AQMA or CAZ. The construction ar It in a minor increase in air pollution in relat	
	due to po	ollution as	ssociate P	d with the	emplo IR	yment u	use and transport movements. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	1.6km ea	ast. Site i	s very a		for ped	estrians	ve frequent services. The nearest railway s s and cyclists, although along the A65, a m	
	a lack of	+	P	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an the minir	d tenures num crite	of the heria	nousing p plicies HC	rovided 04 and F	being i	ards satisfying Bradford's housing needs, on line with the Local Plan policies. The devolution or more homes, or an area of more than the contract of the core to reflect local need.	elopment would meet
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services		ey servic	es and a	amenities		1	ents would need to travel 1.4km east into the	
13 Social cohesion	interaction could alto Site is ac	on, withou er the loc djacent to	ut the de al sense the A6	velopment of comn of, which w	nt being nunity a vould be	of a so nd plac e likely	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 g community, encouraging participation and cale that may put pressure on local services e. to impact on the quality of life of new residentiaturbances.	s and facilities or
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	restaura		ches and	doutdoor			a range of culture and leisure opportunities throughout llkley, as well as having good	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	ere are o	currently i	none, ar enhand	nd so a ce comr	rould introduce new potential targets and vin increase in crime at the site cannot be rununity cohesion and wellbeing, or increase a.	led out. However,
		-	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	site is 8.4 distance Resident and thro	4km nortl . ts at the s ughout th	n-east of site would be local of	f a genera Id have e countrysic	al hospi xcellent de with o	tal, Aire access opportu	rings Medical Centre, putting it outside the edale General Hospital, again putting it just to a diverse range of semi-natural habitate nities for outdoor exercise and community the residents of the development.	outside the target s at Ilkley Golf Club
		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education		Ikley Gra	mmar S		2km ea		y School, is 950m east of the site. The nea re sites, whilst University Academy Keighle	y, is 7.1km south-
18 Employment	Resident of Ilkley.	ts at the s	P site wou	LT ld have e	IR xcellent	Haccess	SP6, SP14, SP16, EC1, EC2, EC3, EC4 to the diverse range of employment oppor	18a, 18b tunities in the centre
		+ struction	P and occ	LT upation o	IR f new ho	H omes c	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ould have a minor beneficial impact on the	19a, 19b local economy.
19 Economy	increasir business	ng the der ses. An in	mand fo	r local go ent in the	ods and built er	d servic nvironm	es and enhancing the pool of potential emplent could lead to an improved attractivene tackle local deprivation.	oloyees for local

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

Summary of assessment for IL/014:

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

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

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

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

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

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

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings							ALC Grade at the site is predominantly Grade gravel MSA.	3, which could
			Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	small are FZ3 cou	ea in the no ld be entire	orth of ely avo	the site ided thro	is at hig ough a	gh risk o careful	d extent of land is at a low risk of surface water of surface water flooding. It is unclear if the land layout of development given the number of dwe ead to an increase in impermeable surfaces, co	within FZ2 and ellings being
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water							streams run along the site's eastern perimeters	
resources							so approximately 30m south of the River Wharf result in a minor increase in water consumption	
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
							lements including trees. The site is therefore lik	
6 Biodiversity & geodiversity	reduce lo adversel The site south of with Nati effects o	ocal ecology y affected falls within the site. Foural Englar	gical co by new the St urther ond und h Penr t at this	onnectivi v develo SSI Impa consider ertaken nine Mod s stage.	ity. The pment I act Risk ration of if necestors SPA	easterr nere su ¿ Zones f the like ssary. T /SAC a	evelopment here could reduce biodiversity value perimeter of the site adjoins TPO woodland, value as through the effects of construction activities for the South Pennine Moors SAC/SPA/SSSI, ely risks should be undertaken at the site level of the HRA Screening process has identified that and the North Pennine Moors SPA/SAC are trig	which could be es on root zones. which is 850m and consultation ikely significant gered and thus
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
7 Landscape & townscape	Green Be but any in presence could res trees, an	elt site, res mpact wou e of screen sult in the l d it would	sidentia uld be s ning veg oss of o therefo	I develo somewh getation open gro ere be lik	opment at limite along t eenfield cely to a	here co ed due t he sout I that co adverse	at its closest point. Given the size of this open gould potentially impact on or alter views into or on the location adjacent to existing and similar bethern perimeter of the AONB. Residential develontains GI elements of potentially high visual arely alter the local townscape and landscape chatthe magnitude of potential effects.	out of the AONB, willt form and the opment at this site nenity, including
8 Cultural heritage	There are Grange.	e four Graditis unclead	P de II Lis ar how	LT sted Bui these m	R ildings i nay be i	M n the noncorpor	SP2, SP10, EN3, EN4, EN5, EN6, DS3 orthern portion of the site, each being associate rated into new development here, but it is consi e would be likely to adversely alter the setting of	dered to be likely
9 Air quality	construc	tion and o	ccupati	on of ne	w home	es and	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ase air pollution at the site in relation to existing the associated transport movements and house ct on an AQMA or CAZ.	
10 Transport							SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, TR6 quent services, including those along Leeds Roest. Site is very accessible for pedestrians and	
	there is a	a lack of de	esignate P	ed cycle	Paths IR	in the lo		11a
11 Housing	types and the mining	d tenures of num criteri such as ho	of the h ia of po	ousing licies H	provide O4 and afforda	d being HO5 (* ble hou	in line with the Local Plan policies. The develor 10 or more homes, or an area of more than 0.5 uses to reflect local need.	pment would meet na), that specify
12 Accessible services		d to travel					SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02 ervices in proximity to the site along the A65; rentre of llkley to access services and amenities to	
13 Social cohesion	Site wou interaction could alto Site Is ac	+/- Id situate r on, without er the loca	the de I sense the A65	velopme of com 5, which	ent beir munity would	ng of a s and pla likely be	e a source of noise, air and light pollution that c	nd facilities or
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	restaurar	nts, church ide and PF	nes and RoW ne	l outdoo	r leisur	e space	o a range of culture and leisure opportunities inces throughout likley, as well as having good acc	ess to the local
15 Safe & secure	location new deve	where ther	e are c	urrently otentiall	none, a y enhar	and so nce con	SP1, SP3, SP4, SP16, H09, DS5, C02 would introduce new potential targets and victing an increase in crime at the site cannot be ruled naminity cohesion and wellbeing, or increase name.	out. However,
16 Health	The near distance. Resident countrys	+ rest medica . The site it is at the sit ide with op	P al centr s 6.4kn te woul portun	LT re, Sprir n west o d have ities for	IR ngs Med of a gen exceller outdoo	H dical Ce eral ho nt acces r exerci	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5 entre, is 1.6km south-west of the site, putting it espital, Wharfedale. ss to a diverse range of semi-natural habitats the se and community engagement, which could in the development.	roughout the local
17 Education	The near	+ rest primar rest secon	P ry schood dary sc	LT ol, Ben hool, Ilk	IR Rhyddli dey Gra	L ing Prin ammar :	SP6, SP14, SP16, EC3, DS5, CO2 hary School, is within 800m of the site in a sout School is 1.7km south-west of the site, whilst S ast of the site. SP6, SP14, SP16, EC1, EC2, EC3, EC4	

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
18 Employment	of Ilkley.	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.							
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	increasir business	ng the dem	and for ver, it is	· local g	oods ar	nd servi	could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ o which the loss of agricultural land could impac	ees for local	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
IL/033 – Stockheld				0 1 11	Preferred Option:
Road	0.23	Small greenfield plot	Greenfield	8 dwellings	IL4/H

Summary of assessment for IL/033:

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

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

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

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

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		-	Р	LT	IR	Н	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c
Buildings		ot within a ed as an i						re would be
4 Climate		-	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	this wou		ded throu	gh the la	yout of d	levelopn	ne 3a in the site's north-eastern corner. It is nent. A larger area of the site falls within FZ	
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	contamir	nation/pollu . Developn	ution of th	ne river, a	although	this is a	Wharfe. Development at the site could risk minor risk given the existing built form betwoerease in water consumption at this location	
6 Biodiversity & geodiversity	impacts disturbar significar connecti The HR	of the site nces at the nt effect. S vity and co A Screenin	through the sension of the coince ould risk of the groces	the HRA tive biod ides with reducing as has ide	is neces iversity d Natural the biod entified th	sary. Sit lesignati England iversity v nat likely	SP10, SP11, EN1, EN2, EN3, EN7, EN9 Moors SAC, SPA and SSSI. Careful consider could potentially result in a minor increasions but, at this stage, would not be expected as GI corridor. The loss of greenfield could avalue of the site. Significant effects on the South Pennine Mid and thus cannot be ruled out at this stage	e in recreational ed to have a reduce ecological pors SPA/SAC
7		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape & townscape	or alter v	views into o	or out of	the AON	B, as the	y would	not be expected to have a discernible impa be surrounded by existing and similar built ld be likely to alter the local character of Ilkl	form in Ilkley.
			Р	LT	IR	L	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a. 8b
8 Cultural heritage	replacen make a p impact o	nent of a s positive co	mall green ntribution ng of the	enfield sit n to the v bridge. /	te and op risual am As the sit	en space enity of the is	outh of the Old Bridge Scheduled Monument te, some of which slopes upwards and appe the local surroundings could potentially hav ently undeveloped greenfield land, develop	ears to currently e an adverse
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes w		kpected t	o result i	in a mino	r increas	an AQMA or CAZ. The construction and or se in air pollution in relation to existing level	

		Effect on	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
10		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport							t services. Site is 700m north-west of Ilkley what limited for cyclists with a limited amour	
	THE SILE	+	P	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	The site	could mak	e a mino	or positive	e contrib	ution tow	vards satisfying Bradford's housing needs, ovith the Local Plan policies.	depending on the
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services	The site	would hav	e excelle	ent acces	s to a ra	nge of s	ervices in the centre of Ilkley.	•
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	encoura pressure of A65, v	ging partice on local s	ipation a services a d potentia	nd comm and facili ally impa	nunity into ties or co ct on the	eraction, ould alter	with high quality housing within an existing without the development being of a scale to the local sense of community and place. Sof life of new residents here as a result expense.	hat may put ite is within 100m
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	Site wou Ilkley.	ıld have ex	cellent a	ccess to	the dive	rse rang	e of leisure and cultural places in the centre	, and throughout,
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	locations	s where cu	rrently th	nere are r	none, but	t it could	uce new potential victims or targets of crime potentially enhance community cohesion a ombat the local risk of crime.	
		-	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b
16 Health	Site is all The site for outdo	so slightly would pro	outside to vide reside e and co	the 8km t dents wit ommunity	target dis h good a engage	stance of access to ment opp	ery, being 1.1km north-west of likley Moor f a hospital, being 8.1km north-west of Wha o a diverse range of semi-natural habitats w portunities, which could improve both physic	rfedale Hospital. th opportunities
	moditi i c	+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a. 17b
17 Education		50m north- ammar Sc		All Saints	CofE Pr	imary So	chool. The only secondary school within 2kr	n of the site is
10		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	Residen of Ilkley.		te would	have ex	cellent a	ccess to	the diverse range of employment opportuni	ties in the centre
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		ng the dem					d have a minor beneficial impact on the loca and enhancing the pool of potential employe	

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

Summary of assessment for IL/001:

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

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

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c
Buildings		ot within a dered as a					soils. Site is a large (>0.4ha) greenfield siturce.	te, therefore would
4 Climate change			Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is a	lmost entir					nsive areas of land at a low and medium ri	
			Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	within th	e site at ce	ertain poi	nts. The	quality of	f its wat	waterbody delineates the eastern perimete ter could be reduced by development here.	Development
	would re		P	LT	IR Water	H	nption at this location in relation to existing SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	impacts disturbate significa undertate Natural	of the site nces at the nt effect. S cen at the s	through ese sensi lite is als site level GI corrid	the HRA tive biodi o in a SS and cons or. The lo	is neces iversity d SI Impac sultation	sary. Si esignat ct Risk 2 with Na	te Moors SAC, SPA and SSSI. Careful con tite could potentially result in a minor increa tions but, at this stage, would not be expec Zone. Further consideration of the likely ris atural England undertaken if necessary Si I could reduce ecological connectivity and of	se in recreational ted to have a ks should be te coincides with
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape & townscape	or alter \	iews into o	or out of	the AON	B, as the	y would	d not be expected to have a discernible imp d be surrounded by existing and similar bui ald be likely to alter the local character of Ill	It form in Ilkley.
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop	ment at the	e site wo P	uld be ur LT	IR	have a H	discernible impact on any heritage asset o SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	r hictoric area
				I LI	I IK	I П		9a – 9c
9 Air quality	homes v		l d not hav xpected t	l /e a disce o result i	l ernible in n a mino	l npact or r increa	H09 n an AQMA or CAZ. The construction and asse in air pollution in relation to existing levels.	9a – 9c occupation of new els due to pollution
	homes v	vould be ex	l d not hav xpected t	l /e a disce o result i	l ernible in n a mino	l npact or r increa	H09 n an AQMA or CAZ. The construction and	9a – 9c occupation of new els due to pollution
10	homes v associat Site is w and 900	vould be exed with ho + ithin 400mm north-we	d not have expected to mes and P of severest of Be	ve a disco o result i transpor LT cal bus st n Rhyddi	ernible in n a mino t movem IR ops with ng Statio	npact or r increa ents. H frequer	HO9 n an AQMA or CAZ. The construction and ase in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	9a – 9c occupation of new els due to pollution 10a – 10d 7 Railway Station,
10	homes v associat Site is w and 900	vould be exed with ho	d not have expected to mes and P of severest of Be	ve a disco o result i transpor LT cal bus st n Rhyddi	ernible in n a mino t movem IR ops with ng Statio	npact or r increa ents. H frequer	HO9 n an AQMA or CAZ. The construction and ase in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 nt services. Site is 900m north east of Ilkley	9a – 9c occupation of new els due to pollution 10a – 10d 7 Railway Station,
9 Air quality 10 Transport 11 Housing	Site is w and 900 for cyclis The site types an minimum	vould be exed with ho + ithin 400mm north-wests with a li + could maked tenures or criteria or	d not have pected to mes and P of sever est of Be mited an P ee a minor of the hof policies	ve a discrete a discre	ernible in n a mino t movem IR ops with ng Static cycle pat IR e contribuprovided d HO5 (1	hpact or r increa ents. H frequer. The hs. H ution to in line vo	HO9 n an AQMA or CAZ. The construction and ase in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 nt services. Site is 900m north east of Ilkley site has good access for pedestrians, but services. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	9a – 9c occupation of new els due to pollution 10a – 10d Railway Station, somewhat limited 11a depending on the ent would meet the

		Effect on S	SA Objecti	ve									
SA Objective	Baseline trend	Mitigating or enhancing Local Plan policies	Mitigation code(s)										
12 Accessible services	The site	would hav	e excelle	ent acces	s to a ra	nge of s	services in the centre of Ilkley.						
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	encoura pressure Site is a	ging partice on local s	ipation a	nd comm and facilit	nunity into	eraction ould alte	s with high quality housing within an existing n, without the development being of a scale er the local sense of community and place. to the quality of life for residents here as res	that may put					
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Site wou	ıld have ex	cellent a	ccess to	the dive	rse ranç	ge of leisure and cultural places in the centr	e, and throughout,					
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	locations	s where cu	rrently th	ere are r	none, but	it could	duce new potential victims or targets of crim d potentially enhance community cohesion a combat the local risk of crime.						
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	would pr outdoor	ovide resid	dents with	n good a nunity en	ccess to gagemer	a diver	re and is 7.6km north-west of Wharfedale H se range of semi-natural habitats with opportunities, which could improve both physical	rtunities for					
		+/-	Р	LT	İR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
17 Education	sports fie		so, what	impact d	evelopm	ent her	clear if the site is currently in use by Ashlan e could have on the school. The nearest se ool.						
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment	Residen of Ilkley.	Residents at the site would have excellent access to the diverse range of employment opportunities in the centre											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy		ng the dem					ld have a minor beneficial impact on the loc and enhancing the pool of potential employ						

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

Summary of assessment for IL/011A:

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

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

		Effect or	SA Objectiv	/e				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings	Site is gr	reenfield.	ALC Grade	e at the s	site is G	irade 3,	which could include BMV soils. Site does r	not coincide with an
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience			is not at risaces, comp				ding. However, development could lead to	an increase in
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							n of the site. Site is not within a GSPZ. Devoluter consumption at this location in relation	
		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	biodivers reduce lowhich con The site south of	sity value ocal ecolould be ac falls with the site.	in its curre ogical conn dversely aff in the SSS	ent condition to the condition of the co	tion. Ne Traditio new de Risk Zo on of the	w deve nal Ord evelopn nes for e likely	cluding trees. The site is therefore likely to be lopment here could reduce biodiversity valuated priority habitat adjoins the site's southment at the site. the South Pennine Moors SAC/SPA/SSSI, risks should be undertaken at the site level	ue at the site and ern perimeter, which is 880m
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	to have a built form designat Belt land likely to	a discern n, and to tion. How I that con adversely	ible impact the topogra ever, reside tains GI ele	on or alt aphy mea ential de ements c ocal towr	er viewaning it velopment of potent of the contraction of the contract	s into o would rent at the tially higand lan	esidential development here would not how rout of the AONB, due to it being adjacent not likely be viewable from this sensitive land is site could result in the loss of open greety by visual amenity, including trees, and it would decape character, although the nearby exist.	to existing similar dscape nfield and Green ould therefore be
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Grade II	Listed 'M		ew devel	opment		lding 'Hollin Hall Farm House'. 25m west of open greenfield site would be likely to adve	
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	construc	tion and	occupation	of new h	nomes a	and the	air pollution at the site in relation to existing associated transport movements and hous on an AQMA or CAZ.	
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	1.9km ea	ast. Site i		le for ped	destrian	s and c	frequent services. The nearest railway sta yclists, although along the A65, a main roa	

		Effect or	SA Objectiv	/e								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	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		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible services			of key servine target of			ties app	pears to be Ilkley town centre which is 1.7kr	m east of the site,				
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	interaction could alter Site is a	on, withou er the loc djacent to	ut the deve al sense o	lopment f commu which wo	being on ity and uld be l	f a scal I place. ikely to	impact on the quality of life of new resident	and facilities or				
110 1		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	restaura	nts, chur		utdoor le			range of culture and leisure opportunities in proughout likley, as well as having good ac					
	Country	+/-	P	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where the	ere are cur	rently no entially e	ne, and nhance	so an i	uld introduce new potential targets and victi increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase n	d out. However,				
		-	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	site is 8. distance	3km nortl	n-east of a	general	hospita	, Aireda	gs Medical Centre, putting it outside the tar ale General Hospital, again putting it just ou o a diverse range of semi-natural habitats a	itside the target				
	and thro	ughout th	e local cou	ıntryside	with op	portuni	ties for outdoor exercise and community en he residents of the development.					
17 Education	school, I	Ikley Gra		5km east	t of the	sites, h	SP6, SP14, SP16, EC3, DS5, CO2 School, is 1.2km east of the site. The neare owever the nearest state secondary school					
18 Employment			P site would h	LT nave exc	IR ellent a	H ccess t	SP6, SP14, SP16, EC1, EC2, EC3, EC4 o the diverse range of employment opportu	18a, 18b nities in the centre				
Employment	of Ilkley.			1.7	ID		CDC CD44 CD4C FO4 FO2 FO2 FO4	10- 40b				
19 Economy		ng the de					SP6, SP14, SP16, EC1, EC2, EC3, EC4 Ild have a minor beneficial impact on the log and enhancing the pool of potential emplo					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
IL/012 – Skipton Road	7.82	Greenfield/ Green Belt	Greenfield 100%	204 dwellings	Alternative

Summary of assessment for IL/012: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, cultural heritage, water resources and educational facilities. The site is well located to provide residents with good access to jobs, services, transport, and health facilities.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect		Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	L	HO5, TR2	3a, 3b, 3c, 3d, 3e
Buildings		reenfield a lite is within				oss of :	>0.4ha of greenfield land. ALC Grade at the	site is grade 4 and
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	improved		inclusio	n of GI ir	n develop	ment, a	urface water flooding. The site's climate resi although this is somewhat dependent on imp	
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							tiple waterbodies within 100m of the site. De water consumption.	velopment at the
6			Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	condition	n. New dev vity. Site is	/elopme	ent here	could red	luce bic	nd is likely to be of some biodiversity value in adiversity value at the site and reduce local end is disites, woodland habitat network, priority ha	ecological
			Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape	National	Parks or A					discernible effect on any landscape designat velopment at this site could result in the loss	
& townscape	adversel form, wh	ly alter the	local to help to	of poten wnscape limit the	tially high e and lan magnitud	n visual dscape de for p	amenity, including trees, and it would theref character. The site is adjacent to existing re otential effects, but at this stage a minor adv	ore be likely to esidential built
	adversel form, wh	ly alter the nich would	local to help to	of poten wnscape limit the	tially high e and lan magnitud	n visual dscape de for p	amenity, including trees, and it would theref character. The site is adjacent to existing re otential effects, but at this stage a minor adv	ore be likely to esidential built
	adversel form, wh local land There ar conserva	y alter the nich would dscape an -re multiple ation area.	local to help to d towns P listed b Short t	of poten ownscape limit the scape ca LT uildings erm neg	tially high a and lan magnitud nnot be r IR within 10 ative effe	n visual dscape de for p ruled ou H Om to the	amenity, including trees, and it would thereft character. The site is adjacent to existing re- otential effects, but at this stage a minor adv it.	ore be likely to esidential built rerse effect on the 8a, 8b 0m of a historic enstruction,
townscape 8 Cultural	adversel form, who local land. There are conserved however.	y alter the ich would dscape an -re multiple ation area.	local to help to d towns P listed b Short to ted that	of poten ownscape limit the scape ca LT uildings erm neg t the dev	tially high e and lan magnitud nnot be r IR within 10 ative effer relopmen	n visual dscape de for p ruled ou H Om to the cts would H	amenity, including trees, and it would therefy character. The site is adjacent to existing resolution of the site, but at this stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3 The north of the site, the site is also within 10 old come from the noise generated due to cold also detract from the current greenfield setted. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	ore be likely to esidential built erse effect on the 8a, 8b Om of a historic enstruction, ing. 9a – 9c
townscape 8 Cultural	There ar conserva however	y alter the nich would dscape an emultiple ation area.	local to help to d towns P listed b Short to ted that P d not have	of poten ownscape limit the scape care LT uildings erm negat the development LT ave a distance of the scape and th	tially high a and lan magnitud nnot be r IR within 10 ative effe velopmen IR cernible t in a min	n visual dscape de for p ruled ou H Om to t icts would H impact ior incre	amenity, including trees, and it would therefy character. The site is adjacent to existing resolution to exist the stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3 The north of the site, the site is also within 10 allocome from the noise generated due to coll also detract from the current greenfield setted in SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lever	ore be likely to esidential built terse effect on the 8a, 8b Om of a historic onstruction, ing. 9a – 9c occupation of new
8 Cultural heritage	There ar conserva however	y alter the nich would dscape an emultiple ation area. It is expected to the nicket would be expected by the nicket would be expected.	local to help to d towns P listed b Short to ted that P d not have	of poten ownscape limit the scape care LT uildings erm negat the development LT ave a distance of the scape and th	tially high a and lan magnitud nnot be r IR within 10 ative effe velopmen IR cernible t in a min	n visual dscape de for p ruled ou H Om to t icts would H impact ior incre	amenity, including trees, and it would therefy character. The site is adjacent to existing resolution of the site, but at this stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3 The north of the site, the site is also within 10 old come from the noise generated due to coll also detract from the current greenfield setted. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and	ore be likely to esidential built terse effect on the 8a, 8b Om of a historic onstruction, ing. 9a – 9c occupation of new
8 Cultural heritage	adversel form, who local land the lo	y alter the ich would dscape an emultiple ation area. It is expected and the ich would be expected with how the ithin 400m	local to help to d towns P listed b Short toted that P d not haxpected mes an P p of multis is sou	of poten ownscape limit the scape ca LT wildings erm negate the development of the develo	tially high a and lan magnitud nnot be r IR within 10 ative effe velopmen IR cernible t in a min ort move IR stops with he desire	n visual dscaped for pulled out HOME on to the cts would HOME or increments. Home of the frequence of ranged ranged ranged dscaped dscaped for the cts would home of the cts would home of the cts would have been supplied to the cts would have bee	amenity, including trees, and it would therefy character. The site is adjacent to existing resolvential effects, but at this stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3 the north of the site, the site is also within 100 ald come from the noise generated due to coll also detract from the current greenfield setted also detract from the current greenfield setted SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and lease in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 tent services. The nearest railway station is 2 at the site has good access for pedestrians, aths.	8a, 8b Om of a historic construction, sing. 9a – 9c occupation of new els due to pollution 10a – 10d 2km east at Ilkley
8 Cultural heritage 9 Air quality	adversel form, who local land the lo	y alter the ich would dscape an - re multiple ation area. re it is expected would be expected with how the ithin 400m Station, the or cyclists were sized with the control of the ich in the control of the ich in the ich in the ich in the ich in the ich ich in the ich ich in the ich ich in the ich ich ich ich ich ich ich ich ich ich	local to help to d towns P listed by Short toted that P d not haxpected mes an P P of multis is so ou with a list P	of poten ownscape limit the scape ca LT wildings erm negat the dev LT ave a dist to result d transpublished bus tside of t mited an LT	tially high a and lan magnitud nnot be r IR within 10 ative effe velopmen IR cernible t in a min ort move IR stops with he desire nount of o	n visual dscaped for pruled ou H Om to the cts would H impact for increments. H frequed range cycle part H	amenity, including trees, and it would therefy character. The site is adjacent to existing resotential effects, but at this stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3 the north of the site, the site is also within 100 ald come from the noise generated due to collalso detract from the current greenfield setted also detract from the current greenfield setted SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and lease in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 tent services. The nearest railway station is 2 aths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	ore be likely to esidential built terse effect on the 8a, 8b on of a historic enstruction, sing. 9a – 9c occupation of new els due to pollution 10a – 10d occupation of the put somewhat
8 Cultural heritage 9 Air quality	adversel form, who local land the lo	y alter the ich would dscape an emultiple ation area. It is expected with how the ithin 400m Station, the or cyclists were could maked tenures in criteria of	local to help to d towns P listed b Short toted that P d not haxpected mes an P of multiple of multiple is so on with a limit of the help f policies	of poten ownscape limit the scape ca LT wildings erm negatithe development of the develop	tially higher and land magnitude in the reconstruction of the reco	n visual dscaped for pulled ou H Om to the cts would H impact for increments. H h frequed range cycle part H outlon the din line (10 or not the cts would have been been been been been been been be	amenity, including trees, and it would therefy character. The site is adjacent to existing resolvential effects, but at this stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3 The north of the site, the site is also within 100 ald come from the noise generated due to collalso detract from the current greenfield setted also detract from the current greenfield setted SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and lease in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs, with the Local Plan policies. The development of the site has good acreased the setting the setting satisfying Bradford's housing needs, and the setting satisfying	ore be likely to esidential built terse effect on the 8a, 8b on of a historic enstruction, sing. 9a – 9c occupation of new els due to pollution 10a – 10d occupation of the but somewhat 11a depending on the ent would meet the
8 Cultural heritage 9 Air quality 10 Transport	adversel form, who local land the lo	y alter the ich would dscape an emultiple ation area. It is expected with how the ithin 400m Station, the or cyclists were could maked tenures in criteria of	local to help to d towns P listed b Short toted that P d not haxpected mes an P of multiple of multiple is so on with a limit of the help f policies	of poten ownscape limit the scape ca LT wildings erm negatithe development of the develop	tially higher and land magnitude in the reconstruction of the reco	n visual dscaped for pulled ou H Om to the cts would H impact for increments. H h frequed range cycle part H outlon the din line (10 or not the cts would have been been been been been been been be	amenity, including trees, and it would therefy character. The site is adjacent to existing resolvential effects, but at this stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3 The north of the site, the site is also within 100 ald come from the noise generated due to color also detract from the current greenfield setted. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing levels are services. The nearest railway station is a set. The site has good access for pedestrians, aths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs, as with the Local Plan policies. The development	lore be likely to esidential built terse effect on the learned as 8a, 8b and of a historic enstruction, sing. 9a – 9c and occupation of new less due to pollution lost as at at likely but somewhat land depending on the lent would meet the
townscape 8 Cultural heritage 9 Air quality 10 Transport 11 Housing	adversel form, who local land the lo	y alter the ich would dscape an - re multiple ation area. re it is expect - ment would be expected with how the ithin 400m Station, thor cyclists with the could maked tenures in criteria of such as how the ich would be the intervention of the ich would maked tenures in criteria of such as how the ich would maked tenures in criteria of such as how the ich would maked tenures in criteria of such as how the ich would make the ich	local to help to d towns P listed b Short toted that P d not have teed that is is ou with a limit of the help to busing p	of poten ownscape limit the scape ca LT wildings erm negati the development of the develo	tially higher and land magnitude in the reconstruction of the reco	n visual dscaped for pruled ou H Om to the cts would H impact for increments. H th frequed rangecycle part of in line (10 or ne house H Om to the house H O	amenity, including trees, and it would therefy character. The site is adjacent to existing resolvential effects, but at this stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3 The north of the site, the site is also within 100 ald come from the noise generated due to collad also detract from the current greenfield setted. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing level. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 TR6 ent services. The nearest railway station is 2 e. The site has good access for pedestrians, aths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs, with the Local Plan policies. The development or homes, or an area of more than 0.5ha), as to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	ore be likely to esidential built terse effect on the 8a, 8b common of a historic enstruction, sing. 9a – 9c coccupation of new els due to pollution 10a – 10d coccupation of new but somewhat 11a depending on the ent would meet the that specify

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	restaura	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including multiple walking trails and Ilkley Lawn Squash and Tennis club to the north east.									
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	ne construction and occupation of new homes would introduce new potential targets and victims of crime at a cation where there are currently none, and so an increase in crime at the site cannot be ruled out. However, ew development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.									
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	range. T	he site is v o a diverse	vithin 2	.5km of a	a hospital	, The C	y and Wharfedale Medical Practice, this is out coronation Hospital. Residents at the site wou with opportunities for outdoor exercise and co	ld have good			
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education							ry School, is 1.2km east of the site. The neare e site, these are both outside of the desired ra				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Ilkley and surrounding areas.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	as by inc	+ 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.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
O Land O			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
3 Land & Buildings	Site is gr MSA.	reenfield. <i>A</i>	ALC Gr	ade at tl	he site i	s Grad	e 3, which could include BMV soils. Site does r	not coincide with an
			Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	water flo	oding. It is developm	unclea ent giv	ar if the I en the n	and tha number	it falls v of dwel	nd FZ3 and a limited extent of land is at a low in within FZ2 and FZ3 could be entirely avoided the lings being considered at the site. Developmented to current levels.	rough a careful
5 Water		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							oximately 30m south of the River Wharfe at its in a minor increase in water consumption.	closest point.
		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	here cou SSSI Im consider undertak	old reduce pact Risk 2 cation of the cen if neces	biodive Zones f e likely ssary. <i>I</i>	ersity val for the S risks sh A very n	lue at the south Pe sould be ninor inc	e site a ennine under crease	buld potentially be of some biodiversity value. Note that reduce local ecological connectivity. The signors SAC/SPA/SSSI, which is 880m south of taken at the site level and consultation with Nation recreational disturbances at the Moors canneration as part of any planning application.	te falls within the the site. Further ural England
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	expected existing AONB. I land that to advers	d to have a and simila However, re contains (discer built for esident GI elen he loca	mible im orm and tial devenents of I townso	pact on the pre lopmen potentia cape an	or alte sence it at this ally higl d lands	closest point, but residential development here r views into or out of the AONB, due to its local of screening vegetation along the southern per site could result in the loss of open greenfield n visual amenity, including trees, and it would the cape character, although the nearby existing be	tion adjacent to imeter of the and Green Belt herefore be likely
		-	P	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Grange.		lopmer				g the eastern perimeter of the site, associated ld site would be likely to adversely alter the set	
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	construc	tion and o	ccupati	on of ne	w home	es and	ase air pollution at the site in relation to existing the associated transport movements and hous ct on an AQMA or CAZ.	

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
40		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	railway s		n Rhyd	ding, is	350m s	outh-w	equent services, including those along Leeds R est. Site is very accessible for pedestrians and ocal area.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an the minir	d tenures on the desired desir	of the had	nousing olicies H	provide O4 and	d being HO5 (wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develong 10 or more homes, or an area of more than 0.5 uses to reflect local need.	opment would meet
12		+/-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services		d to travel			st into th		ervices in proximity to the site along the A65; re of Ilkley to access services and amenities the	
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction could alt Site Is a	on, without er the loca djacent to t effect on tl	the de I sense the A6s he qua	evelopme of com 5, which lity of life	ent beir munity would e for res	ng of a s and pla likely be sidents	e a source of noise, air and light pollution that o	nd facilities or could have a minor
14 Culture &		+	Р	LT	IR	Н	DS4	14a
leisure	restaura		nes and	doutdoo			o a range of culture and leisure opportunities in es throughout Ilkley, as well as having good ac	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	e are c could p	currently otentiall	none, y enhai	and so	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase name.	d out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	distance Residen countrys	. The site i ts at the sit ide with op	s 6.5kr te woul portun	n west old ld have lities for	of a gen exceller outdoo	eral ho nt acce: r exerci	entre, is 1.6km south-west of the site, putting it spital, Wharfedale. ss to a diverse range of semi-natural habitats tise and community engagement, which could in development.	hroughout the local
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education	seconda	ry school,	likley (3ramma	r is 1.6l	km sout	nary School, is 730m south-west of the site. The th-west of the sites, however the nearest state 1, is 6.64km south-east of the site.	
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	of Ilkley.		it is un	certain t	the exte	ent to w	ss to the diverse range of employment opportu hich the loss of agricultural land could impact o	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	increasir business	ng the dem	and fo er, it is	r local g	oods ar	nd servi	could have a minor beneficial impact on the locices and enhancing the pool of potential emplo owhich the loss of agricultural land could impa	yees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
IL/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 southeast of the Nidderdale AONB at its closest point, though development is not expected to impact views into or out of the AONB due the topography and vegetation screening it from view, and its location adjacent to existing built form. The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI, which is 1.3km south of the site. The site is 125m northwest of Ilkley Conservation Area and 185m west of Middleton Conservation Area, the setting and character of both of which could be affected by development at this large, open greenfield site.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings		reenfield. A and & grav			he site i	s predo	minantly Grade 3, which could include BMV so	oils. Site coincides
			Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	low risk	of surface entirely aved at the s	water f voided	looding through	with mu a caref	ıltiple sı ul layou	nd approximately 40% within FZ3. Large areas maller areas at medium and high risk. It is unclust of development given the number of dwelling tould lead to an increase in impermeable sur	ear if this land s being
			Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	River WI water qu	harfe is als ality. The	o adjao site is r onsum	cent to to not within ption at	he site's n a GSI this loc	s northe PZ. Devation in	neter, one is unnamed, the other is called the E ern and western perimeter. Development here relopment at the site would be expected to resi relation to existing levels.	could pose a risk to ult in a minor
		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	some bid and redu The majour presence such as The site south of	odiversity vace local eleority of the e of actual through directly within	value in cologic site is woodla rect los the Sturther of the S	its curr al conne currentl and with ses of to SSI Impa consider	ent con ectivity. y listed in the s rees. act Risk ration of	dition. It as bein ite, which Zones Ithe like	GI elements including trees. The site is therefolew development here could reduce biodiversing TPO woodland, although not all of this coincide the would likely be adversely affected by new defor the South Pennine Moors SAC/SPA/SSSI, ely risks should be undertaken at the site level	ty value at the site ides with the evelopment here which is 1.3km
	with ivat	urai ⊑ngiai I ₋	P P	IT	II neces	M M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	however adjacent not likely could res amenity,	be expect to existing be viewal sult in the l including	east of ted to he g similar ole from oss of trees, a	f the Nice and ave a dear this seemed to be a dear this seemed and it we	dderdale iscernib orm in III ensitive eenfield ould the	e AONE ble impa kley and landsca I and G refore b	B at its closest point. Residential development I act on or alter views into or out of the AONB, do to the topography and screening vegetation, ape designation. However, residential development Belt that contains GI elements of potentiative likely to adversely alter the local townscape in could help to limit the magnitude of potential	nere would not ue to its location meaning it would nent at this site lly high visual and landscape
			Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
8 Cultural heritage	Area. Ne		ment a		rge ope	n greer	ration Area. 185m east of the site is the Middler of the could potentially adversely affect the setting.	ng of these
9 Air quality	homes w		cpected	to resu	ılt in a r	ninor in		
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	nearest r		tion, Ilk	ley, is 1	.6km s	outh-ea	everal bus stops on the A65 which have frequents. Site is accessible for pedestrians and cyclistrea.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types and the minir	d tenures on num criteri	of the ha	ousing licies H	provide O4 and	d being HO5 (wards satisfying Bradford's housing needs, dep y in line with the Local Plan policies. The develon 10 or more homes, or an area of more than 0.5 uses to reflect local need.	opment would meet
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services		o services access key					dents would need to travel 1.7km south-east in	to the centre of
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction could alto likely to i	on, without er the loca	the de I sense the qua	velopme of com	ent beir munity	ng of a s and pla	ng community, encouraging participation and conscale that may put pressure on local services and ce. However, the site is adjacent to the A65, we ents here as a result of exposure to air pollution SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3,	nd facilities or hich would be
14 Culture & leisure	restaurar	ts at the sit	te woul nes and	l d have : l outdoo	l good ad	cess to	DS4 o a range of culture and leisure opportunities in es throughout llkley, as well as having good acc	L cluding pubs,
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new deve	where ther	e are c could p	urrently otentiall	none, a y enhar	and so nce con	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na ne.	d out. However,
		-	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	The site distance. Resident and throu	is 8.7km n . ts at the sit ughout the	orth-ea te woul local c	ast of a of d have countrys cal and r	general exceller ide with mental l	hospitant acces	ery, Springs Medical Centre, putting it outside tal, Airedale General Hospital, again putting it outside to a diverse range of semi-natural habitats a tunities for outdoor exercise and community enor the residents of the development.	utside the target at Ilkley Golf Club gagement, which
17 Education		rest primar nool, Ilkley					SP6, SP14, SP16, EC3, DS5, CO2 ary School, is up to 1.2km east of the site. The e site,.	17a – 17c nearest secondary
18 Employment	of Ilkley.		it is un	certain t	he exte	ent to w	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ss to the diverse range of employment opportu hich the loss of agricultural land could impact o	
19 Economy	The consincreasin	+ struction and the dem	P nd occi and for er, it is	LT upation r local g	IR of new oods ar	H homes nd servi	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the loces and enhancing the pool of potential emplo o which the loss of agricultural land could impa	yees for local

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

Summary of assessment for IL/032:

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

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	Site is gr MSA.	reenfield. <i>A</i>	ALC Gr	ade at tl	he site i	is Grad	e 3, which could include BMV soils. Site does r	ot coincide with an			
		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate change resilience	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.										
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources		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.									
		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	reduce local ecological connectivity. The site falls within the SSSI Impact Rick Zones for the South Bennine Moore SAC/SBA/SSSI, which is 1.2km.										
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	however to existing landscapt and Gree therefore	be expecting similar be designated be likely tender belt lande be likely tender be likely t	ed to houilt formulation. House the desired that one adverse per to lim	nave a d m, and to owever, contains ersely alto nit the m	iscernib to the to resider GI eler ter the langitud	ole impa opograp ntial dev ments o ocal tov de of po	at its closest point. Residential development hact on or alter views into or out of the AONB, dushy meaning it would not likely be viewable from velopment at this site could result in the loss of potentially high visual amenity, including trees wascape and landscape character, although the tential effects.	ue to it being near in this sensitive open greenfield s, and it would e nearby existing			
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	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.										
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	construc	tion and o	ccupati	on of ne	w hom	es and	ase air pollution at the site in relation to existing the associated transport movements and house out on an AQMA or CAZ.				
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	1.8km ea		access	sible for	pedesti	rians ar	ch have frequent services. The nearest railway and cyclists, although along the A65, a main road				

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	types an the minir	d tenures num criteri	of the h	nousing olicies H	provide O4 and	ed being I HO5 (*	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develong to or more homes, or an area of more than 0.5 suses to reflect local need.	pment would meet		
12	аороого	-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02	12a		
Accessible services	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.									
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities 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.									
4.4. Cultura 0		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
14 Culture & leisure	restaura		nes and	doutdoo			o a range of culture and leisure opportunities inc es throughout Ilkley, as well as having good acc			
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	location new dev	where the	e are c could p	currently otentiall	none, y enhai	and so		out. However,		
		-	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	site is 8. distance Resident and thro	4km north ts at the single	east of te woul local o	f a gene ld have countrys	ral hosp exceller ide with	pital, Ai nt acces	prings Medical Centre, putting it outside the tary redale General Hospital, again putting it just ou as to a diverse range of semi-natural habitats a tunities for outdoor exercise and community engor the residents of the development.	tside the target t Ilkley Golf Club		
17		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
Education	The 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	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.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	increasir business	ng the dem	and for	r local g	oods ar	nd servi	could have a minor beneficial impact on the loc ices and enhancing the pool of potential employ o which the loss of agricultural land could impa	cal economy, yees for local		

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

Summary of assessment for EM/110:

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

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

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

The site, in central 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.

		Effect on S	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &		1	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	Site is gr	reenfield. A	ALC Gra	de at the	e site is '	Urban'.	Site does not coincide with an MSA.				
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	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.										
İ			Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	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.										
		•	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	here cou SSSI Im consider	ıld reduce pact Risk 2	biodivers Zones fo e likely r	sity valuer the So	e at the uth Peni	site and nine Mo	d potentially be of some biodiversity value. Note that the site of some source of the site	e falls within the the site. Further			
		•	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	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		0	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop area.	ment at the	e site wo	uld be u	ınlikely t	o have	a discernible effect on any sensitive heritage	asset or historic			
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
							e air pollution at the site in relation to existing				
	with thes	se busines	ses.			•	nises and the transport movements and pollution on an AQMA or CAZ.	tion associated			
40	Вечеюр	++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	railway s	ithin 200m station, Ilkle esignated	ey, is 80	0m sout	h-west.	Site is v	rient services, including those along Valley Dr very accessible for pedestrians and cyclists, a	ive. The nearest although there is a			
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None			
	Site is a	ite is allocated for employment and therefore will not provide a contribution towards Bradford									
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services	The provision of new employment development here could potentially help to enhance the local offering of 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										
14 Culture &	uses, an		P P	LT	IR	H H	affect the cohesion of residential communities SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	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 llkley, could adversely affect local access to outdoor leisure spaces.										
	10100100	+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.										
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None			
Site is proposed for employment purposes and so it would be unlikely to have a discernible effect Objective.											
17		+	Р	LT	IR	Ĺ	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education	Site wou						rs skills learning opportunities for local people				
18	Tl	++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment	i ne prop		eiopmen D		1		ployment opportunities in Ilkley.	10a 10b			
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									
		nt boost to					ne a location, the proposed development cou	ia aiso provide a			

Menston

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

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

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

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

Summary of assessment for ME/002:

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

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

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

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

		Effect on	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f		
Buildings	There will MSA.	ill be a larg	ge (>0.4	4ha) loss	s of gre	enfield.	ALC Grade at the site is Grade 4. Site does no	ot coincide with an		
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.									
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							rithin 100m of a surface waterbody. Developme ater consumption.	nt at the site		
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	here cou The site west of t with Nat effects o	uld reduce falls withir the site. Fu ural Engla	biodiventhe Strict the	ersity val SSI Impa onsidera ertaken nine Moo	ue at the act Risk ation of if necestors SP	ne site a	build potentially be of some biodiversity value. Note that the south Pennine Moors SAC/SPA/SSSI, aly risks should be undertaken at the site level at the HRA Screening process has identified that and the North Pennine Moors SPA/SAC are trigonometric trigo	which is 1.5km and consultation likely significant		
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National and Gre- be likely	Parks or A en Belt tha to adverse	AONBs at conta ely alte	. Howev ins GI e r the loc	er, resi lement al town	dential s of pot scape a	a discernible effect on any landscape designati development at this site could result in the loss entially high visual amenity, including trees, and and landscape character, although the site is ac e of potential effects.	of open greenfield d it would therefore		
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
heritage	Develop area.	ment at the	e site w	ould be	unlikel	y to hav	ve a discernible effect on any sensitive heritage	asset or historic		
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.									
		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	only bety nearest	ween 10an railway sta ists via De	n and 4 ition, M	I.30pm); enston,	more f	requent 950m	sworth Drive, have an infrequent service (less to t services are available at stops 700m east on It north-east. The site is currently only accessible ements, and there is a general lack of designat	Main Street. The for pedestrians		
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	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		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible services	The near	rest area o	of key s	ervices	and am	enities	is located 550m north-east on Main Street.					
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	Residents at the site would have good access to culture and leisure opportunities including pubs, parks, and club throughout Menston, as well as having good access to the local countryside.											
15 Safe & secure	the construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.											
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	west of a Resident countrys	a general h ts at the sit ide with op	ospital te woul portun	, Wharfold have lities for	edale H exceller outdoo	ospital. nt acces r exerci	medical centre, Menston Medical Centre. The sest to a diverse range of semi-natural habitats the seand community engagement, which could in the development.	nroughout the local				
17 Education	+ P LT IR L SP6, SP14, SP16, EC3, DS5, CO2 17a – 17c The pearest primary school Mension Primary School is 335m east of the site. The pearest secondary school St.											
18 Employment	Residents would have good access to employment opportunities in the centre of Menston, but in order to access a more diverse and more expensive range of employment apportunities regidents would likely need to travel.											
19 Economy	The consincreasir	+ struction and the dem	P nd occurand for er, it is	LT upation r local g	IR of new oods ar	H homes nd servi	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ o which the loss of agricultural land could impa	yees for local				

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

Summary of assessment for ME/003:

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

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

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

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

		Effect on	SA Object	ive				Mitigation code(s)					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies						
3 Land &			Р	LT	IR	Н	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c					
Buildings	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		-	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	water flo	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 M/ 1	Canacca	-	P	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e					
5 Water resources							he site. Development would result in a miniting levels.	or net increase in					
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h					
6 Biodiversity & geodiversity	of a new Further of England South Pout at the	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	1000001	-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b					
Landscape & townscape		. The pote					onal Park. Site is a large greenfield site on patively alter the landscape and townscape						
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3						
heritage	Develop	ment at the	e site wo	uld be ur	likely to	have a	discernible impact on any heritage asset o	historic area.					
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	homes v	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.											
10		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	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.												
rranoport													
Тапорот			Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	The site types ar minimum	cle paths. + could maked tenures on criteria o	Le a mind of the ho f policies	l or positive using is p HO4 and	l e contribi provided d HO5 (1	ution to in line 0 or mo		depending on the ent would meet the					

		Effect on	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
12 Accessible services	The site has good access to a range of services along Main Street, approximately 600m from the site.											
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	encoura	ging partic	ipation a	nd comm	nunity inte	eraction	with high quality housing within an existing i, without the development being of a scale to the local sense of community and place.					
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure							nities in the local area, including a recreation 0-800m north east of the site.	ground, public				
i		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.											
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b				
16 Health	hospital, diverse i	The nearest GP, Menston Medical Centre, is 1km east of the site. The site is within the target distance of a hospital, with Wharfedale Hospital 4.5km north east. The site would provide residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.										
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education		Site is within 800m of Menston Primary School. St. Mary's Menston Catholic Secondary School is 1.8km south east, putting it outside of the desired range.										
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	a more of further a	Residents would have good access to employment opportunities in the centre of Menston, but in order to access 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.										
ı		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	increasir business	ng the dem	nand for l	ocal goo	ds and se	ervices	ld have a minor beneficial impact on the loca and enhancing the pool of potential employenich the loss of agricultural land could impac	ees for local				

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

Summary of assessment for ME/005:

The site could deliver a major positive effect for residents on the transport SA Objective as a result of being within the target distances for bus and rail links, and having good active transport options. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, although access to education facilities and basic services and amenities is somewhat limited with residents being required to travel beyond the target distances.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site containing and adjacent to deciduous woodland priority habitat. The western portion of the site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI. The site has a very limited extent of land at medium and high risk of surface water flooding, although this is expected to be avoided through a careful layout of the development.

		Effect on SA Objective						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings							ALC Grades at the site include Grade 4, 'Urbar include BMV soils. Site does not coincide with	
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	through		yout is	expecte	d to be	avoided	d at a low, medium and high risk of surface wa d. However, development could lead to an incr s.	
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	site's no pose a r	rth-easterr isk to wate	corne r qualit	r and Gil y. Site is	I Beck is not with	adjace nin a G	thin the site's northern perimeter, another is ac ent to the site's south-eastern corner. Develope SPZ. Development at the site would be expect on in relation to existing levels.	ment here could
	_	-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	Site is greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site a reduce local ecological connectivity. Deciduous woodland priority habitat is present in the south-eastern corner of the site, and also adjoins the south-eastern 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.							
7 Landscape & townscape	The site is 1.2km south of the Nidderdale AONB, but residential development here would not be expected to have a discernible impact on or alter views into or out of the AONB, due to the presence of existing and similar built form to the north of the site and its location adjacent to the village of Menston. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.							
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop area.	ment at the	e site w	ould be	unlikely	to have	a discernible effect on any sensitive heritage	asset or historic
	_	-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes v		pected	to resul	lt in a mi	inor inc	t on an AQMA or CAZ. The construction and c rease in air pollution in relation to existing leve	

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
10 Transport							SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 uent services, including those along Otley Roccessible for pedestrians and cyclists, althoug				
	designa	ted cycle p	aths in	the loca	area.	l	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,				
		+	Р	LT	IR	Н	HO9, HO10	11a			
11 Housing	types ar	nd tenures mum criter	of the h	ousing policies HC	orovided 04 and I	being HO5 (1	ards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo 0 or more homes, or an area of more than 0.5 ses to reflect local need.	pment would meet			
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
Accessible services	centre o		or, for	a broade	er range	of serv	ents would need to travel 1.2km south onto M rices, up to 1.9km north into Burley in Wharfed				
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. However, the site is adjacent to the A65, which would be likely to impact on the quality of life of new residents as a result of exposure to air pollution and noise and visual disturbances.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure		out Mensto	n and i	n Burley	in Wha	rfedale,	culture and leisure opportunities including pub as well as having good access to the local co	untryside.			
15 Safe & secure	location new dev	where the	re are c could p	urrently otentially	none, a / enhan	nd so a	SP1, SP3, SP4, SP16, H09, DS5, CO2 rould introduce new potential targets and victing increase in crime at the site cannot be ruled munity cohesion and wellbeing, or increase nate.	out. However,			
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1,	16a, 16b			
16 Health	Only just over half of residents would be within 800m of the nearest medical centre, Menston Medical Centhereby 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 site would have excellent access to a diverse range of semi-natural habitats throughout the site would have excellent access to a diverse range of semi-natural habitats throughout the site would have excellent access to a diverse range of semi-natural habitats throughout the site would have excellent access to a diverse range of semi-natural habitats throughout the site would have excellent access to a diverse range of semi-natural habitats throughout the site would have excellent access to a diverse range of semi-natural habitats throughout the site would have excellent access to a diverse range of semi-natural habitats throughout the site would have excellent access to a diverse range of semi-natural habitats throughout the site would have excellent access to a diverse range of semi-natural habitats throughout the site would have excellent access to a diverse range of semi-natural habitats throughout the site would have excellent access to a diverse range of semi-natural habitats throughout the site would have excellent access to a diverse range of semi-natural habitats throughout the site would have excellent access to a diverse range of semi-natural habitats throughout the site would have excellent access to a diverse range of semi-natural habitats throughout the site would have excellent access to a diverse range of semi-natural habitats throughout the site would have excellent access to a diverse range of semi-natural habitats throughout the site would have excellent access to a diverse range of semi-natural habitats throughout the site would have excellent access to a diverse range of semi-natural habitats throughout the site would have excellent access to a diverse ran										
	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							SP6, SP14, SP16, EC3, DS5, CO2 hool, is 1.3km south-west of the site. The nea eademy, is 1.9km south-east of the site.	17a – 17c rest secondary			
18 Employment	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	The con increasii business	+ struction a ng the dem	P nd occo nand for ver, it is	LT upation of local go	IR of new hoods and	H omes of d service	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ould have a minor beneficial impact on the loc es and enhancing the pool of potential employ which the loss of agricultural land could impa	ees for local			

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

Summary of assessment for ME/007:

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

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site adjoining a TPO tree. The site has a very limited extent of land at medium and high risk of surface water flooding, although this is expected to be avoided through a careful layout of the development.

		Effect on S	SA Obje	ctive				Mitigation code(s)					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies						
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f					
Buildings		There will be a large (>0.4ha) loss of greenfield. ALC Grades at the site include Grade 3, which could include BMV soils, and Grade 4. Site does not coincide with an MSA.											
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	through		ayout is	expect	ed to be	e avoide	a low, medium and high risk of surface water fed. However, development could lead to an incels.						
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e					
5 Water resources	adjacent Develop	to the site	's perir e site w	neter. D	evelopi	ment he	he site's perimeter, another three small surface ere could pose a risk to water quality. Site is no esult in a minor increase in water consumption	t within a GSPZ.					
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
6 Biodiversity & geodiversity	Site is a large greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. A TPO tree adjoins the site's south-eastern perimeter. The site falls within the SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI, which is 1.9km west of the site. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.												
	- 1 ·		P	LT	IR .	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
7 Landscape & townscape	The site is 1.7km south of the Nidderdale AONB, but residential development here would not be expected to have a discernible impact on or alter views into or out of the AONB due to the presence of existing and similar built form to the north of the site and the location of the site on the outskirts of the village of Menston. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the nearby existing built form could help to limit the magnitude of potential effects.												
8 Cultural		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
heritage							ing 'Well House'. New development at this ope e heritage asset.	n greenfield site					
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d					
9 Air quality	homes v		<pre><pre><pre><pre><pre><pre><pre><pre></pre></pre></pre></pre></pre></pre></pre></pre>	d to resu	ılt in a r	ninor in	ct on an AQMA or CAZ. The construction and or crease in air pollution in relation to existing levels.						
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	Site is within 400m of several bus stops on Burley Road which have mostly frequent services, although only between 7.30am and 7pm. The nearest railway station, Menston, is 700m south-east. Site is accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.												

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an the minir	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would 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		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
Accessible services	centre of		or, for	a broad	ler rang	e of sei	dents would need to travel 1.1km south onto M rvices, up to 1.9km north into Burley in Wharfed						
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities 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 &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Residents at the site would have good access to culture and leisure opportunities including pubs, parks, and club throughout Menston and in Burley in Wharfedale, as well as having good access to the local countryside.												
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	where ther	re are c could p	currently otentiall	none, a y enhar	and so nce con	would introduce new potential targets and victing an increase in crime at the site cannot be ruled naminity cohesion and wellbeing, or increase name.	out. However,					
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	The site is 900m north of the nearest medical centre, Menston Medical Centre, putting it outside the target distance. The site is 3.6km south-west of a general hospital, Wharfedale Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.												
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education				n Catho	lic Volu	intary A		•					
18 Employment	school, St. Mary's Menston Catholic Voluntary Academy, is 2km south-east of the site. +/- P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b Residents would have good access to employment opportunities in the centre of Menston, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 7.15km south-west into Shipley. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.												
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	increasir business	ng the dem	and for	r local g	oods ar	nd servi	could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ o which the loss of agricultural land could impa	cal economy, vees for local					