

Allerton/Sandy Lane

SUE ref: SS/001

Location: Situated in the ward of Thornton and Allerton, this SUE option is located on the north western edge of the city of Bradford Urban area, to the west of suburbs of Allerton, Stony Lane and Sandy Lane. It is located within the Green Belt between Bradford and Wilsden.

Developable area: 6.61ha

Existing land uses: Land within this SUE option, which is adjacent to Sandy Lane and Allerton to the west of the City Centre, is comprised of a mosaic of greenfield parcels that appears to be predominantly in agricultural use.

Greenfield/brownfield split: 100% greenfield

Potential land uses: Up to 350 new residential units supported by open green space, green infrastructure, landscaping, and highway and pedestrian access that would support place-making.

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

SA Objective	Baseline trend		P/D/	/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)			
	emissions.	Develo	pment h	nere wo	uld also	o result in the lo	of new highway access, the construction of which would less of up to 6.61ha of greenfield, which would be likely to mitigated by the inclusion of landscaping and GI element	reduce the carbon sink capacity of			
	Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term a irreversible direct and indirect impacts.										
		Т	LT	IR	Н	-	SP9, SP13, HO9, DS5, EN18, EN19, EN20, EN21	2a, 2b, 2c, 2d			
							would be likely to increase the generation of waste arising development conforming with Local Plan policies.	gs at the site in relation to existing			
2. Waste	layout and delivering t	design hese he could	of deve omes th potentia	lopmen rough n lly acco	t. This S umerou mmoda	SUE option magus smaller site a	esent opportunities for more efficient waste management y therefore be a more sustainable option in terms of resou allocations. However, this SUE option is smaller than other ay present more limited options for sustainable resource a	arces and waste management than or SUE options (in terms of the number			
	There appears to be limited options within this SUE option for reusing existing buildings, materials or structures.										
	new homes	s here r	elatively	and co	llect ho	ousehold waste	existing development, which may help to ensure that was relatively efficiently whilst collecting household waste from on would further help to ensure this.				
							would have a minor adverse effect on this SA Objective, the likely increase in waste arisings during the construction				
		Р	LT	IR	Н	-	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d			
	coal mining	activit a	ies there	e is a sr	nall are	a in the site's s	al MSAs, as well as land at which there were former coal routh eastern corner considered to be a High Risk Area fo all area of land classed as urban, and so it does not conta	r development. This SUE option is			
3. Land & Buildings							nent here would result in the loss of up to 6.61ha of green e place at other SUE options.	field land. However, this would be a			
Bullulligs	Should an sensure that developme	t Bradfo	otion not ord's hou	t be take using ne	en forwa eeds ca	ards then the P in be met. The	lan would be likely to require the allocation of a greater nu Plan seeks to make best use of brownfield and PDL plots	umber of smaller sites in order to in Bradford that are suitable for			
							would result in a minor adverse effect on this SA Objective of greenfield but also due to the potential effects on MSA				
		Р	LT	IR	М	-	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a, 4b			
4. Climate Change Resilience	surface wa	ter floo appea	d risk wi r to be a	ithin this avoiding	SUE of the ex	option, some of	s at a low risk of fluvial flooding. However, there are relati which are within the developable area. In accordance wit rards the centre of this SUE option that is at a high risk of ingley Beck.	h Local Plan policies the developable			

SA Objective	Baseline trend		P/D	/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)			
	reduce infili	tration a	and inte	erception	rates	of rainwater, the	ereby potentially increasing overland flow and thus potent	tially altering the local extent of surface			
	Overall, this SUE option would be likely to lead to a minor adverse effect on this SA Objective, comprised of long-term, permanent and primarily due to the local presence of surface water flood risk as well as the replacement of greenfield with hard standing.										
		Р	LT	IR	М	-	SP9, EN1, EN2, EN7, EN9	5a, 5b, 5c, 5d, 5e			
The site is greenfield land and appears to generally slope upwards from northeast to southwest. Replacing the permeable soils with hardstanding reduce infiltration and interception rates of rainwater, thereby potentially increasing overland flow and thus potentially altering the local extent of swater flood risk. This would be limited to some extent by the development incorporating SUDS and incorporating GI and landscaping. Overall, this SUE option would be likely to lead to a minor adverse effect on this SA Objective, comprised of long-term, permanent and direct imprimarily due to the local presence of surface water flood risk as well as the replacement of greenfield with hard standing. Fig. 1 In Image of the construction and occupation of up to 350 new dwellings woul likely to increase water consumption at this location in relation to existing levels, although in line with Local Plan policies it is assumed that development would not proceed without there being enough capacity in the water supply. There are several small surface waterbodies in proximity to the developable area of this SUE option, including Cottingley Beck, which could pote be exposed to an increases in water consumption or contamination as a result of the development of 350 new homes. Local Plan policies, including the requirement to incorporate SuDS, would help to limit these effects. Overall, this SUE option would be likely to result in a minor adverse effect on this SA Objective, comprised of long-term, permanent and direct imprimarily due to the increases in water consumption and the increased risk of pollution or contamination of nearby surface waters. The late of the increase in water consumption and the increased risk of pollution or contamination of nearby surface waters. Development at this SUE option would be likely to result in a minor adverse effect on this SA Objective, comprised of long-term, permanent and direct imprimarily due to the increase in water consumption and the increased risk of pollution or contamination of ear	likely to inc would not p	rease v proceed	vater co	onsumpt It there b	ion at tl being ei	nis location in re nough capacity	elation to existing levels, although in line with Local Plan ${\mathfrak p}$ in the water supply.	policies it is assumed that development			
		Т	LT	IR	М	-	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a, 6b, 6c, 6d, 6e, 6f, 6g, 6h			
The site is greenfield land and appears to generally slope upwards from northeast to southwest. Replacing the permeable soils with reduce infiltration and interception rates of rainwater, thereby potentially increasing overland flow and thus potentially altering the loc water flood risk. This would be limited to some extent by the development incorporating SuDS and incorporating GI and landscaping Overall, this SUE option would be likely to lead to a minor adverse effect on this SA Objective, comprised of long-term, permanent a primarily due to the local presence of surface water flood risk as well as the replacement of greenfield with hard standing. P IT R M SP9, ENT, ENS CENT, ENS 5a, 5b, 5 and likely to increase water consumption at this location in relation to existing levels, although in line with Local Plan policies it is assume would not proceed without there being enough capacity in the water supply. There are several small surface waterbodies in proximity to the developable area of this SUE option, including Cottingley Beck, which expressed to an increases risk of pollution or contamination as a result of the development of 350 new homes. Local Plan policies, requirement to incorporate SuDS, would help to limit these effects. Overall, this SUE option would be likely to result in a minor adverse effect on this SA Objective, comprised of long-term, permanent primarily due to the increase in water consumption and the increased risk of pollution or contamination of nearby surface waters. T IT IT IR M SP10, SP11, EN1, EN2, EN3, EN7, EN9 6a, 6b, 6c, 6d Development at this SUE option would not be expected to result in any discernible effects on SACs, SPAs, SSIs, LNRs or LCSs. within the SSI Impact Risk Zone. The nearest SSSI is Bingley South Bog, which is approximately 2.5km north of the site. The dete on SACs, SPAs and SSSIs is subject to the findings of the HRA process. 270 meant of this SUE option, on the other side of Sandy Lane, is an area of Ancient Woodland called Chellow Dean as well as an IDean	within the S	SSSI Im	pact Ri	isk Zone	. The n	earest SSSI is	Bingley South Bog, which is approximately 2.5km north o				
	ese sensitive and valuable woodlands ents walking their dogs. Should the										
	of the deve This would offers great	lopmen help to ter oppo	nt could limited ortunitie	include adverse es for are	areas of ceas	of high biodivers s on biodiversit open space and	sity value. There could also be an opportunity to deliver a y and to protect the connectivity value of the site. It is also I habitats than smaller sites would. This may be unlikely to	net increase in tree canopy at the site. or recognised that a SUE of this scale			
	temporary i	impacts	s on bio	diversity	as a re						
		Р	LT	IR	М	-	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
	existing res of greenfiel sloping upv	sidentia Id with r wards fr	I built for resident om nor	orm to the tial deve	e east lopmer south	but would discont out would alter th west any devel	ord with the open countryside to the south and west. However is site's contribution towards the local landscape characte opment here could potentially alter long distance countrys	ever, the replacement of up to 6.61ha er. With this SUE option generally side views. This would be mitigated to			

SA Objective	Baseline trend		P/D/	R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)			
							would result in a minor adverse effect on this SA Objective character caused by replacing open greenfield with built				
		Р	LT	IR	M	-	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
	Developme Gardens, \	ent at th Norld H	is SUE eritage	option v Sites or	vould n West \	ot have an effe Yorkshire Archa	ect on Conservation Areas, Scheduled Monuments, Historiaeology Sites.	ic Battlefields, Registered Parks and			
8. Cultural Heritage	proximity to	o the po	tentially	develo	pable a	area, including	within its potentially developable area. However, there is a those along the B6144 as well as Stony Lane. Situating up f Grade II Listed Buildings due to the replacement of open	to 350 new homes at this SUE option			
							would result in a minor adverse effect on this SA Objective field with residential built form altering the setting of Grade				
		Р	LT	IR	М	-	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b, 9c, 9d, 9e			
9. Air Quality	Development at this SUE option would be unlikely to have a discernible effect on an AQMA (the nearest being 4.5km east) or Clean Air Zon nearest being 2km north-east), although given the scale of the potential development this is uncertain (e.g. it is unknown how many resident would be driving through the CAZ). Residents at this SUE option would be up to 4.1km away from Frizinghall Railway Station and potentially 750m from the nearest bus stop. There are several bus stops along Cottingley Road as well as Stony Lane with half-hourly services. These										
	subsequer uncertain i Overall, it i	nt effects f this wo is consid	s on loca ould take dered to	al air qu e place. be likel	iality. T ly that t	the SUE could I	options, there would be a relatively high reliance on persone an opportunity to enhance the public transport offering, would result in a minor adverse effect on this SA Objectivities (such as driving) of new residents here.	such as via new bus routes, but it is ve, comprised of permanent, direct and			
		Т	LT	IR	М	-	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a, 10b, 10d			
	residents v	would be and ou	e within ut of the	the 400 site is g	m targe	et distance of b s several PRoW	rizinghall Railway Station and up to 750m from the neares us stops along Cottingley Road and Stony Lane at which I footpaths cross the site. In line with Local Plan policies, i m caused by any development here.	there are half-hourly services. PRoW			
10. Transport	residents, of the B61	there co 44/Ston	ould be a y Lane/	a relativ Cottingle	ely higl ey Roa	n reliance on pend and new high	and amenities and, given that bus stops are more than a ersonal car use for new residents here. There is uncertain away/pedestrian access work would likely be required to so	ty around the capacity of the junction upport new growth here.			
							nor adverse effect on this SA Objective, comprised of dire s and the potential issues around local highways capacity				
		Т	LT	IR	Н	+	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11. Housing	This SUE of				ıp to 35	50 new dwelling	s of a varied mix which would be a significant contribution	towards satisfying Bradford's growing			
		Т	LT	IR	M	+	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
12. Accessible Services	into Allerto	n for wh	nich the	High St	reet is	2km south-eas	ane and it is considered to be likely that residents would it of the site, to access a broader range of key services and elopment at this location would incorporate services, whe	d amenities. However, it is expected			

SA Objective	Baseline trend		P/D	/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)			
	necessary and non-st			reside	ntial de	velopment. Pro	viding new services and facilities is likely more viable with	SUEs than it would be with smaller			
	Overall, this SUE option would be likely to have a minor positive effect on this SA Objective, comprised of direct and temporary impacts, primarily to the accessibility of local services and the opportunity for this SUE option to deliver incorporate new services or amenities.										
		Т	LT	IR	Н	++	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13. Social Cohesion	that would	distort	the coh	esivene	ss of th		situate new residents within the existing community of Sar whilst also providing high-quality and affordable homes in d services.				
		Т	LT	IR	М	+	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14. Culture &	New residents at this SUE option would have good access to a limited range of cultural and recreational spaces in Sandy Lane, including Sandy Lane Cricket Club and Bethel Baptist Church. A broader range of cultural and recreational spaces is on offer up to 2km of this SUE option in the centre of Allerton, such as the local range of shops, pubs and community facilities there.										
Leisure	It is uncertain if new cultural or recreational spaces would be incorporated into the development, although Local Plan policies SP2 and CO2could help to encourage this.										
							r positive effects on this SA Objective, comprised of tempo cultural and recreational spaces in Sandy Lane and Allerto				
		Р	LT	IR	Н	0	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15. Safe &	The site is in the 20% most deprived of wards in the country for crime. The replacement of greenfield with residential development would be likely to increase rates of crime at the site in relation to existing levels due to the introduction of new targets and victims of crime at a location where there are currently very few.										
Secure	lifestyles a	t home. of natui	New hi	igh-qua eillance	lity devo	elopment that is nelp to combat t	nform with Local Plan policies that help to ensure site user is safe and secure that regenerates the local area, enhance he risk of crime in the local area. It could therefore counte werall neutral effect is considered to be likely.	es community interactions and enables			
		Т	LT	IR	М	+	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16. Health	New residents at this SUE option would be up to approximately 1.6km from the nearest GP surgery, including Wilsden Medical Centre north-west Wilsden or The Grange Medical Practice south-east in Allerton. The site is 3.8km west of Bradford Teaching NHS Hospital. Site users would hat good access to semi-natural habitats and the countryside west of Bradford via the PRoW network. All site users would also be within 1km of the nearest sports fields and leisure centres, such as the various sports fields in Sandy Lane.										
	due to the	access	ibility of	health	service		or positive effect on this SA Objective, comprised of temphis SUE option. This SUE option is outside of the target di				
		Т	LT	IR	M	+/-	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b, 17c			
17. Education	school (Sa	ndy Lai	ne Prim	ary Sch	ool) bu	t other residents	able area is distributed, some residents would be within the s could be up to 1.1km away. Site users would also be ou Beckfoot Upper Heaton School) and 2.7km south-east (D	tside of the target distance of a			

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



Clayton Heights

SUE ref: SS/002

Location: This SUE option is located on the western edge of the city of Bradford Urban area, between the suburbs of Clayton and Clayton Heights, in the wards of Clayton and Fairweather Green and Thornton and Allerton.

Developable area: 11.68ha

Existing land uses: Agricultural land, open greenfield with a limited number of existing buildings in the south-western corner of this SUE option (existing buildings are outside of the potentially developable area).

Greenfield/brownfield split: 100% greenfield

Potential land uses: Up to 409 new residential units supported by open green space, green infrastructure, landscaping, and highway and pedestrian access that would support place-making.

SA Objective	Baseline trend		P/D	/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)				
		Р	LT	IR	Н	-	- SP8, SP9, SP16, EN10, EN17 1a, 1b, 1c, 1d,					
							on would be likely to increase energy consumption a conforming with Local Plan policies.	at the site in relation to existing				
	The large-scale development may be a more sustainable option in terms of carbon footprint than delivering these homes through numerous sma as larger scale development could potentially facilitate measures such as efficient heat networks or could potentially make space for renewable generation technology.											
1. Energy & GHGs	This SUE option would be likely to require a greater number of additional smaller site allocations than the Holme Wood option, a lesser number of smaller sites than the Allerton option, and a broadly similar number of smaller sites to the other SUE options.											
01100							of most key services and amenities and would also e movements of new residents.	have good access to frequent bus				
	This SUE option would be likely to require the provision of new highway access, the construction of which would be likely to be a source of GHG emissions. Development here would also result in the loss of up to 10.8ha of greenfield, which would be likely to reduce the carbon sink capacity of land here. It is unclear the extent to which this would be mitigated by the inclusion of landscaping and GI elements in the development. Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term and irreversible direct and indirect impacts.											
2. Waste		Р	LT	IR	Н	-	SP9, SP13, HO9, DS5, EN18, EN19, EN20, EN21	2a, 2b, 2c, 2d				

SA Objective	Baseline trend	P/I	D/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)						
						ely to increase the generation of waste arisings at the conforming with Local Plan policies.	ne site in relation to existing						
	The larger scale development of an SUE option may present opportunities for more efficient waste management measures to be incorporated into layout and design of development. This SUE option may therefore be a more sustainable option in terms of resources and waste management that delivering these homes through numerous smaller site allocations. This SUE option would be likely to require a greater number of additional small allocations than the Holme Wood option, a lesser number of additional smaller sites than the Allerton option, and a broadly similar number of small to the other SUE options.												
	There appears to be limited options within this SUE option for reusing existing buildings, materials or structures.												
	The developable area of this SUE option is adjacent to existing development in Clayton. This may help to ensure that refuse collection vehicles can access the new homes relatively easily and collect household waste from the area as well as the adjacent neighbourhood. The access road that would be delivered with this SUE option would further help to ensure this.												
						a minor adverse effect on this SA Objective, comprerease in waste arisings during the construction and							
		P LT	IR	Н	-	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d						
3. Land &	This SUE option coincides with both sandstone and coal MSAs, as well as land at which there were former coal mining activities. Due to these former coal mining activities, there is a small area in the site's south eastern corner considered to be a High Risk Area for development. This SUE option is situated predominantly on Grade 4 ALC land, with a small area of land classed as urban, and so it does not contain BMV soils. The site is located within the Green Belt. New development here would result in the loss of up to 11.68ha of greenfield, which would not constitute an entirely efficient use of the land resource.												
Buildings	Should an SUE option not be taken forward then the Plan would be likely to require the allocation of a greater number of smaller sites in order to ensure that Bradford's housing needs can be met. The Plan seeks to make best use of brownfield and PDL plots in Bradford that are suitable for development.												
	It is uncertain if existing buildings within this SUE option, which are outside of the potentially developable area, would be incorporated into new development here or whether they would present opportunities for reusing existing materials or structures.												
						t in a minor adverse effect on this SA Objective, con I but also due to the potential effects on MSAs.	nprised of long-term, permanent,						
		P LT	IR	М	-	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a, 4b						
4. Climate					accordance with water flooding.	Local Plan policies, it is expected that the developm	ent would avoid the very limited						
Change Resilience	alter the local e management a	xtent of surfaces s part of any ne	e water flood ew developm	risk, due ent here.	to reduction in in The incorporation	ards Clayton. The replacement of greenfield with ha nfiltration and interception from soils and vegetation on of landscaping and GI into the development, as welfect on this SA Objective, comprised of long-term	, and this would require careful vell as SuDS, would help with this.						
	Overall, this SUE option would be likely to lead to a minor adverse effect on this SA Objective, comprised of long-term, permanent and direct in primarily due to the local presence of surface water flood risk as well as the replacement of greenfield with hard standing.												
5. Water resources		P LT	IR	М	0	SP9, EN1, EN2, EN7, EN9	5a, 5b, 5c, 5d, 5e						

SA Objective	Baseline trend		P/D	/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)					
	to increase w	This SUE option does not coincide with a groundwater source protection zone. The construction and occupation of up to 409 new dwellings would be likely to increase water consumption at this location in relation to existing levels, although in line with Local Plan policies it is assumed that development would not proceed without the necessary capacity in water supply. No waterbodies are adjacent to or within this SUE option and so development here would be unlikely to have a discernible impact on water quality.											
	Overall, this SUE option would be likely to result in a neutral effect on this SA Objective, primarily due to development being situated away from sens groundwater or surface waterbodies.												
		Т	LT	IR	М	-	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a, 6b, 6c, 6d, 6e, 6f, 6g, 6h					
	within the SS	SI Impa	ct Risk Zo	ne. The nea	arest SSS		effect on SACs, SPAs, Ancient Woodland, SSSIs, ennine Moors which is located approximately 4.5km HRA process.						
							would likely be subject to an increase in recreationate a loss of functionally linked land.	al disturbances as a result of the					
	The south-west corner of the site is coincident with the GI corridor identified by Natural England. Adjacent to the site's northern perimeter is TPO woodland and various TPO trees. A large portion of the site is also an important element of the wider grassland habitat network. Development at the site could reduce habitat connectivity in the wider ecological network.												
	the developm would help to	ent coul	d include adverse e	areas of hig fects on bid	gh biodive odiversity	rsity value. The	be made to preserve trees and hedgerow as much re could also be an opportunity to deliver a net incre ne connectivity value of the site. It is also recognise ller sites would.	ease in tree canopy at the site. This					
		porary ii	npacts on	biodiversity	as a res		in a minor adverse effect on this SA Objective, co greenfield and GI that would reduce local habitat of						
		Р	LT	IR	М	-	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
7. Landscape & Townscape	This SUE opt site would like determining tl	ion coul ely confo ne local	d be seen orm. Howe landscape	as a large i ver, it is co e/townscape	infill site b nsidered e characte	oounded by exist that overall, the	arby AONB or National Park. ing built form to the north, east and south with whice loss of 11.68ha of greenfield that includes GI elemely alter the local character. In the southern portion	ents and plays an important role in					
							sting built form. Development here would also be r effects on landscape and townscape character.	equired to incorporate GI and					
							in a minor adverse effect on this SA Objective, co caused by replacing open greenfield with built form						
		Р	LT	IR	М	-	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
8. Cultural Heritage							rvation Areas (including Clayton Conservation Area is and Gardens, World Heritage Sites or West York						
							hin this SUE option and within the potentially deve this important heritage asset. However, given deve						

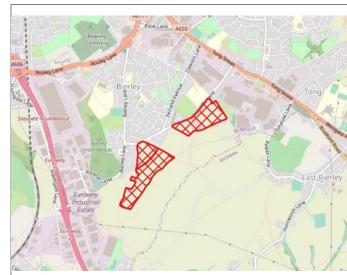
SA Objective	Baseline trend		P/D	/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
	up to 11.68 ruled out.	Sha of gree	nfield, sor	ne of which	is slopin	g upwards away	from the Listed Building, an adverse effect on the I	isted Building's setting cannot be
	There are a replacement	a further 24 nt of upwa	I Grade II d sloping	Listed Build greenfield I	dings with and o	in 300m of this sopen space with	SUE options' perimeter, the setting of each of which residential built form.	n would also be impacted by the
							in a minor adverse effect on this SA Objective, con idential built form altering the setting of Grade II Lis	
		Р	LT	IR	М	-	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b, 9c, 9d, 9e
9. Air Quality	Zone locate would be d a range of	ed2km to the decirion of the d	he north-e ugh the CA with freque	ast, althouo AZ). Reside ent services	gh given tents at the in Clayto	he scale of the persite would be upon, along Baldwi	ible effect on an AQMA (the nearest being 3.5km e potential development this is uncertain (e.g. it is unken to 4.5km south west of the nearest railway station Lane, as well as south of the site along Highgate the site, particularly those in the western portion, we	nown how many residents here a, Bradford Interchange. There are Road. Most residents would
	Numerous as south of	PRoW foo the site, p	tpaths cro rovided th	ss through at these fac	the site, p cilities are	providing resider retained.	ats with good walking and cycling access to service	s and amenities in Clayton as well
							in a minor adverse effect on this SA Objective, corstruction and new residents he	
		Т	LT	IR	М	-	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a, 10b, 10d
	services in	Clayton, a	long Bald	vin Lane, a	s well as	south of the site	t railway station, Bradford Interchange. There are a along Highgate Road. Most residents would theref portion, would be around 600m from their nearest l	ore likely be within 400m of a bus
10. Transport							its with good walking and cycling access to service development of the site.	s and amenities in Clayton as well
							on several highway junctions in the local area, with d be required in support of place-making.	possible access constraints along
							effect on this SA Objective, comprised of direct and the potential issues around local highways capacity	
		Т	LT	IR	Н	+	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11. Housing	The site wo housing ne		or up to 4	09 new dwe	ellings of	a varied mix whi	ch would be a significant contribution towards satis	fying Bradford's growing and varied
		Т	LT	IR	M	++	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
12. Accessible Services	available o	n Highgate necessar	Road jus	t south of th	ne site. It	is expected that	in Clayton, approximately 1km north of the site as in order to conform with Local Plan policies the deves and facilities is likely more viable with SUEs than	velopment at this location would

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend		P/D	/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)					
							ect on this SA Objective, comprised of direct and ter otion to deliver incorporate new services or amenitie						
		Т	LT	IR	Н	++	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13. Social Cohesion		ess of this	community	, whilst als			ng community of Clayton but it is likely not of a scale and affordable homes in a ward that is in the 30% lead						
		Т	LT	IR	М	+	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
14. Culture & Leisure	Site users would have good access to sport and leisure spaces in Clayton as well as further afield in Bradford. Various cultural spaces are at accessible ocations in Clayton as well as just south of the site along Highgate Road. It is uncertain if new culture or leisure spaces would be incorporated into the development, although Local Plan policies SP2 and CO2 could help to encourage this.												
		Overall, this SUE option would be likely to lead to minor positive effects on this SA Objective, comprised of temporary, long-term and direct impacts, rimarily due to the accessibility of the limited range of cultural and recreational spaces in Clayton.											
		Р	LT	IR	Н	0	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15. Safe &						development woo country for crime	uld be likely to increase rates of crime at the site in e.	relation to existing levels. Much of					
Secure	at home. Nof natural s	ew high-q urveillanc	uality deve	elopment the lop to comb	nat is safe at the risk	and secure that	ocal Plan policies that help to ensure site users can regenerates the local area, enhances community in ocal area. It could therefore counteract the effect of kely.	iteractions and enables high rates					
		Т	LT	IR	М	+	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16. Health	residents w	ould be u	p to 1.2km	from thes	e centres.	All site users wo	stwood Park Surgery just north and south of the site ould have excellent access to the countryside and sesidents would be within 5km of the nearest hospital.	emi-natural habitats via the local					
						minor positive et is SUE option.	ffect on this SA Objective, comprised of temporary,	long-term and direct impacts due					
		Т	LT	IR	М	+	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b, 17c					
17. Education	Primary So perimeter i	hool 400n n Clayton. nore limite	n south of the However, ed, the near	the site's s primary so	outhern pe	erimeter in West Clayton are unde	condary, school pupils. Access to primary schools a wood Park and Clayton Village Primary School 430 rstood to be currently operating at close to full capa ich is up to 2.6km south west of the site, and Dixon	m north of the site's northern city. Access to secondary schools					
	the provision	on of educ	ation facilit	ties, where	appropria	ite. At this stage	P6 and CO2, development at this scale may provide it is uncertain the extent to which this would increas SUE option would have sustainable access to prime	se the capacity of primary schools					

Appendix E – Appraisal of SUEs

SA Obje	ctive	Baseline trend		P/D	/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)					
		Overall, the effect of this SUE option on this SA Objective is considered to be minor positive due to the proximity of primary education facilities to the site. There may be the potential for a new school to be provided onsite.												
			Т	LT	IR	М	++	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
All site users would be within 2.2km of the large employment zone at Paradise Green, which is north-east of the site, as well as the range of employment construction of up to 409 new dwellings would provide a temporary boost to employment opportunities in construction sector. Overall, this SUE option would be likely to have a major positive effect on this SA Objective, comprised of direct, temporary term impacts, primarily due to the accessibility of employment opportunities for residents here.									oyment opportunities in the local					
			Т	LT	IR	M	+	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a					
19. Econo	Development at the site could provide a boost to the vitality of Clayton and facilitate the establishment of new businesses and enterprises. The construction of up to 409 new dwellings would provide a temporary boost to the local construction sector followed by a long-term increase in the local potential customer and employee pool for local businesses. Development at the site would be unlikely to have a discernible effect on Bradford's tourism of cultural offering. Overall, this SUE option would be likely to have a minor positive effect on this SA Objective, comprised of direct, long-term and temporary impacts, primarily due to the economic boost to the local economy associated with new construction and residents.													



South Bierley

SUE ref: SS/003

Location: The proposed SUE area is located on the south eastern edge of the city of Bradford Urban area, adjacent to the suburb of Bierley.

Developable area: 12.13ha

Existing land uses: Agricultural land and greenfield with a very limited number of existing buildings

Greenfield/brownfield split: 100% greenfield

Potential land uses: Up to 425 new dwellings with open green space/green infrastructure/landscaping highway/pedestrian access etc that would support place-making.

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

SA Objective	Baseline trend		P/D)/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)		
							cely to increase the generation of waste arisings at the st conforming with Local Plan policies.	site in relation to existing		
	layout and delivering	design of these home than the H	developme es through Holme Woo	ent. This SU numerous	E option r smaller si	may therefore bette allocations.	sunities for more efficient waste management measures be a more sustainable option in terms of resources and This SUE option would be likely to require a greater nurnal smaller sites than the Allerton option, and a broadly	waste management than mber of additional smaller site		
	There app	ears to be	limited opti	ions within t	this SUE o	option for reusir	ng existing buildings, materials or structures.			
	The developable area of this SUE option is adjacent to existing development in Bierley, which may help to ensure that refuse collection vehic access new homes relatively easily and collect household waste efficiently from area as well as the adjacent neighbourhood. The access roa be delivered with this SUE option would further help to ensure this.									
							a minor adverse effect on this SA Objective, comprise crease in waste arisings during the construction and oc			
		Р	LT	IR	Н		SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d		
3. Land &	developme This SUE o developme	ent but, in li option coin ent.	ine with Lo cides with	cal Plan po a coal MSA	licies, it is and land	expected that at which there	option. It is unknown at this stage if these would be retabest efforts would be made to maximise opportunities for have been former coal mining activities including some	or reusing buildings. e High Risk Areas for new		
	The majority of this site is located within the Green Belt. Development here could result in the loss of up to 12.13ha of greenfield, which would constitute an inefficient use of the land resource. Land within this SUE option is also predominantly Grade 3 ALC land. It is unknown if this is Grade 3a (BMV) or 3b (not BMV) and so in line with the precautionary principle it is assumed to comprise some BMV soils.									
	Overall, it is considered to be likely that this SUE option would result in a major adverse effect on this SA Objective, comprised of long-term, permanent, direct and irreversible impacts, primarily due to the potential loss of up to 12.13ha of greenfield and BMV soils.									
		Р	LT	IR	M	-	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a, 4b		
	This SUE option is entirely within Flood Zone 1. In accordance with Local Plan policies, it is expected that the development would avoid the very limited extent of land on-site that is at a high risk of surface water flooding.									
Resilience	the local ex	ktent of su	rface water	r flood risk,	due to rec	duction in infiltra	nostly flat. The replacement of greenfield with hard star ation and interception from soils and vegetation, and thi on of landscaping and GI into the development, as well	is would require careful		
							effect on this SA Objective, comprised of long-term, per II as the replacement of greenfield with hard standing.	manent and direct impacts,		
		Р	LT	IR	M	-	SP9, EN1, EN2, EN7, EN9	5a, 5b, 5c, 5d, 5e		
resources	would be li	kely to inc	rease wate	er consumpt	ion at the	site in relation	ction zone. The construction and occupation of up to 42 to existing levels, although in line with Local Plan polici vater supply. Delineating the site's eastern perimeter is	es it is assumed that		

SA Objective	Baseline trend		P/D	/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
							ermeable soils that helps to filter and improve the quality sk. The incorporation of SuDS (as is expected) would h	
						minor adverse sk to surface w	effect on this SA Objective, comprised of long-term, perater quality.	ermanent and direct impacts,
		Т	LT	IR	М	-	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a, 6b, 6c, 6d, 6e, 6f, 6g, 6h
	SUE option wider area's 105m north supporting han increase occupation of	would rest grassland west of the labitat for in dog was of the potential would be seen to be seen t	ult in the lo d habitat n e site is th species ut alkers. Sec ential deve	etwork. The Bierley Willising thes tions of the lopment co	ge greenfie e construct Vood LWS. e LWSs. It e small surf ould pose a	eld land that is tion of up to 42 Cockleshaw velould also lea ace water bod risk to these l	effect on SACs, SPAs, Ancient Woodland, SSSIs, LNR included in Natural England's GI corridor and that form 25 dwellings here would be expected reduce habitat cor Wood LWS is 400m south east. The potential developm d to an increase in public access associated disturbancy delineating the site's eastern perimeter are priority hanabitats given the threat of reduced quality of waters en	as an important element of the nectivity in these networks. The could lead to the loss of ces at each woodland, such as abitats. The construction and
	the developi would help t greater oppo	ment coul o limit adv ortunities	d include a verse effect for areas c	areas of hig ts on biodi of open spa	th biodivers versity and ace and hab	sity value. The I to protect the pitats than sma	be made to preserve trees and hedgerow as much as re could also be an opportunity to deliver a net increase connectivity value of the site. It is also recognised that aller sites would.	e in tree canopy at the site. This a SUE of this scale offers
		nporary ir	npacts on	biodiversity	y as a resu		t in a minor adverse effect on this SA Objective, compri f greenfield and GI that would reduce local habitat conn	
		Р	LT	IR	M	-	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developmer existing resi contribution	dential bu	ilt form to	the north. F	However, th	effect on the A ne replacemen	ONB or the National Park. New residential development of 13.91ha of greenfield land with residential development.	nt would be in-keeping with ment would alter the site's
							isting built form. Development here would also be requie effects on landscape and townscape character.	ired to incorporate GI and
	considered t	o be likel	y that this	SUE option	n would res	ult in a minor a	eld, and so it would be likely to lead affect the local lands adverse effect on this SA Objective, comprised of direct by replacing open greenfield with built form.	
		Р	LT	IR	M	-	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8. Cultural	Buildings an	d one Gra	ade II [:] List	ed Building	within 300	m north-west	c areas. The heritage assets that could potentially be in of the site. The replacement of greenfield with up to 47 nsure that this impact is minor.	
							t in a minor adverse effect on this SA Objective, comprisidential built form altering the setting of Grade II Listed	
		Р	LT	IR	М	-	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b, 9c, 9d, 9e
							nible effect on an AQMA (the nearest being 2.2km north tential development this is uncertain. Residents at the s	

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)					
		he north. C	Siven the s				nearest bus stops, either those at the industrial area to tited public transport access, an increase in car moveme						
							It in a minor adverse effect on this SA Objective, comprise driving) of new construction and new residents here.	sed of permanent, direct and					
		Т	LT	IR	М	+	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a, 10b, 10d					
10. Transport	services to opportunity	Residents at the site would be likely to be within 2km of Low Moor Railway Station There are several bus stops to the north west of the site with regular services to Bradford city centre. PRoW access into and out of the site is good, particularly at the north and south perimeters. The SUE could be an apportunity to deliver enhancements to the local public transport offering, including new bus stops or bus routes in proximity to the site, although there is uncertainty over the extent to which this would take place.											
						minor positive ort modes.	effect on this SA Objective, comprised of direct and tem	nporary long-term impacts,					
		Т	LT	IR	Н	+	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11. Housing	This SUE option could accommodate up to 425 new dwellings of a varied mix, which would be a significant contribution towards satisfying Bradford's growing and varied housing needs.												
		Т	LT	IR	М	+	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
	have good	access to e developm	the industreent at this	rial area jus location w	st west of thou	ne site where soorate necessa	km away from the District Centre on Tong Street, which some key services are available. It is expected that in orary services, where viable. Providing new services and factors	der to conform with Local Plan					
		Т	LT	IR	Н	++	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13. Social Cohesion	Delivering this comm	up to 425 r unity, whils	new dwelli t also prov	ngs here w riding high-	ould situate quality and	e new resident I affordable ho	s within an existing community, but likely not of the scal mes in a ward that is in the 40% most deprived (IMD).	e to distort the cohesiveness of					
		Т	LT	IR	М	+	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
	ulture & New residents at this SLIE option would be situated between 800m and 2.5km from a range of leigure centres. A church, public house and areas of open												
		Р	LT	IR	Н	0	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
Secure	increase ra help to ens area, enha	ates of crim sure site us ances comr	ne at the si sers can pu munity inte	te in relation Irsue safe ractions ar	on to existing and secure and enables	ng levels. Howe lifestyles at he high rates of n	e replacement of greenfield land with residential developever, it is expected that the development would conformome. New high-quality development that is safe and secatural surveillance could help to combat the risk of crimering new targets of crime and so an overall neutral effects.	with Local Plan policies that cure that regenerates the local e in the local area. It could					
16. Health		Т	LT	IR	М	+	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend		P/D	/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)			
	further that the country	n the 800m side south	target dis east of Br	tance. The radford via t	site is 3.9k the PRoW	m south east on network. All si	arest GP centre, Highfield Health Centre, which is not of St Luke's Hospital. Site users would have good acc te users would also be within 1.1km of the nearest spicerley and 1km south west at Oakenshaw.	ess to semi-natural habitats and			
	Overall, this SUE option would be likely to lead to a minor positive effect on this SA Objective, comprised of temporary, long-term and direct impacts due to the accessibility of health services in relation to this SUE option.										
		Т	LT	IR	М	+	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b, 17c			
	Newhall Pa	ark Primary	School or	Woodland	s CE Prima	ary School). A	n would be within 800m of a primary school (either Stoproximately half the site is within 2km of the nearest south west. It is outside of the target distance of seco	secondary school, Tong High			
17. Education	secondary	school, to	accommod	date this SU	JE option.	It is therefore e	ting at full capacity, whilst there is also not enough ca expected that, in order for this SUE option to be taken	forwards, additional schooling			
	to which th	is SUE opt	ion could o		owards inc	reasing this ca	secondary, school pupils that could potentially be ge spacity and then, if it were to do so, it is uncertain the				
						ctive is conside e provided ons	ered to be minor positive due to the proximity of prima site.	ry education facilities to the site.			
		Т	LT	IR	M	++	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18. Employment	corridor. Tl	hey would	also be imi	mediate adj	jacent to th	e Tong Street	employment zone to the west of the site at the Eurowa /Shetcliffe Lane employment zone, whilst the Staygat n west of the site.				
	SUE option	n would be	likely to ha		positive e	ffect on this S/	rary boost to employment opportunities in the local co A Objective, comprised of direct, temporary and long-				
		Т	LT	IR	М	+	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a			
19. Economy	incorporate boost to th Developme have a mir	e any mixed e local con ent at the s nor positive	d-use deve struction s ite would b effect on t	elopment or ector follow be unlikely t	economic red by a low to have a dective, con	enterprises that ng-term increatiscernible effe apprised of direction	of the nearest District Centre at Tong Street. It is und at boost the local economy. The construction of 425 h se in the local potential customer and employee pool ct on Bradford's tourism or cultural offering. Overall, ti ct, long-term and temporary impacts, primarily due to	omes would provide a temporary for local businesses. his SUE option would be likely to			



Holme Wood

SUE ref: SS/005

Location: The proposed SUE area is located on the south eastern edge of the city of Bradford Urban area, to the north of the A650 Westgate Hill adjacent to the suburb of Holme Wood.

Developable area: 65.36ha

Existing land uses: Agricultural land and greenfield with a very limited number of existing buildings

Greenfield/brownfield split: 100% greenfield

Potential land uses: The main uses that would be expected within the SUE are:

• Residential – up to 1,454 new dwellings

• 9.06ha of employment land

Education

Retail

• Highway/Transport Corridor.

This would be supported by open green space/green infrastructure/landscaping highway/pedestrian access that would support place-making.

SA Objective	Baseline trend	P/D/R/L				Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
1. Energy & GHGs		P LT IR H			Н	-	SP8, SP9, SP16, EN10, EN17	1a, 1b, 1c, 1d, 1e, 1f
	relation to developme developme could allow that a lesse On this bas however, the	existing ent coul- ent. This or for mo er quan sis this his SUE	levels. d facilita s SUE of ore efficie tity of sr SUE op option	This wo ate meas ption is the ent ener maller sition could a	uld be li sures su the large gy netw te alloca ld poten	mited to some e ch as efficient h est option in terr rorks and more r ations would be tially be the mos	dwellings at this location would be likely to increase extent due to the development conforming with Local I eat networks or incorporating renewable energy genens of developable area and the number of homes it contents to enewable energy generation within the development required, in order that Bradford's housing needs will be st sustainable option in terms of energy consumption of up to 1,454 new homes at a greenfield location lable.	Plan policies. The large-scale eration technologies into the buld accommodate. As a result, it This SUE option would also mean be met, than all other SUE options. and GHG emissions. Ultimately

SA Objective	Baseline trend		P/D/	R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)				
	the larger S	SUEs (s	such as t	nis site)	are like	ely to have great	s considered that a major adverse effect cannot be ru ter potential for the viable delivery of sustainable designenthis into account.					
	Overall, it is irreversible					nis SUE option w	SUE option would result in a minor adverse effect on this SA Objective, comprised					
2. Waste		Т	LT	IR	Н	-	SP9, SP13, HO9, DS5, EN18, EN19, EN20, EN21	2a, 2b, 2c, 2d				
	existing lev adopted Wa	els. Thi aste Ma	is would anageme	be limit ent DPD	ed to so	ome extent due t	would be likely to increase the generation of waste are to the development conforming with Local Plan policies	es as well as the separately				
	waste arisir quantity of option, whe	Adopted Waste Management DPD. This SUE option would accommodate, by far, the greatest number of new homes out of all SUE options. It may therefore be likely to increase waste arisings more than all other SUE options would. However, by accommodating more homes this SUE option would mean that a lesser quantity of smaller site allocations would be required in order that Bradford's housing needs are met. Larger developments such as this SUE option, when compared with smaller site allocations, often present opportunities for more sustainable waste management techniques and for incorporating design elements that help to reduce waste and increase rates of recovery (recycling, reusing etc.)										
	Overall, it is irreversible					nis SUE option w	rould result in a minor adverse effect on this SA Object	ctive, comprised of long-term and				
3. Land & Buildings		Р	LT	IR	Н		SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d				
	The site is located within the Green Belt. Development at this location would result in the loss of up to 65.36ha of greenfield. This land also contains Grade 3 ALC soils, which could potentially be BMV soils. The site coincides with a coal mineral safeguarding area as well as areas of former coal mining activities, including some development High Risk Areas. In line with Local Plan policies, it is expected that best efforts would be made to maximise opportunities for reusing buildings. This SUE option would help to limit the lesser quantity of site allocations that would be required in order for Bradford's housing needs to be met. I											
							site allocations that would be required in order for Bra suing significant levels of development on brownfield,					
							ould result in a major adverse effect on this SA Object e loss of up to 65.36ha of greenfield that potentially in					
4. Climate Change Resilience		Р	LT	IR	M	-	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a, 4b				
	This SUE option is entirely within Flood Zone 1. Focussing a large number of new homes at this SUE option would be an effective means of ensuring that new homes delivered through the emerging Plan are resilient to the potential effects of flooding (because they are not living on la at risk of flooding). In accordance with Local Plan policies, it is expected that the development would avoid the very limited extent of land on-site that is at a high right of surface water flooding, land which is associated with three small watercourses running through the site. The topography of the site is fairly complex. The highest point is towards the site's southern perimeter, which slopes down to approximately the centre of the site before rising slopes once more towards the northern perimeter. It is in the centre of the site, in between the higher grounds towards the south and north, where surface water flood risk is greatest. The proposed development here would replace permeable soils with hardstanding and would thereby reduction and interception of rainwaters resulting in an increase in overland flow. This would be limited to some extent by the development incorporating SuDS and increasing tree canopy at the site (which is currently very limited).											

SA Objective	Baseline		P/D	/D /I		Overall seers	Mitigating or enhancing Local Plan policies	Mitigation Code(s)			
SA Objective	trend					Overall score	Mitigating or enhancing Local Plan policies	· · ·			
	irreversible	direct	and indi	ect imp	acts, pr		ould result in a minor adverse effect on this SA Object e potential effects on the local extent of surface water n.				
5. Water resources		Р	LT	IR	М	-	SP9, EN1, EN2, EN7, EN9	5a, 5b, 5c, 5d, 5e			
	location wo assumed th including H	uld be at dev	likely to elopmer eck, Kit	increase It would Wood E	e water not pro Beck and	consumption at ceed without the d a small stream	urce protection zone. The construction and occupation the site in relation to existing levels, although in line we necessary capacity in water supply. There are three in the site's northern portion. New development here quirement to incorporate SuDS, would help to limit the	vith Local Plan policies it is streams that run through the site, would risk worsening water quality			
	Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term and irreversible direct and indirect impacts, primarily due to the risk to surface water quality that development here could pose.										
6. Biodiversity & Geodiversity		Т	LT	IR	М	-	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a, 6b, 6c, 6d, 6e, 6f, 6g, 6h, 6i			
	Development at this SUE option would not be expected to have an effect on SACs, SPAs, SSSIs or LGSs. Tong Moor LNR and LWS sits 185m south of the site's southern perimeter and would be likely to be exposed to an increase in recreational associated disturbances as a result of the construction and occupation of up to 1,454 new dwellings. This SUE option is entirely within the Natural England GI corridor and contains parcels of land considered to be important elements of the local woodland and grassland habitat networks. The proposed development at this location would be expected to diminish the connectivity of local ecological networks, although this would be limited to some extent by Local Plan policies preserving and providing new GI.										
	Open space as part of the development could include areas of high biodiversity value. There could also be an opportunity to deliver a net increase in tree canopy at the site. This would help to limited adverse effects on biodiversity and to protect the connectivity value of the site. It is also recognised that a SUE of this scale offers greater opportunities for areas of open space and habitats than smaller sites would.										
	Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of temporary, long term and irreversible direct and indirect impacts, primarily due to the effects on local habitat connectivity and the potential to impact on protected species or habitats utilising this land.										
7. Landscape & Townscape		Р	LT	IR	М	-	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
	The site wo elements, to developme This SUE of townscape quantity of character of Overall, it is	ould cor hat cur nt here option is charac smaller of lands s consid	rently m would li s, by far, ter to a site allo capes a dered to	a major ake a pokely be the largereater occations and town be likely	urban e ositive o viewab gest SU order of would scapes y that th	extension and wo contribution towa le from some dis E option under c f magnitude than be required in or in other areas on his SUE option w	onsideration from the Council. On that basis it could pother SUE options. At the same time, this SUE optioned der that Bradford's housing needs will be met and it could be met and it cou	otentially affect landscape and n would mean that a lesser ould therefore help to protect the stive, comprised of long-term,			
3. Cultural Heritage	permanent,	P	LT	IR	M	incot impacts, pi	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
. Cultural Heritage		Г	LI	IL	IVI		01 2, 01 10, LINO, LINA, LINO, LINO, DOS	oa, ob			

SA Objective	Baseline trend		P/D/	/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
	Heritage S 800m east Within the that, in line of these he providing a as well as Overall, it i	ites or V of the s site are with Lo eritage a new lea the asso s consid	Vest You ite is the six Grad Cal Plan ssets an ase of life ociated in the steed that the steed t	rkshire / e Conse de II Lis n policie nd that t fe to a L nfrastru at a maj	Archaed rvation ted Buil s, devel hey wor isted Butter, wor adve	ology Sites. Just Area at Tong, from the dings, each being lopment would muld only be deversible. However would severely all rse effect on this	on Scheduled Monuments, Historic Battlefields, Regisouth of the site is a Historic Battlefield but development at the site could potential ghistoric farm buildings, as well as the Grade II* Listake best efforts to avoid negative impacts and to deloped themselves should the development deliver disperit it is considered that the construction and occupation the currently agricultural and countryside setting as SA Objective cannot be ruled out, comprised of perential effects of replacing up to 35.28ha of greenfield	nent would not encroach on this. ly be viewable. ted Ryecroft Hall. It is assumed liver positive impacts on the setting scernible benefits, such as by n of 1,454 new dwellings at the site, of these sensitive heritage assets.
	Grade II* L			, pilitiai	ily as a	result of the pote	ential effects of replacing up to 33.2011a of greeffield	with built form in proximity to a
9. Air Quality		Р	LT	IR	М	-	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b, 9c, 9d, 9e
	Zone (the residents had residents had residents had residents had resident had resi	nearest la lere would la large repending esite, proporte place.	being 0. Ild be drawn bering on the coviding unity to the country	9km no riving th of bus se layout residen enhance be likely	rth-wes rough th tops wit of deve ts with g e the lo	t), although give ne CAZ). Reside thin 350m of the lopment residen good walking and cal public transp	a discernible effect on an AQMA (the nearest being in the scale of the potential development this is unce into at the site would be up to 2.6km west of the near site's perimeter, found along A650 as well as within its could be up to 1.35km from their nearest bus stoped cycling access to services and amenities (provided ort offering, such as through new bus routes and ne ould result in a minor adverse effect on this SA Objective.	rtain (e.g. it is unknown how many rest railway station, Low Moor. the existing Holme Wood estate, . Various PRoW footpaths cross I that these are retained). The site w bus stops, but it is uncertain if this
10. Transport		Т	LT	IR	М	-	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a, 10b, 10d
	site's perimodule site's perim	neter, for p to 1.35 cess to s	und alor 5km fron ervices	ng A650 n their n and am	as wel earest l enities.	l as within the ex bus stop. Variou	arest railway station, Low Moor. There is a large nurtisting Holme Wood estate, although depending on the PRoW footpaths cross through the site, providing the an opportunity to enhance the local public transpose place.	he layout of development residents residents with good walking and
11. Housing		Т	LT	IR	Н	++	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8 HO9, HO10	, 11a
11. Housing		option w	ould fac	ilitate u	o to 1,4	++ 54 new dwellings		
11. Housing12. Accessible Services		option w	ould fac	ilitate u	o to 1,4	++ 54 new dwellings	HO9, HO10 s (more than any other SUE option), including a vari	ed mix which would be a significant
-	Residents Local Plan	option went toward T at this S policies	ould factorists and the second	ilitate u ying Bra IR on woul	o to 1,4 adford's M d have ant at thi	54 new dwellings growing and var ++ good access to a s location would	HO9, HO10 s (more than any other SUE option), including a varied housing needs.	ed mix which would be a significant 12a xpected that in order to conform with

SA Objective	Baseline trend		P/D/	/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)		
	a scale tha	t could	distort th	ne cohe	sivenes		ew residents within the existing community of Holme nity, whilst also providing high-quality and affordable and services.			
14. Culture & Leisure		Т	LT	IR	М	+	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
	and Swimn facilities ald	ning Po	ool 400m A650 To	south vong Stre	vest of t eet, just	he site's south v south of the sit.	s to sport and leisure spaces in Tong and Holme Woo vestern perimeter. Site users would also have good a It is uncertain if new culture or leisure spaces would l could help to encourage this.	ccess to cultural spaces and		
15. Safe & Secure		Р	LT	IR	Н	0	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
	The replacement of greenfield land with residential development would be likely to increase rates of crime at the site in relation to existing levels. The site is in a ward amongst 30% most deprived of wards in the country for crime. However, it is expected that the development would conform with Local Plan policies that help to ensure site users can pursue safe and secure lifestyles at home. New high-quality development that is safe and secure that regenerates the local area, enhances community interactions and enables high rates of natural surveillance could help to combat the risk of crime in the local area. It could therefore counteract the effect of development on greenfield introducing new targets of crime and so an overall neutral effect is likely.									
16. Health		Т	LT	IR	M	+	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	, 16a, 16b		
	Centre, To	ng Med good	dical Prac access to	ctice and	d Holme natural l	e Wood Health C nabitats and the	2km from one of three GP surgeries just west of the Centre. All residents would be within 5km of the neare countryside east of Bradford via the PRoW network.	st hospital, St Luke's. Site users		
17. Education		Т	LT	IR	M	++	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b, 17c		
	perimeter, option may capacity to Overall, the	whilst (create accom e effects	Carrwood approximodate s of this	d Primai mately 8 these st SUE op	ry Schoo 397 new tudents, tion on	ol site is adjacer primary school and a new prim this SA Objectiv	Tong High School. Ryecroft Primary Academy is 300r at to the site's north-western perimeter. Delivering up students and 480 new secondary school students. So hary school would be required in support of this SUE of e are considered to be major positive due to the proximal support.	to 1,454 new dwellings at this SUE chools in the area do not have the option.		
40.5	site. There	may al		•			pe provided onsite.	10a 10b		
18. Employment		Г	LT	IR 	M	++	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
New residents at this SUE option would be within 3km of four employment zones, including Law Street/Shetcliffe Lane and Westgate Hill Street. with some being within 200m of this employment are dwellings would provide a temporary boost to employment opportunities in the local construction seconds includes 9.06ha of employment land towards the south east, providing employment opportunities.								onstruction of up to 1,454 new f the SUE proposed development rea.		
							ositive effect on this SA Objective, comprised of directory opportunities for residents here.	ct, temporary and long-term		
19. Economy		Т	LT	IR	M	++	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a		

SA Objective	Baseline trend	P/D/R/L	Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)						
	new busines followed by a unlikely to ha	sses and enterprises. The con a long-term increase in the loo ave a discernible effect on Bra	struction of up to cal potential cust adford's tourism	y of the local area, Holme Wood and Tong. It would a 1,454 new dwellings would provide a temporary boomer and employee pool for local businesses. Develor cultural offering. In addition, the development propocal economy to some extent.	ost to the local construction sector opment at the site would be						
	Overall, this SUE option would be likely to have a minor positive effect on this SA Objective, comprised of direct, long-term and temporary impacts, primarily due to the economic boost to the local economy associated with new construction and residents.										



West of Cross Hill

SUE ref: SS/005

Location: The proposed SUE area is located on the south western edge of the city of

Bradford Urban area, between the suburbs of Woodside and Low Moor

Developable area: 10.93ha

Existing land uses: Agricultural land and greenfield with a very limited number of existing

buildings

Greenfield/brownfield split: 100% greenfield

Potential land uses: Residential development of up to 260 new dwellings.

This would be supported by open green space/green infrastructure/landscaping highway/pedestrian access that would support place-making.

	SA Objective	Baseline trend		P/D	/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)			
			Р	LT	IR	Н	-	SP8, SP9, SP16, EN10, EN17	1a, 1b, 1c, 1d, 1e, 1f			
		existing lev	els. This w	ould be lim	ited to som	e extent du	ie to the developm	on would be likely to increase energy consumption at nent conforming with Local Plan policies. The large-sc wable energy generation technologies into the develop	ale development could			
The large-scale development may be a more sustainable option in terms of carbon footprint than delivering these homes through numerous sma as larger scale development could potentially facilitate measures such as efficient heat networks or could potentially make space for renewable egeneration technology.												
		This SUE option would be likely to require a greater number of additional smaller site allocations than the Holme Wood option, a lesser number of smaller sites than the Allerton option, and a broadly similar number of smaller sites to the other SUE options.										
								ost key services and amenities and would also have governents of new residents.	ood access to frequent bus			
		emissions.	Developme	ent here wo	uld also re	sult in the l	oss of up to 10.93	access, the construction of which would be likely to be ha of greenfield, which would be likely to reduce the c sion of landscaping and GI elements in the developments	arbon sink capacity of land			
		Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term and irreversible direct and indirect impacts.										
T LT IR H - SP9, SP13, HO9, DS5, EN18, EN19, EN20, EN21 2												
The construction and occupation of up to 260 dwellings would be likely to increase the generation of waste arisings at the site in relation levels. This would be limited to some extent due to the development conforming with Local Plan policies.								n relation to existing				

SA Objective	Baseline trend		P/E)/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)					
	The larger scale development of an SUE option may present opportunities for more efficient waste management measures to be incorporated into the layout and design of development. This SUE option may therefore be a more sustainable option in terms of resources and waste management than delivering these homes through numerous smaller site allocations. This SUE option would be likely to require a greater number of additional smaller site allocations than the Holme Wood option, a lesser number of additional smaller sites than the Allerton option, and a broadly similar number of smaller sites to the other SUE options. There appears to be limited options within this SUE option for reusing existing buildings, materials or structures. The developable area of this SUE option is adjacent to existing development in Cross Hill, which may help to ensure that refuse collection vehicles can access new homes relatively easily and collect household waste relatively efficiently from the area as well as from the adjacent neighbourhood. The access road(s) that would be delivered with this SUE option would further help to ensure this.												
	Overall, it is considered to be likely that this SUE option would have a minor adverse effect on this SA Objective, comprised of long-term, permanent, irreversible, direct and indirect impacts, primarily due to the likely increase in waste arisings during the construction and occupation of up to 260 new dwellings.												
		Р	LT	IR	Н		SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d					
	This SUE option is almost entirely greenfield with a limited number of agricultural buildings and cottages. It is uncertain if the existing buildings would be redeveloped. Most of the land within this SUE option is considered to comprise Grade 4 ALC soils although southern portions of the site are Grade 3, which could potentially include BMV soils. This SUE option coincides with a coal MSA as well as land at which there were former coal mining activities including some development High Risk Areas. In line with Local Plan policies, it is expected that best efforts would be made to maximise opportunities for reusing buildings. Due to the significant loss of greenfield, including BMV soils, and the potential sterilisation of mineral resources a major adverse effect cannot be ruled out at this stage.												
	Th developable areas of the site is not located within the Green Belt. The loss of up to 10.93ha of greenfield would not constitute an entirely efficient use of the land resource. However, should an SUE option not be taken forwards then the Plan would be likely to require the allocation of a greater number of smaller sites in order to ensure that Bradford's housing needs can be met. The Plan seeks to make best use of brownfield and PDL plots in Bradford that are suitable for development.												
	Overall, a major adverse effect on this SA Objective as a result of this SUE option cannot be entirely ruled out, comprised of long-term, permanent, direct and irreversible impacts, primarily due to the loss of BMV soils.												
		Р	LT	IR	М	-	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a, 4b					
4. Climate	This SUE option is entirely within Flood Zone 1. In accordance with Local Plan policies it is expected that the development would avoid the very limited extent of land on-site that is at a high risk of surface water flooding. Land at the site slopes upwards towards higher land at the centre of the site. Development here would replace permeable soils with hardstanding and would thereby reduce infiltration and interception of rainwaters resulting in an increase in overland flow. This would be limited to some extent by the development incorporating SuDS and increasing tree canopy at the site (which is currently very limited).												
							on this SA Objective, comprised of long-term, permar he replacement of greenfield with hard standing.	nent and direct impacts,					
		Р	LT	IR	М	-	SP9, EN1, EN2, EN7, EN9	5a, 5b, 5c, 5d, 5e					
5. Water resources	be likely to i	ncrease w roceed wit w develop	rater consunt Shout the nament here	imption at the ecessary ca would risk a	ne site in re pacity in wadversely a	elation to existing le	ne construction and occupation of up to 260 new dwelevels, although in line with Local Plan policies it is asserate two small streams within the site, as well as a poquality of these waterbodies. Local Plan policies, inclu	sumed that development nd in the northern portion of					

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend		P/D	/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)					
	Overall, thi primarily do	s SUE option	on would be opment bei	e likely to re ng situated	esult in a mi away from	inor positive effect sensitive groundv	on this SA Objective, comprised of long-term, permayater or surface waterbodies.	nent and direct impacts,					
		Т	LT	IR	М	-	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a, 6b, 6c, 6d, 6e, 6f, 6g, 6h					
	Development at this SUE option would be unlikely to have an effect on SACs, SPAs, SSSIs, LNRs or LGSs. While, the site is located within the SSSI Impact Risk Zone, the nearest SSSI is approximately 8km north west of the site. The determination of effects on SACs, SPAs and SSSIs is subject to the findings of the HRA process.												
6. Biodiversity	An area of Ancient Woodland, Gannerthorpe Wood, is in the north-west of the site. Ancient Woodland also delineates the site's south-western perimeter. The Ancient Woodland has also been designated as an LWS. The construction and occupation of 260 dwellings here would be expected to result in a loss of this woodland's supporting habitat and functionally linked land whilst increasing recreational disturbances. In line with Local Plan policies it is expected that no Ancient Woodland would be directly lost as a result of development here. Deciduous woodland within the site is a priority habitat. In the north-east of the site, near Moor Side, is some TPO woodland. The site also forms an important element of the wider woodland and grassland habitat networks in Bradford, the connectivity of which would likely be diminished as a result of development here.												
	Open space as part of the development could include areas of high biodiversity value. There could also be an opportunity to deliver a net increase in tree canopy at the site. This would help to limited adverse effects on biodiversity and to protect the connectivity value of the site. It is also recognised that a SUE of this scale offers greater opportunities for areas of open space and habitats than smaller sites would.												
		emporary im	npacts on b	oiodiversity	as a result		minor adverse effect on this SA Objective, comprised nfield and GI that would reduce local habitat connection						
		Р	LT	IR	М	-	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
	Developme	ent at this S	UE option	would resul	lt in no disc	ernible effects on	an AONB or National Park.						
7. Landscape &							loss of large quantities of greenfield land and open sandscape and townscape character.	space, including GI					
Townscape		aused by re	esidential d	developmen			and residential development, which would help to mi incorporation of landscaping and open space into this						
							minor adverse effect on this SA Objective, comprised by replacing open greenfield with built form.	d of direct and permanent					
		Р	LT	IR	М		SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
							effect on Conservation Areas, Scheduled Monuments, Archaeology Sites.	, Historic Battlefields,					
8. Cultural Heritage	Cottages in	n the centre ith residenti	of the site	's northern	portion. The	e replacement of a	e Grade II* Listed Buildings. Seven of these are associational 142.87ha of greenfield land and open space, in the setting of these heritage assets, including the high	ncluding that which is					
		of permane	ent, long-te	rm, and dire			caused by development at this SUE option, cannot b arily due to the replacement of greenfield with residen						

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend		P/D	/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)					
		Р	LT	IR	М	-	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b, 9c, 9d, 9e					
9. Air Quality	nearest bei would be d transport m 350m of the 1.35km froi and amenit new bus ro	Development at this SUE option would be unlikely to have a discernible effect on an AQMA (the nearest being 1.6km north-east) or Clean Air Zone (the nearest being 1.7km north-east), although given the scale of the potential development this is uncertain (e.g. it is unknown how many residents here would be driving through the CAZ). Residents could have a relatively high reliance on personal car use due to the somewhat limited access to public transport modes. Residents at the site would be up to 2.6km west of the nearest railway station, Low Moor. There are a large number of bus stops within 350m of the site's perimeter, found along Fenwick Drive and the A641, although, depending on the layout of development, residents could be up to 1.35km from their nearest bus stop. Various PRoW footpaths cross through the site, providing residents with good walking and cycling access to services and amenities (provided that these facilities are retained). The site could be an opportunity to enhance the local public transport offering, such as through new bus routes or a new bus stop, but it is uncertain if this would take place. Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of permanent, direct and											
	indirect impacts primarily due to the likely polluting activities (such as driving) of new construction and new residents here.												
		Т	LT	IR	М	+	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a, 10b, 10d					
10. Transport	New residents at this SUE option could be up to 2.6km west of the nearest railway station, Low Moor. They would likely have good access to a bus stop (i.e. be within 400m of one) with frequent services. Various PRoW footpaths cross through the site, providing residents with good walking and cycling access to services and amenities. The site could be an opportunity to enhance the local public transport offering, such as through new bus routes or a new bus stop, but it is uncertain if this would take place. It is currently expected that new highways and pedestrian access would be provided in support of any development here.												
	Overall, this SUE option would be likely to result in a minor positive effect on this SA Objective, comprised of direct and temporary impacts, primarily due to the location of sustainable transport modes in relation to the location of new homes.												
		Т	LT	IR	Н	+	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11. Housing	This SUE option could accommodate up to 260 new dwellings of a varied mix which would be a significant contribution towards satisfying Bradford's growing and varied housing needs.												
		Т	LT	IR	М	++	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
12. Accessible Services	Residents at this SUE option would have good access to a range of services in Low Moor Local Centre, approximately 400m to the north east of the site. It is expected that in order to conform with Local Plan policies the development at this location would incorporate necessary services, where viable. Providing new services and facilities is likely more viable with SUEs than it would be with smaller and non-strategic sites.												
		Т	LT	IR	Н	++	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13. Social Cohesion		cohesivene	ss of this c	ommunity,	whilst also		in the existing community of Woodside but it is likely rality and affordable homes in a ward that is in the 30%						
		Т	LT	IR	М	+	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
14. Culture & Leisure	Recreation	Ground just Low Moor	st south-ea and Wood	st, Coral M side. It is u	ill just north	n as well as opport	eisure spaces 400m north of the site's northern perime unities further afield in Bradford. Various cultural spacure spaces would be incorporated into the developme	es are at accessible					

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend		P/D	/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)				
		Р	LT	IR	Н	0	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15. Safe & Secure	site is in the that help to local area,	e 10% mos ensure sit enhances	et deprived e users car community	of wards in n pursue sa interaction	the country ofe and secons s and enab	y for crime. Howevure lifestyles at hould les high rates of name	ly to increase rates of crime at the site in relation to e ver, it is expected that the development would conform me. New high-quality development that is safe and se atural surveillance could help to combat the risk of cri new targets of crime and so an overall neutral effect is	n with Local Plan policies ecure that regenerates the me in the local area. It could				
		Т	LT	IR	М	+	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16. Health	the site's so nearest hos site users v Overall, this	Most residents at this SUE option would have good access to Low Moor Surgery, around 500m to the north east, Sunnybank Surgery, 450m south east of the site's south-eastern perimeter, and the Parklands Medical Centre 675m north of the site's northern perimeter. All residents would be within 5km of the nearest hospital, St Luke's. Site users would have good access to semi-natural habitats and the countryside west of Bradford via the PRoW network. All site users would also be within 1km of the nearest sports fields and leisure. Overall, this SUE option would be likely to lead to a minor positive effect on this SA Objective, comprised of temporary, long-term and direct impacts due to the accessibility of health services in relation to this SUE option.										
		Т	LT	IR	М	++	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b, 17c				
17. Education	This SUE option benefits from good access to schools. Development here could potentially generate up to 700 primary, and 375 secondary, school pupils. Within 300m of the site's perimeter are three primary schools, including Woodside Primary School and Children's Centre, and Hill Top Church of England Primary School. Appleton Academy, which is 150 south east of the site's south eastern perimeter, is an 'all through school', combing both primary and secondary education. However, local schools in the area are currently understood to be operating at, or near, full capacity and new school places may be required in support of development here.											
	Overall, the may also be						o be major positive due to the proximity of education	facilities to the site. There				
		Т	LT	IR	M	++	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment	of 260 new	dwellings /e a major	would prov positive eff	ide a tempo ect on this	orary boost SA Objecti	to employment op	h some residents being within 200m of this employment of this employment of the local construction sector. Overall, the lirect, temporary and long-term impacts, primarily due	is SUE option would be				
		Т	LT	IR	М	+	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a				
19. Economy	enterprises the local po tourism or o	. The cons tential cus cultural offe	truction of tomer and ering. Over	260 new dv employee ր all, this SUI	vellings wo bool for loca E option wo	uld provide a temp al businesses. Dev ould be likely to ha	and Low Moor and would facilitate the establishment to borary boost to the local construction sector followed by the local construction sector followed by the local the site would be unlikely to have a discover a minor positive effect on this SA Objective, complomy associated with new construction and residents.	by a long-term increase in ernible effect on Bradford's				



Thackley

SUE ref: SS/007

Location: The proposed SUE area is located on the north eastern edge of the city of Bradford Urban area, adjacent to the suburb of Thackley.

Developable area: 15.75ha

Existing land uses: Agricultural land and greenfield.

Greenfield/brownfield split: 100% greenfield

Potential land uses: Residential development of up to 551 new dwellings.

This would be supported by open green space/green infrastructure/landscaping highway/pedestrian access that would support place-making.

SA Objective	Baseline trend		P/	D/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)			
		Р	LT	IR	Н	-	SP8, SP9, SP16, EN10, EN17	1a, 1b, 1c, 1d, 1e, 1f			
l. Energy & GHGs	The construction and occupation of up to 551 new dwellings at this location would be likely to increase energy consumption at the site in relation to existing levels. This would be limited to some extent due to the development conforming with Local Plan policies. The large-scale development could facilitate measures such as efficient heat networks or incorporating renewable energy generation technologies into the development. This SUE option is the second largest option in terms of the number of homes it could accommodate. As a result, it could allow for more efficient energy networks and more renewable energy generation within the development. This SUE option would also mean that a lesser quantity of smaller site allocations would be required, in order that Bradford's housing needs will be met, than the majority of other SUE options. On this basis, this SUE option could potentially be the most sustainable option in terms of energy consumption and GHG emissions. Ultimately, however, this SUE option would accommodate the provision of up to 551 new homes at a greenfield location, and so an increase in GHG emissions and energy consumption is unlikely to be avoidable. Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term and irreversible direct and indirect impacts.										
		Т	LT	IR	Н	-	SP9, SP13, HO9, DS5, EN18, EN19, EN20, EN21	2a, 2b, 2c, 2d			
	The construction and occupation of up to 551 dwellings would be likely to increase the generation of waste arisings at the site in relation to existing levels. This would be limited to some extent due to the development conforming with Local Plan policies.										
	arisings mo mean that this SUE o	ore than tha a lesser q ption, whe	ne smaller uantity of s en compar	(in terms of smaller sited with sm	of number of e allocations naller site allo	dwellings) SUE owould be require cations, often pre	new homes out of all SUE options. It may therefor options would. However, by accommodating more do in order that Bradford's housing needs are met, esent opportunities for more sustainable waste marates of recovery (recycling, reusing, etc.)	homes, this SUE option would Larger developments such as			

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend		P/[D/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)
	Overall, it i irreversible				his SUE optio	n would result in	a minor adverse effect on this SA Objective, com	prised of long-term and
		Р	LT	IR	Н		SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d
	constitute a	an efficien	t use of the	e land res	ource. This m	ajority of the site	would result in the loss of up to 15.75ha of greent (approximately 17ha) also contains Grade 3 ALC guarding areas. There is potential for coal bearing	soils, which could potentially
3. Land & Buildings							ns that would be required in order for Bradford's h it levels of development on brownfield, regardless	
		direct an	d indirect ir	npacts, p			a major adverse effect on this SA Objective, com o 15.75ha of greenfield that potentially includes Bl	
		Р	LT	IR	М	-	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a, 4b
4. Climate Change Resilience	limited exte	ent of land ent here w overland	on-site that ould replace	at is at a r ce permea	medium risk of able soils with	f surface water fl hardstanding ar	cal Plan policies, it is expected that the development looding. Indicate would thereby reduce infiltration and interception development incorporating SuDS and increasing to	on of rainwaters resulting in an
	Overall, thi	s SUE op ue to the l	ocal prese	nce of vei	y small areas		ct on this SA Objective, comprised of long-term, pace water flood risk as well as the replacement of	greenfield with hardstanding.
		Р	LT	IR	M	-	SP9, EN1, EN2, EN7, EN9	5a, 5b, 5c, 5d, 5e
	would be li developme Liverpool (requiremer	kely to incent would record would record would record would record to incorp	rease wate not proceed v developn porate SuD	er consumed without nent here S, would	nption at the s the necessary could risk adv help to limit th	te in relation to of capacity in water versely affecting nese effects.	The construction and occupation of up to 551 nevexisting levels, although in line with Local Plan poer supply. The site is located approximately 330m the water quality of this waterbody. Local Plan po	licies it is assumed that west of the Leeds and
						te Water Treatm		
			ely increas				ect on this SA Objective, comprised of long-term, ty of the site to the canal.	permanent and direct impacts,
		Т	LT	IR	M	-	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a, 6b, 6c, 6d, 6e, 6f, 6g, 6h
6. Biodiversity & Geodiversity	Risk Zone. SSSI is wit	The site i hin 4.5km	s a conside of the site	eration dis	stance, approx South Pennine	kimately 1.9km,	ect on SACs, SPAs, SSSIs or LGSs. The site is lo from the nearest SSSI (Yeadon Brickworks railwa AC/SPA is approximately 5km from the site. The d	y cutting). Trench Meadows
							meter and Buck Wood East is 155m east of the sit sult of the construction and occupation of up to 5	

SA Objective	Baseline trend		P/[D/R/L		Overall score	Mitigating o	r enhancing Local Pla	an policies	Mitigation Code(s)				
	replanted w corridor. Th	voodland, ne propos	semi-impro ed develop	oved neutra ment at thi	al grassland s location w	and improved gr	rassland. This S d to diminish the	SUE option is partly s	ituated within	leciduous woodland, ancient the Natural England GI etworks, although this would be				
	(Buck Wood would be ex the tree car expected th	In area of Ancient Woodland (Dawson/Poggy Woods) borders the site's eastern and north eastern perimeters, and another area of Ancient Woodland Buck Wood) is located approximately 30m to the west of the site. These areas are recognised as Priority Habitat. The proposed development here rould be expected to result in a loss of functionally linked land whilst increasing recreational disturbances. However, the development could increase he tree canopy at this SUE option, which could potentially provide new functionally linked land for the woodland. In line with Local policies, it is expected that no Ancient Woodland would be directly lost as a result of development here. No TPO trees or TPO woodland would be affected by evelopment at this site, as none are present.												
	Open space as part of the development could include areas of high biodiversity value. There could also be an opportunity to deliver a net increase in tree canopy at the site. This would help to limit adverse effects on biodiversity and to protect the connectivity value of the site. It is also recognised that a SUE of this scale offers greater opportunities for areas of open space and habitats than smaller sites would. Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of temporary, long-term and irreversible direct and indirect impacts, primarily due to the effects on local habitat connectivity, indirect impacts on adjacent Ancient Woodland and the potential to impact on protected species or habitats utilising this land.													
		Р	LT	IR	M	-	SP2, EN1	I, EN3, EN5, EN6, D	S2, DS3	7a, 7b				
	Developme	ent at this	site would	not have a	n effect on t	he Nidderdale A	ONB or the Yor	kshire Dales Nationa	l Park.					
	The site is within the Esholt Landscape Character Area – Enclosed Pasture landscape type. This is considered to be moderately sensitive.													
7. Landscape &	The site would constitute a major urban extension and would result in the loss of large quantities of greenfield land and open space, including GI elements, that currently make a positive contribution towards the local landscape and townscape character.													
Townscape	This option is the second largest SUE option under consideration by the Council. On that basis, it could potentially affect landscape and townscape character to a greater order of magnitude than the majority of the other SUE options. However, this SUE option would mean that a lesser quantity of smaller site allocations would be required in order to meet Bradford's housing needs, and it could therefore help to protect the character of landscapes and townscapes in other areas of Bradford.													
	Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term, permanent, and irreversible direct and indirect impacts, primarily as a result of the replacement of greenfield with built form.													
		Р	LT	IR	M	-	SP2, SP1	0, EN3, EN4, EN5, E	N6, DS3	8a, 8b				
	Development at this SUE option would be unlikely to have a discernible effect on Conservation Areas, Scheduled Monuments, Historic Battlefields, Registered Parks and Gardens, World Heritage Sites or West Yorkshire Archaeology Sites.													
8. Cultural	A Schedule site is unlik					n west of the site	e. This heritage	asset is surrounded	by woodland	and thus development at this				
Heritage	While the s east and we				ervation Are	a, the Leeds and	I Liverpool Can	al Conservation Area	is approxima	ately 250-400m to the north,				
	listed) is ap	proximate	ely 40m fro	m the sout	hern bounda	ary. There are a	number of listed	d buildings/structures	in close prox	Street Farmhouse (Grade II imity to the site's southern southern perimeter and there				

SA Objective	Baseline trend		P/I	D/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)					
	is another to alter the					approximately 2	225m from the site's southern perimeter. Develop	ment at this site is anticipated					
	Local Plan	policies v	vould help	to ensure	that this impa	ct is minor.							
	There is a cluster of six West Yorkshire archaeology class II sites located approximately 138m-430m west of the site, which are situated within an area of woodland. The largest archaeological site is approximately 0.7ha in size. The development of this SUE site may therefore provide opportunities for new below-ground investigations for heritage assets.												
	Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of permanent, long term impacts primarily due to the replacement of open greenfield with residential built form altering the setting of Grade II Listed Buildings.												
		Р	LT	IR	М	-	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b, 9c, 9d, 9e					
O. Air Ovelite	Development at this SUE option would be unlikely to have a discernible effect on an AQMA (the nearest being 4.6km south west) or Clean Air Zone (the nearest being 2.8km south west), although given the scale of the potential development this is uncertain (e.g., it is unknown how many residents here would be driving through the CAZ or AQMAs).												
9. Air Quality	The site is relatively well connected in terms of public transport provision; this is looked at in my detail for SA Objective 10. The development of this site could be an opportunity to enhance the local public transport offering and encourage active travel, but it is unknown at this stage if this would take place. Overall, it is considered to be likely that this SUE option would result in a minor adverse effect on this SA Objective, comprised of long-term and												
	Overall, it i				his SUE optio	n would result in	a minor adverse effect on this SA Objective, com	prised of long-term and					
		Т	LT	IR	М	+	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a, 10b, 10d					
	New residents at this SUE option could be up to 1.4km respectively from the nearest railway stations, Apperley Bridge to the east and Baildon to the west. They would likely have good access to a bus stop with frequent services, although, due to the sites location, there are no accessible public transport options to the north of the site. The nearest bus stops on a high frequency corridor are located approximately 415m and 425m to the south of the site on Leeds Road.												
10. Transport	A Public Right of Way (footpath) runs across the southern and eastern sections of the site, providing residents with good walking and cycling access to services and amenities (provided that they are retained). The site could be an opportunity to enhance the local public transport offering, such as through new bus routes or a new bus stop, but it is unknown at this stage if this would take place.												
	It is currently expected that new highways and pedestrian access would be provided in support of any development here.												
	Overall, this SUE option would be likely to result in a minor positive effect on this SA Objective, comprised of direct and temporary impacts, primarily due to the location of sustainable transport modes in relation to the location of new homes.												
		Т	LT	IR	Н	++	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11. Housing	This SUE of				1 new dwellin	gs, including a v	aried mix which would be a significant contribution	n towards satisfying Bradford's					
12. Accessible Services		Т	LT	IR	M	++	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					

Appendix E – Appraisal of SUEs

SA Objective	Baseline trend		P/D)/R/L		Overall score	Mitigating or enhancing Local Plan policies	Mitigation Code(s)					
	and takeav	ways are I	ocated appi	roximatel	y 500m to the		rvices. Local services including a convenience so west of the site on Leeds Road. There are also cricket club.						
	It is expect Providing i	It is expected that in order to conform with Local Plan policies, the development at this location would incorporate necessary services, where viable. Providing new services and facilities is likely more viable with SUEs than it would be with smaller and non-strategic sites.											
		Т	LT	IR	Н	++	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13. Social Cohesion	The provision of up to 551 new dwellings here would situate new residents within the existing community of Thackley, but it is likely not of a scale that could distort the cohesiveness of this community, whilst also providing high-quality and affordable homes.												
		Т	LT	IR	М	+	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
14. Culture & Leisure	cricket clul Idle Recre Swimming	b (300m fration Grou Pool, it is n at this st	om site), a und (830m s located app age if new o	dance sto south of to proximate	udio (580m fro he site) and E ely 2.2km sou	om site), a golf d Baildon Recreation th east of the site	d leisure spaces, including Thackley AFC (immeditiving range (560m north west of the site), playing the Centre (2.9km north east of the site). The near earlier was cultural spaces, including public house reporated into the development, although Local P	g fields (1.5km from site), the rest swimming pool is Eccleshill es, are at accessible locations. It					
		Р	LT	IR	Н	0	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15. Safe & Secure	However, in rate. New of natural s	it is expec high-quali surveilland	ted that the ty developm ce that could	developo nent that d help to	ment would co is safe and se combat the ris	onform with Loca ecure that regene	I be likely to increase rates of crime at the site in al Plan policies that help to improve safety and separates the local area, enhances community interate local area. It could therefore counteract the effectly.	curity and reduce the crime ctions and enables high rates					
		Т	LT	IR	М	+	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
	The nearest medical centre is Idle Medical Centre, which is approximately 1km south of the site's southern perimeter. The new residents would be within 2.5-3km of the nearest hospital, Eccleshill Community Hospital.												
16. Health	Residents would have good access to semi-natural habitats and the countryside via the PRoW network, and would also be within 1.5km of the nearest sports fields and leisure.												
							ct on this SA Objective, comprised of temporary, eenspaces in relation to this SUE option.	long-term and direct impacts					
		Т	LT	IR	М	++	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b, 17c					
17. Education	of England	d Primary	School (625	m to the	south west).	The nearest seco	imary schools are Thackley Primary School (445 ondary school is Immanuel College (520m to the astructure, if any.	m to the south) and Idle Church south east). However, no					
			•				w students, and a new school may be required in						
						tive is considere provided onsite	d to be major positive due to the proximity of edu .	cation facilities to the site.					

Appendix E – Appraisal of SUEs

	SA Objective	Baseline trend	P/D/R/L				Overall score	Overall score Mitigating or enhancing Local Plan policies Mitigation Co				
			Т	LT	IR	М	++	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
,		All residents would be within 750-900m of the Shipley employment zone and within 4km of the Canal Road employment zone. One town centre (Shipley), one district centre (Five Lane Ends) and one local centre (Idle), are within 3km of the site. The construction of 551 new dwellings would provide a temporary boost to employment opportunities in the local construction sector. Overall, this SUE option would be likely to have a major positive effect on this SA Objective, comprised of direct, temporary and long-term impacts, primarily due to the accessibility of employment opportunities for residents here.										
			Т	LT	IR	M	+	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a			
,	9. Economy	Development at the site could provide a boost to the vitality of the local area. It would also facilitate the establishment of new businesses and enterprises. The construction of up to 551 new dwellings would provide a temporary boost to the local construction sector followed by a long-term increase in the local potential customer and employee pool for local businesses. Development at the site would be unlikely to have a discernible effect on Bradford's tourism or cultural offering.										
								on this SA Objective, comprised of direct, long-te ith new construction work and new residents.	erm and temporary impacts,			