Airedale

Sites Assessments

Contents

Airedale	1
Sites Assessments	1
Baildon	5
BA/002, Stubbings Road	6
BA/005A, West Lane (1)	8
BA/008B, Cliffe Lane West	10
BA/011, Green Lane	12
BA/022, Meadowside Road, West of Baildon CE Primary School	14
BA/023A, West Lane (2)	16
BA/005, West Lane (1)	18
BA/010, Tong Park	20
BA/023, West Lane (2)	22
BA/007, Ferniehurst Farm	24
BA/028, Silson Lane	26
BA/004, The Rowans	28
Bingley	30
BI/005, Coolgardie Keighley Road	32
BI/008, Sty Lane	34
BI/011, Greenhill Barn, Lady Lane	36
BI/013a, West of Heights Lane, Eldwick	38
BI/026, Crosley Wood Road	40
BI/038, Marley Court	42
BI/040, Whitley Road	44
BI/059, West of Heights Lane, Eldwick	46
EM34 – John Escritt Road, Bingley	48
EM61 – Dowley Gap Lane	50
EM100 – Castlefields Road	52
BI/006, Keighley Road, Crossflatts	54
BI/055, 110 Main Street	56
Cottingley	58
CO/002, Marchcote Lane	59
CO/001A, Land off Cottingley Cliffe Road	61
CO/010, Cottingley Moor Road	63
CO/011, Cottingley Cliffe Road	65
East Morton	67
EM/007, High Stead, Street Lane	68
EM/002, Morton Lane	70
EM/004, Street Lane	72
EM/005, Cliff Delph, Morton Lane	74

EM/009, Morton Lane	76
EM/010, Land off Hawthorne Way	78
EM/012, Carr Lane	80
Keighley	82
KY/003A, Hollins Lane	85
KY/009A, Black Hill Lane	87
KY/012, Whinfield Drive	89
KY/015, Braithwaite Avenue	91
KY/017, North Dean Road	93
KY/019, Holme Mill Lane	95
KY/021B, Wheathead Lane	97
KY/022, Higher Wheathead Farm	99
KY/024B, Former Bronte School Playing Fields	101
KY/025, Exley Road/Oakworth Road	103
KY/027, Devonshire Mill, West Lane	105
KY/029a, Keighley Road, Exley Head	107
KY/029b. Keighley Road, Exley Head	109
KY/043, Bradford Road, Riddlesden	111
KY/046, Carr Bank, Riddlesden	113
KY/047, Carr Bank, Riddlesden	115
KY/049, Bradford, Riddlesden	117
KY/054, Moss Carr Road, Long Lee	119
KY/056, Moss Carr Road, Long Lee	121
KY/057, Redwood Close	123
KY/059, Parkwood Rise	125
KY/060, Parkwood Rise	127
KY/064, The Walk	129
KY/065A, Marriner Road	131
KY/069A, Hainworth Road	133
KY/070/071, Hainworth Wood Road	135
KY/073, Hainworth Lane/ Halifax Road	137
KY/075, Staveley Way, Keighley	139
KY/081, Woodhouse Road, Keighley	141
KY/083, Beck Street/Bridge Street	143
KY/092, Cark Road, Keighley	145
KY/099, James Street East	147
KY/101, Parkwood Rise	149
KY/125, Former Branshaw School	151
KY/133, Land Off Golden View Drive, Thwaites	153
KY/134A, Long Lee Lane	155

	KY/136, Former Ingrow Corn Mill	. 157
	KY/138, Worthville Farm, Dawson Avenue	.159
	KY/158, Bradford Road	.161
	KY/159A, The Bungalow, Harden Road, Long Lee	.163
	KY/164A, Ryan Grove	.165
	KY/167, Grange Street	. 167
	KY/172, Parson Street, Keighley	.169
	KY/175, Former Mortuary, Skipton Road	. 171
	KY/182, Land at Woodville Road	.173
	KY/183, Former Site of Sandbeds Methodist Church, Swine Lane	. 175
	EM31, Beechcliffe	. 177
	EM32, Bradford Road	. 179
	KY/009, Black Hill Lane	. 181
	KY/021, Wheathead Lane	.183
	KY/105, Harewood Hills Farm	. 185
	KY/151, Long Lee Lane	. 187
	KY/002, Hollins Lane, Utley	. 189
	KY/028, Devonshire Street	. 191
	KY/053, Thwaites Brow Road	. 193
	KY/095, Woodville Road, Spring Gardens Lane	. 195
S	ilsden	. 197
	SI/001, North Dene Road	. 198
	SI/004A, Bolton Road / Brown Bank Lane	. 200
	SI/008, Woodside Road	. 202
	SI/013, Sykes Lane	. 204
	SI/020, Keighley Road	. 206
	SI/023, Aire View Infants School, Elliot Street	. 208
	SI/024, Hothfield Junior School, Norton Street	.210
	SI/027, Dradishaw Road	.212
	EM76, Hainsworth Road	.214
	SI/003, Brown Bank Lane	.216
	SI/004, Bolton Road / Brown Bank Lane	.218
S	teeton with Eastburn	. 220
	ST/023, Rear of Holly Fold	. 221
	ST/001A, Summerhill Lane	. 223
	ST/002, Aireburn Avenue	. 225
	ST/010b, West of Green Lane	. 227
	EM78, Lyon Road	. 229
	ST/001, Summerhill Lane	. 231
	ST/007, Lyon Road	.233

Baildon

- 1.1.1 Six potential Preferred Options housing sites have been identified within Baildon.
- 1.1.2 Significant beneficial effects have been identified in relation to transport (SA Objective 10) for site BA/011, in relation to health (SA Objective 16) for sites BA/008B and BA/011 and in relation to education (SA Objective 17) for sites BA/002, BA/005A and BA/023A.
- 1.1.3 Site BA/011 is the only site that was identified as likely to give rise to significant beneficial effects in relation to two SA objectives (SA Objective 10- Transport and SA Objective 16- Health.
- 1.1.4 Significant adverse effects have been identified in relation to land and buildings (SA Objective3). This is due to the loss of >0.4ha of greenfield land.
- 1.1.5 All sites have scored negatively (major) in relation to the biodiversity and geodiversity SA Objective 6. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is related to potential recreation impacts.
- 1.1.6 All sites apart from site BA/011, which was allocated a minor negative effect, were considered to bring about minor beneficial effects in relation to climate change resilience (SA Objective 4). This is due to the slight elevated flood risk at the south-eastern corner of site BA/011.
- 1.1.7 Minor beneficial effects were identified in relation to accessible services (SA Objective 12) for sites BA/008B, BA/011 and BA/022 whilst minor negative effects were identified for the rest of the sites.
- 1.1.8 Likely effects on cultural heritage (SA Objective 8) were categorised as neutral for BA/022 whilst the rest of the sites were assigned a minor negative effect.
- 1.1.9 In Baildon there are also three Discounted sites (BA/004, BA/007 and BA/028) and three Alternative sites (BA/005, BA/010 and BA/023), which are assessed below.

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

PO ref	Site		SA Objective																	
FO IEI	ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
BA1/H	BA/002	-	-		+	-		-	-	-	+	+	-	+	+	+/-	+	++	+	+
BA3/H	BA/005A	-	-		+	-		-	-	-	+	+	-	+	+	+/-	+	++	+	+
BA5/H	BA/008B	-	-		+	-		-	-	-	+	+	+	+	+	+/-	++	+	+/-	+
BA6/H	BA/011	-	-		-	-		-	-	-	++	+	+	+	+	+/-	++	+	+	+
BA1/H	BA/022	-	-		+	-		-	0	-	+	+	+	+	+	+/-	+	+	+	+
BA2/H	BA/023A	-	-		+	-		-	-	-	+	+	-	+	+	+/-	+	++	+	+

Key:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/002, Stubbings Road	0.78	Field with trees	Greenfield	5 dwellings	Preferred Option: BA1/H

Summary of assessment for BA/002:

This site could deliver a major positive effect for residents on the education SA Objective, as a result of being within the target distance for both primary and secondary education facilities. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of new development taking place on a 100% greenfield site, its proximity to a Local Wildlife Site (LWS) which is also an area of Ancient Woodland and Priority Habitat, and the presence of a TPO protected woodland and a TPO protected tree onsite.

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

		Effect on	SA Objectiv	ve .							
SA Objective	Baseline trend			Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
3 Land & Buildings	a built-u	ment wou p residenti s with a sa	al area, th	ne ALC Gra	f a large (> ide at the s	0.4ha) g site is Gr	reenfield site. While, the site is primari ade 3, which could potentially include I	ly situated within BMV soils. Site			
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e			
resilience	Site is in FZ1 and at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.										
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	water qu	ality. Site	is not with		. Developr	nent at tl	site boundary. Development here could the site would be expected to result in a levels.				
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	also red Southern an area	uce local en perimete of deciduc New deve	t here. New development at this open of LWS, which is also an area of Ancient ected woodland, and a TPO protected sing indirect adverse effects on these s	Woodland and tree, are within							
		A Screenir	hus canno	ot be ruled	out at this	stage.	ificant effects on the South Pennine Mo	oors SPA/SAC			
	are trigg	A Screenir ered and t -	hus canno P	ot be ruled LT	out at this IR	stage. M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	oors SPA/SAC			
7 Landscape & townscape	Develop National greenfie is locate the local east and	A Screenir ered and to a ment at the Parks or a don the e townscap I west bou	hus cannot P is location AONBs. He tains GI edge of Green and land and aries, we have the cannot be and the cannot be an accountable to the cannot be accountable to the cannot be an accountable to the cannot be	ot be ruled LT would not lowever, re elements, so een Belt lardscape chawhich would	out at this IR result in a sidential duch as a Tend. Reside aracter. The below to line.	stage. M discernil evelopm PO prote ntial dev e site is a nit the m	SP2, EN1, EN3, EN5, EN6, DS2, DS3 ble effect on any landscape designatio ent at this site would result in the loss o ected woodland, of potentially high visu elopment at this site would therefore b adjacent to existing residential built for agnitude for potential effects, but at thi not be ruled out.	7a, 7b n, including of open lal amenity, and it e likely to alter m on its north,			
Landscape & townscape	Develop National greenfie is locate the local east and adverse	A Screenir ered and to a ment at the Parks or a don the e townscap I west bou effect on the end of the townscap I west bou effect on the end of the townscap I west bou effect on the end of the townscap I west bou effect on the end of the townscap I west bou effect on the end of the townscap I west bou effect on the end of the en	hus canno P is location AONBs. H tains GI e dge of Gro e and lan- ndaries, w the local la	ot be ruled LT would not lowever, replements, sieen Belt landscape charten would andscape at LT	out at this IR result in a sidential de uch as a T nd. Reside aracter. The I help to lin und townsc	stage. M discernil evelopm PO prote ntial dev e site is a nit the m ape can	SP2, EN1, EN3, EN5, EN6, DS2, DS3 ble effect on any landscape designatio ent at this site would result in the loss exceed woodland, of potentially high visuelopment at this site would therefore badjacent to existing residential built for agnitude for potential effects, but at thinot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3	7a, 7b In, including of open all amenity, and it e likely to alter m on its north, s stage a minor			
Landscape & townscape 8 Cultural	Develop National greenfiel is locate the local east and adverse The site effects o	A Screenir ered and to a ment at the Parks or a ld that cond on the e townscap I west bou effect on the latter of	hus cannot P is location AONBs. Hotains GI edge of Groe and landaries, whe local landaries are considered are considered.	ot be ruled LT would not lowever, recen Belt landscape charmondscape a LT aire WHS Besidered to be	out at this IR result in a sidential de uch as a T nd. Reside aracter. The thelp to lin and townsc IR suffer Zone be unlikely,	stage. M discernil evelopm PO prote ntial dev e site is a nit the m ape can M . The WI due to t	SP2, EN1, EN3, EN5, EN6, DS2, DS3 ble effect on any landscape designatio ent at this site would result in the loss exceed woodland, of potentially high visu elopment at this site would therefore badjacent to existing residential built for agnitude for potential effects, but at thinot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 HS is approximately 340m south of the topography and the presence of exibe ruled out at this stage.	7a, 7b In, including of open ital amenity, and it e likely to alter m on its north, s stage a minor 8a, 8b e site. Whilst			
Landscape & townscape 8 Cultural	Develop National greenfie is locate the local east and adverse The site effects o between	A Screenir ered and to a ment at the Parks or a ld that cond on the e townscap I west bou effect on the lates within the WHI the site a	hus cannon P is location AONBs. He tains GI edge of Green and landaries, with elocal last P in the Salta S are considered the WH	ot be ruled LT would not lowever, re elements, si een Belt lar dscape cha which would andscape a LT aire WHS B sidered to b HS, a negar	out at this IR result in a sidential duch as a T and. Reside aracter. The help to lin and townsc IR suffer Zone be unlikely, tive impact	stage. M discernil evelopm PO prote ntial dev e site is a nit the m ape can M . The Wi due to t cannot	SP2, EN1, EN3, EN5, EN6, DS2, DS3 ble effect on any landscape designatio ent at this site would result in the loss exceed woodland, of potentially high visu elopment at this site would therefore be adjacent to existing residential built for agnitude for potential effects, but at thinot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 HS is approximately 340m south of the topography and the presence of exibe ruled out at this stage. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	7a, 7b n, including of open ial amenity, and it e likely to alter m on its north, s stage a minor 8a, 8b e site. Whilst isting built form 9a – 9d			
Landscape &	Develop National greenfier is locate the local east and adverse The site effects of between Develop construct While the	A Screenir ered and to a ment at the Parks or a ld that cond on the e townscap I west bou effect on the latter and the WH the site a ment at the streen and on the CAZ has	hus cannot P is location AONBs. He tains GI edge of Grue and landaries, whe local landaries are consumed the WHE P is site woo ccupation is not been	ot be ruled LT a would not lowever, re elements, si een Belt lar dscape cha which would andscape a LT aire WHS B sidered to b HS, a negar LT uld be likely of new hor formalised	out at this IR result in a sidential duch as a T and. Reside aracter. The help to linund townscular IR suffer Zone or unlikely, tive impact IR I to increase and the linund townscular IR I to the deve	stage. M discernilevelopm PO protential development e site is another in the mape cannot in the windle to the cannot in the windle associopment.	SP2, EN1, EN3, EN5, EN6, DS2, DS3 ble effect on any landscape designatio ent at this site would result in the loss exceed woodland, of potentially high visu elopment at this site would therefore badjacent to existing residential built for agnitude for potential effects, but at thinot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 HS is approximately 340m south of the topography and the presence of exibe ruled out at this stage. SP7, SP9, SP15, TR2, TR6, EN8, EN9,	7a, 7b n, including of open ual amenity, and it e likely to alter m on its north, s stage a minor 8a, 8b e site. Whilst isting built form 9a – 9d evels due to the hold pollution.			

		Effect on	SA Objectiv	/e									
SA Objective	Baseline trend	Score of effect Between General Between Genera		Duration Reversibility		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	The near	rest railwa	y station,	Saltaire, is	750m sou	th. Pede	which have an hourly service from 7a strian and bicycle access of the site is is a general lack of designated cycle p	sufficient,					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO9, HO10	11a					
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on												
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
services		Site is a predominantly residential with somewhat limited access to key services, residents would need to travel up to 1.4km north-east into the centre of Baildon to access services and amenities to satisfy their daily needs.											
13 Social cohesion	interaction	on, withou	t the deve		eing of a so	ale that i	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 inity, encouraging participation and commay put pressure on local services and	mmunity					
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure		Site would have good access to a range of culture and leisure opportunities in highly accessible locations in Baildon, including pubs, cafes, and outdoor leisure spaces.											
15 Safe & secure	location new dev	where the elopment	re are cur could pote	rently none	e, and so a ance comr	n increas munity co	SP1, SP3, SP4, SP16, H09, DS5, C02 oduce new potential targets and victim se in crime at the site cannot be ruled on othesion and wellbeing, or increase nation	out. However,					
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	distance Resident outdoor	Site is 1.5km west of the nearest GP surgery, Cliffe Avenue Medical Practice, putting it outside the target distance. Site is 4.2km north of a general hospital, Bradford Royal Infirmary. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of these developments.											
17 Education				LT Glenaire F 414m sout			SP6, SP14, SP16, EC3, DS5, CO2 14m south-east of the site. The neares	17a – 17c st secondary					
18 Employment	Site wou opportun	+ ld provide ities in the	P residents e centres o	LT with good of Shipley a	IR access to and Baildor	H a broad i n, includi	SP6, SP14, SP16, EC1, EC2, EC3, EC4 range of high quality and diverse empl ng the Shipley Employment Zone appareds the regional city in the south.						
19 Economy	The cons	+ struction a creasing th	P and occupa	LT ation of nev	IR w homes c	H ould have	SP6, SP14, SP16, EC1, EC2, EC3, EC4 e a minor beneficial impact on the loca and enhancing the pool of potential er						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/005A, West Lane (1)	1.77	Vacant field	Greenfield, Green Belt	46 dwellings	Preferred Option: BA2/H

Summary of assessment for BA/005A:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land._This site could deliver a major positive effect for residents on the education SA Objective, as a result of being within the target distance for both primary and secondary education facilities.

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

Minor adverse effects are predicted for the sites impact on the water resources SA Objective due to the presence of a small stream adjacent to the site's perimeter which could be impacted by the construction and occupation of this site.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of new development taking place on a 100% greenfield site and Green Belt land, and an area of TPO woodland adjacent to the site. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas.

		Effect on S	A Objec	ctive				Mitigation code(s)			
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings							4ha) greenfield site. ALC Grade at the site vith a sandstone MSA.	is Grade 3, which			
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	esilience sill F21 and is not at risk of surface water hooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.										
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	water qua		not wit	thin a GS	PZ. Deve	elopme	western perimeter. Development here coul nt at the site would be expected to result ir ting levels.				
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Eastern and western perimeters of the site adjoin with areas TPO protected woodland and trees. New development here could indirectly adversely affect this woodland. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC at triggered and thus cannot be ruled out at this stage.											
7 Landscape & townscape	National I and Gree character The site i however towards I	Parks or A0 n Belt land : New deve s adjacent developme	ONBs. that like lopme to existent at the arm and arm arm and arm	However sely make nt here wating residies site is dealldor	, resident es a posity ould the ential buil likely to a Moor. A	tial devictive con refore bilt form, affect o	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designatelopment at this site would result in the lost attribution towards the local landscape and the likely to alter the local townscape and law which would help to limit the magnitude for pen views from existing properties along Walt, at this stage a minor adverse effect on	s of open greenfield ownscape ndscape character. or potential effects, lest Lane looking			
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	There is an area of archaeological interest approximately 400-500m from the northern site perimeter. The nearest Scheduled Ancient Monument is approximately 300-400m north-east of the site. There is also a cluster of Scheduled Ancient Monuments to the north-west of the site, within the area of archaeological interest. Development at this site would potentially adversely impact upon archaeology and the setting of these sensitive.										
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	9a – 9d			
9 Air quality	new hom		e expe	cted to re	sult in a	minor i	H09 It on an AQMA or CAZ. The construction are necessed in air pollution in relation to existing the period of the construction are necessarily and the construction are necessarily as a second of the construction and the construction are necessarily as a second of the c	nd occupation of			
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			

		Effect on S	A Objec	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
	nearest ra		on, Sal	taire, is 1	.1km sou	ıth. Site	ne, which have an hourly service from 7am e is very accessible for pedestrians and cyc				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types and the minim	l tenures of num criteria	the ho	ousing pro cies HO4	ovided be and HO	ing in I 5 (10 o	ds satisfying Bradford's housing needs, dep ine with the Local Plan policies. The develor more homes, or an area of more than 0.5 to reflect local need.	opment would meet			
12 Accessible		•	Р	LT	IR	Ή	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
services		north-east	into the	e centre c	of Baildon	to acc	mited access to key services, residents wor ess services and amenities to satisfy their	daily needs.			
40.0		+	<u>P</u> .	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	Site would have good access to a range of culture and leisure opportunities in highly accessible locations in Baildon, including a pub, church and outdoor leisure spaces.										
		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a			
15 Safe & secure	location v developm	vhere there	are cu ootentia	irrently no ally enhai	one, and nce comn	so an i	Ild introduce new potential targets and victi ncrease in crime at the site cannot be ruled cohesion and wellbeing, or increase natura	l out. However, new			
	00 00 01.0	+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	Site is 4.6 Residents outdoor e	Skm north on the site	of a ger would d comr	neral hos have go nunity en	pital, Brad od acces	dford R s to a c	venue Medical Practice, putting it outside the oyal Infirmary. diverse range of semi-natural habitats with the hould improve both physical and mental I	opportunities for			
17 Education	second n	earest prim	ary scl	nool Gler	naire Prim	ary Sc	SP6, SP14, SP16, EC3, DS5, CO2 Irsery school is located 330m to the east of hool is 523m south from the site. The near	17a – 17c the site. The est secondary			
	school Ti	tus Salt Sc	hool is	located a		0m sou	uth-west from the site.	10- 40b			
18 Employment	opportuni	ties in the	centres	of Shiple	ey and Ba	aildon, i	SP6, SP14, SP16, EC1, EC2, EC3, EC4 proad range of high quality and diverse em including the Shipley Employment Zone ap d towards the regional city in the south.				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		easing the					ld have a minor beneficial impact on the loc rvices and enhancing the pool of potential				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/008B, Cliffe Lane West	0.63	Unused former playing field and school playground	Site is predominantly greenfield. An area of the site is an old outdoor sports court /playground for former school representing made ground.	20 dwellings	Preferred Option: BA3/H

Summary of assessment for BA/008B:

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of new development taking place on a predominantly greenfield site.

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

The site falls within the buffer zone of the Saltaire WHS. The WHS is just over 1km south-west of the site and so effects on the WHS may be unlikely. However, this may need to be a consideration of any planning application at the site.

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

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

		Effect on S	SA Objec	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e		
3 Land & Buildings	appears t	evelopment would result in the loss of a large (>0.4ha) greenfield site. However, just under half of the site opears to be an old outdoor sports court representing made ground. Site coincides with a sandstone MSA. ALC rade at the site is 'Urban' i.e. does not contain BMV soils.								
4 Climate change	J	+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
resilience	Site is in	FZ1 and is	not at	risk of surfac	e water	floodir				
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources				a GSPZ and rincrease in			00m of a surface waterbody. Development ption.	at the site would		
6			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9 and, some of which is TPO protected. Deve	6a – 6h		
& geodiversit y	site would be likely to lead to a reduction in biodiversity and local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SA triggered and thus cannot be ruled out at this stage.									
7		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
Landscape & townscape	open spa	ces and vis	sually a		element		area of existing built form but would also re development at this site would therefore b			
•		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	Development at this site would not impact on a Conservation Area. One Grade II Listed Building, Ferniehurst Farm, is 120m south of the site. It is likely that the development of this agricultural greenfield site would alter the setting of this sensitive heritage asset. The site falls within the Saltaire WHS Buffer Zone. Whilst effects on the WHS are considered to be unlikely, due it being approximately 1km south west of the site and due to the topography and the presence of existing built form between the site and the WHS, this may need to be a consideration of any planning application here.							would alter the pe unlikely, due to existing built		
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
9 Air quality	construct	ion and oc	cupatio	n of new hon	nes and	the as	r pollution at the site in relation to existing I sociated transport movements and housel within the CAZ, which is approximately 550	old pollution.		
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
10 Transport		The site is					services. The nearest railway station is 1.2 d cyclists although there is a lack of design				
		+	Р	LT	IR	Н	HO1 – HO7	11a			
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.										
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
services					and the	se alor	f services and amenities in highly accessibing the A6038.	_			
40.0	0:1-	+	<u>Р</u>	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	interactio	n, without 1	the dev	dents within relopment be numinity and	ing of a	ting cor scale t	mmunity, encouraging participation and conthat may put pressure on local services and	nmunity d facilities or could			
14 Culture		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
& leisure	Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations in the centre of Shipley, the centre of Baildon and those along the A6038, including pubs, restaurants, and churches.										
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location v developm	where there	e are ci potentia	irrently none	, and so commo	an inc	introduce new potential targets and victime rease in crime at the site cannot be ruled of the hesion and wellbeing, or increase natural s	out. However, new			
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b			
16 Health	Avenue S Infirmary semi-natu	Surgery (to (4.2km to t ural habitat	the not the sou s with o	rth). Site is wath west). The opportunities all and menta	vithin the e site we for oute I health	e 8km t ould pro door ex	ng Windhill Green Medical Centre (to the so arget distance of a general hospital, Bradfo ovide new residents with good access to a ercise and community engagement opport residents of these developments.	ord Royal diverse range of unities, which			
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education		0m south-6 3 1.5km to			nary an	d Nurse	ery School. The nearest state secondary so	chool, Titus Salt			
	SCHOOL, IS	+/-	P	δι. IT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employme nt	opportuni 375m sou	d provide r ties in the ith of the s the extent	nearby ite, as	centres of S well as slight	lent acc hipley a ly furthe	ess to a and Bai er afield	a broad range of high quality and diverse eldon, including the Shipley Employment Zod towards the regional city in the south. Hound could impact on employment opportunity	mployment ne approximately wever, it is			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	as by incomession as businessed could end	reasing the es. An impl courage fur	demai roveme ther inv	nd for local gent in the buil ward investm	v homes loods ar t enviro nent to h	nd serv nment nelp tac	have a minor beneficial impact on the loca ices and enhancing the pool of potential er could lead to an improved attractiveness to kle local deprivation. However, it is uncertal agricultural economy.	l economy, such nployees for local o the area, which			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/011, Green Lane	1.23	Large private greenfield surrounded by trees	Greenfield	30 dwellings	Preferred Option: BA4/H

Summary of assessment for BA/011:

This site could deliver a major positive effect for residents on the health and transport SA Objectives, as a result of being within the target distance for all necessary health facilities as well as being within the target distance of bus stops and a railway station (in Shipley).

Minor adverse effects were predicted for most natural environment themed SA Objectives, primarily as a result of new development on a greenfield site. There site is in proximity to a CAZ and so could make achieving air quality improvements there more difficult.

The site falls within the buffer zone of the Saltaire WHS. The WHS is just over 500m south-west of the site and effects on the WHS are largely uncertain but a negative effect cannot be ruled out at this stage. This may therefore need to be a consideration of any planning application at the site.

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

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

		Effect on S	A Objec	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d				
Buildings							BMV soils. Site does not coincide with an					
	would res	sult in the ic	oss (>0.			te and	therefore would not be an efficient use of SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3,	land resource.				
4 Climate		-	Р	LT	IR	М	5P8, 5P9, 5P10, 5P15, HO9, EN1, EN2, EN3, FN7	4a – 4e				
change	The sout	n-east corn	er of th	e site slic	htly over	rlaps wi	th land in FZ2 and FZ3a. Site has a very	limited extent of land				
resilience		at a low risk of surface water flooding.										
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							oximately 80m north of the River Aire at it	ts closest point.				
100001000	Developr	nent at the					minor increase in water consumption.	T 0 0				
	C:45 is 20		P	LT	IR Vand on	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity		Site is 30m south east of Fairbank Wood, an area of Ancient Woodland comprised of broadleaved priority habitat and is designated as an LWS. Development at this greenfield site, could lead to a reduction in biodiversity and										
&		local ecological connectivity.										
geodiversity					antified th	at likalı	y significant effects on the South Pennine	Moore SDA/SAC are				
		and thus c					y significant effects on the South Femiline	WOODS OF AVOAC AIC				
	inggerea	-	P	LT	IR	M M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
	Developr	nent at this					in area of existing built form but would als					
7 Landscape							w development at this site would be likely					
& townscape							large greenfield site with high visual amer					
							and sense of place					
		-	Р	LT	IR	L						
8 Cultural		4 -44					SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
O Oditulai						a Liste	d Building or Conservation Area. The site	falls within the				
heritage		VHS Buffer	Zone,	which is	575m we	a Liste	d Building or Conservation Area. The site e site. Whilst effects on the WHS are con-	falls within the sidered to be				
heritage	unlikely,	VHS Buffer due to the t	Zone, opogra	which is phy and	575m we the prese	a Liste	d Building or Conservation Area. The site	falls within the sidered to be				
heritage	unlikely,	VHS Buffer	Zone, opogra	which is phy and	575m we the prese	a Liste	d Building or Conservation Area. The site e site. Whilst effects on the WHS are conexisting built form between the site and the	falls within the sidered to be				
heritage	unlikely,	VHS Buffer due to the t	Zone, opogra	which is phy and	575m we the prese	a Liste	d Building or Conservation Area. The site e site. Whilst effects on the WHS are conexisting built form between the site and the SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	falls within the sidered to be				
heritage	unlikely, o	VHS Buffer due to the t annot be ru	Zone, opogra ed out P	which is phy and at this sta	575m we the prese age.	a Liste est of th ence of M	d Building or Conservation Area. The site e site. Whilst effects on the WHS are conexisting built form between the site and the SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	falls within the sidered to be e WHS, a negative				
	unlikely, o impact ca	VHS Buffer due to the tannot be ruled annot be rule	Zone, opogra ed out P	which is phy and at this stand LT ould be like	575m we the prese age. IR kely to ind	a Liste est of the ence of	d Building or Conservation Area. The site e site. Whilst effects on the WHS are consexisting built form between the site and the SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing	falls within the sidered to be the WHS, a negative 9a – 9d and levels due to the				
	unlikely, o impact ca	VHS Buffer due to the tannot be rule - nent at this ion and occ	Zone, opogra ed out P site wo	which is phy and at this stand LT ould be like of new	in the present the	a Liste est of the ence of M crease nd the	d Building or Conservation Area. The site e site. Whilst effects on the WHS are consexisting built form between the site and the SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing associated transport movements and hour	falls within the sidered to be see WHS, a negative 9a – 9d ng levels due to the sehold pollution.				
heritage 9 Air quality	Developr construct Site could	VHS Buffer due to the tannot be rule - nent at this ion and occ	Zone, opogra ed out P site wo	which is phy and at this stand LT ould be like of new	in the present the	a Liste est of the ence of M crease nd the	d Building or Conservation Area. The site e site. Whilst effects on the WHS are consexisting built form between the site and the SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing	falls within the sidered to be the WHS, a negative 9a – 9d and levels due to the sehold pollution.				
	unlikely, o impact ca	VHS Buffer due to the tannot be rule - nent at this ion and occidalso poter	Zone, opograded out P site working site working intially in	which is phy and at this stand LT ould be like n of new ncrease t	575m we the prese age. IR kely to inchomes a raffic mo	a Liste est of the ence of M crease and the event	d Building or Conservation Area. The site e site. Whilst effects on the WHS are consexisting built form between the site and the SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing associated transport movements and hours within the CAZ, which is approximately	falls within the sidered to be see WHS, a negative 9a – 9d ng levels due to the sehold pollution. 125m south of the				
	Developr construct Site could	VHS Buffer due to the tannot be rule - nent at this ion and occ	Zone, opogra ed out P site wo	which is phy and at this stand LT ould be like of new	in the present the	a Liste est of the ence of M crease nd the	d Building or Conservation Area. The site e site. Whilst effects on the WHS are consexisting built form between the site and the SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing associated transport movements and hour	falls within the sidered to be the WHS, a negative 9a – 9d and levels due to the sehold pollution.				
9 Air quality	Developr construct Site could site.	VHS Buffer due to the tennot be ruled annot be ruled annot be ruled annot be ruled annot be ruled and be ruled and be ruled also poter the ruled annot be ruled annotation and be ruled and	Zone, opograled out P site wo cupation intially in	which is phy and at this state LT ould be like of new acrease to LT	F75m we the prese age. IR Rely to inchomes a raffic model.	a Liste est of the ence of M Crease nd the event	d Building or Conservation Area. The site e site. Whilst effects on the WHS are consexisting built form between the site and the SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing associated transport movements and hours within the CAZ, which is approximately SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	falls within the sidered to be see WHS, a negative 9a – 9d ng levels due to the sehold pollution. 125m south of the				
	Developr construct Site could site.	VHS Buffer due to the tennot be rule annot be rule rule rule rule rule rule rule rul	Zone, opograded out P site wo cupation initially in P of seven	which is phy and at this state LT could be like n of new acrease to LT call bus state which was the case to the ca	F75m we the prese age. IR Rely to inchomes a raffic more. IR Ops with	a Liste est of the ence of M Crease nd the evenent M frequer	d Building or Conservation Area. The site e site. Whilst effects on the WHS are consexisting built form between the site and the SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing associated transport movements and house within the CAZ, which is approximately SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 at services and is approximately 715m not	falls within the sidered to be see WHS, a negative 9a – 9d ng levels due to the sehold pollution. 125m south of the 10a – 10d rth of Shipley				
9 Air quality	Developr construct Site could site. Site is wir Railway S	VHS Buffer due to the tennot be rule annot be rule rule rule rule rule rule rule rul	Zone, opogra ed out P site wo cupation intially in P	which is phy and at this state LT buld be like not new accesse to the LT all bus state very accessed.	F75m we the prese age. IR Rely to inchomes a raffic more. IR Ops with	a Liste est of the ence of M Crease nd the evenent M frequer	d Building or Conservation Area. The site e site. Whilst effects on the WHS are consexisting built form between the site and the SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing associated transport movements and hours within the CAZ, which is approximately SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	falls within the sidered to be see WHS, a negative 9a – 9d ng levels due to the sehold pollution. 125m south of the 10a – 10d rth of Shipley				

		Effect on S	A Objec	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
		d make a m ypes as red					ls satisfying Bradford's housing needs, inc	uding a mix of					
40		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
12 Accessible services		Site would have excellent access to a diverse range of services and amenities in highly accessible locations in the centre of Shipley, the centre of Baildon and those along the A6038.											
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	interactio	n, without t ocal sense	he dev of com	elopment nmunity a	t being of and place	f a scale . Site is	community, encouraging participation and c e that may put pressure on local services a s within 100m of A6038, which would be lik cosure to air pollution and noise and visual	and facilities or could ely to impact on the					
14 Culture &		+/-	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure		in the cent					of culture and leisure opportunities in high lon and those along the A6038, including p						
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location v	vhere there	e are cu potentia	irrently no ally enha	one, and nce comr	so an i	ald introduce new potential targets and victing increase in crime at the site cannot be ruled cohesion and wellbeing, or increase natural	d out. However, new					
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	east). It is hospital, semi-nati	s also 1.1kr Bradford R ural habitat	m to the oyal In s with o	e south o firmary. T opportuni	f the Cliff The site v ties for o	e Aven vould pi utdoor e	ding the Windhill Green Medical Centre (60 ue Surgery. Site is within the 8km target di rovide new residents with good access to a exercise and community engagement oppose residents of these developments.	stance of a general diverse range of ortunities, which					
I		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17 Education							ool. The nearest state secondary school, Ti must be confirmed that these schools have						
	0	+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	opportun	ities in the	nearby	centres of	of Shipley	y and B	o a broad range of high quality and diverse aildon, including the Shipley Employment A d towards the regional city in the south.						
	TI.	+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	increasin business	g the dema es. An impr	and for overne	local goo nt in the	ds and s built envi	ervices ironmer	Id have a minor beneficial impact on the lo- and enhancing the pool of potential emplo at could lead to an improved attractiveness ackle local deprivation.	yees for local					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/022, Meadowside		Vacant			
Road, West of Baildon	2.16	greenfield	Greenfield, Green Belt	40 dwellings based on 35dph	Preferred Option: BA5/H
CE Primary School		containing trees and scrub		Soupri	Ориоп. ваз/н

Summary of assessment for BA/022:

Site is located in a high accessible area of Baildon being in proximity to a large number of local services, facilities, and transport links, including Baildon Railway Station.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of new development taking place on a 100% greenfield site, an area of TPO woodland adjacent to the site and 30m from a LWS. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

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

		Effect on S	SA Object	ive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Η	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
Buildings							field site. ALC Grades at the site include Gr Site coincides with sandstone and coal MS		
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience		FZ1 and is able surfac					ing. However, development could lead to ar		
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources		not coincide not c					100m of a surface waterbody. Developmen nption.	t at the site would	
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 e of some biodiversity value. New developr	6a – 6f	
6 Biodiversity & geodiversity	Western Park with such as t The site f site level identified	and easter Hawkswo hrough an alls within and consu	n perime rth Sprin- increase a SSSI II Itation w significal ge.	eters of the g Wood I in recrea mpact Ri ith Natura nt effects	ne site ad LWS. Ne ational di sk Zone. al Englan on the S	join TP w deve sturbar Furthe d unde outh P	r consideration of the likely risks should be ertaken if necessary. The HRA Screening pr ennine Moors SPA/SAC are triggered and t	y affect the LWS, undertaken at the ocess has hus cannot be	
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site would result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, and it would therefore be likely to alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.								
	landscap								
8 Cultural		e and town	scape ca N/A	annot be N/A	ruled out N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	the local None	
8 Cultural heritage		e and town	scape ca N/A	annot be N/A	ruled out N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage ass	the local None	
heritage	Developr area.	e and town O nent at the	scape ca N/A site wou	annot be N/A Ild be unl LT	ruled out N/A ikely to h	H ave a o	SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage ass SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	None set or historic 9a – 9d	
	Developmarea. Developmes w	e and town O nent at the - nent would	N/A site would be not have beeted to	annot be N/A Ild be unl LT a a disce b result in	ruled out N/A likely to h IR rnible import a minor	H ave a of M pact on increas	SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage ass SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	None set or historic 9a – 9d ccupation of new	

		Effect on S	SA Object	ive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
	Baildon, i		uth. Ped	estrian a	nd bicycl		with a fairly infrequent service. The nearest ss of the site is good, although there is a ge			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	11a		
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.									
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		
Accessible services		The nearest area of services and amenities appears to be 600m south-east along Otley Road. Additionally, residents at the site would have good access to a range of services and amenities available in the centre of								
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	interaction	d situate no n, without to ocal sense	the deve	lopment	being of	sting co a scale	ommunity, encouraging participation and cor that may put pressure on local services and	nmunity d facilities or could		
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure							e and leisure opportunities in highly accessi utdoor leisure spaces (Baildon RUFC and J			
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	location w developm	vhere there	e are cur potential	rently no ly enhan	ne, and s ce comm	so an in unity c	d introduce new potential targets and victim crease in crime at the site cannot be ruled content of the conten	out. However, new		
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b		
16 Health	Site is 6.2 Residents Golf Club	2km north- s at the site in the imm	east of a e would h nediate v physical	general nave exc icinity, w and mer	hospital, ellent acc ith oppor ntal health	Bradfo cess to tunities of for the	aildon Medical Practice, putting it outside the rd Royal Infirmary. a diverse range of semi-natural habitats, income for outdoor exercise and community engage residents of the development.	cluding Bradford		
	,	+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
17 Education							ool, is immediately to the south-east of the college, is 2.4km south-east of the site.	site. The nearest		
18 Employment	opportuni	ties in the	centres l	Baildon, i	including	the Sh	SP6, SP14, SP16, EC1, EC2, EC3, EC4 road range of high quality and diverse emploipley Employment Zone approximately 820 regional city in the south.			
	55, 6	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy		easing the			ew home	es could	d have a minor beneficial impact on the loca vices and enhancing the pool of potential en	l economy, such		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/023A, West	2.89	Vacant greenfield	Greenfield, Green Belt	76 dwellings	Preferred Option:
Lane (2)	2.09	containing trees	Greenileid, Green Beit	70 dwellings	BA6/H

Summary of assessment for BA/023A:

This site could deliver a major positive effect for residents on the education SA Objective, as a result of being within the target distance for both primary and secondary education facilities. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of new development taking place on a 100% greenfield site and Green Belt land, and an area of TPO woodland adjacent to the site. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, educational facilities and employment areas.

		Effect on S	SA Objec	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings		nent would y include B						3, which could			
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e			
resilience		Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.									
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	quality. S		ithin a	GSPZ. D	evelopme	ent at th	perimeter. Development here could pose a ne site would be expected to result in a mir vels.				
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 be of some biodiversity value. New develo	6a – 6f			
6 Biodiversity & geodiversity	TPO woo there suc The site t site level identified	odland and th as through falls within and consu	trees a gh impa a SSSI Itation signific	re adjace acts on ro Impact F with Natu	ent too ar oot zones Risk Zone ıral Engla	nd withing. E. Furthound und	al ecological connectivity. In the site, which could be adversely affected or consideration of the likely risks should be lertaken if necessary. The HRA Screening Pennine Moors SPA/SAC are triggered and	e undertaken at the process has			
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National and Gree alter the would he views fro	Parks or Aon Belt land local towns lp to limit the mexisting	ONBs. I that co cape a ne mag propert	However ontains G nd lands fo nitude fo ies along	r, residen Il elemen cape cha r potentia Il West La	tial deve ts of po racter. Il effect ine look	scernible effect on any landscape designate elopment at this site would result in the lost otentially high visual amenity, and it would the site is adjacent to existing residential the site is adjacent to existing residential the site is likely king towards Hope Hill Farm and Baildon Marape and townscape cannot be ruled out.	s of open greenfield therefore be likely to built form, which y to affect open			
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	There is an area of archaeological interest approximately 400-500m from the northern site perimeter. The nearest Scheduled Ancient Monument is approximately 300-400m north-east of the site. There is also a cluster of Scheduled Ancient Monuments to the north-west of the site, within the area of archaeological interest. Development at this site would potentially adversely impact upon archaeology and the setting of these sensitive heritage assets. The site falls within the Saltaire WHS Buffer Zone. The WHS is approximately 700m south of the site. Whilst effects on the WHS are considered to be unlikely, due to the topography and the presence of existing built form between the site and the WHS, a negative impact cannot be ruled out at this stage										
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			

		Effect on S	A Object	tive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
	construct	ion and occ	cupatio	n of new	homes a	nd the	air pollution at the site in relation to existing associated transport movements and hous ts within the CAZ, which is approximately 8	ehold pollution.	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	nearest ra	hin 400m o ailway stati of designat	on, Sal	taire, is 1	.1km sou	uth. Site	ne, which have an hourly service from 7am e is very accessible for pedestrians and cyc	n until 6.30pm. The clists, although there	
	10 01 10011	+	P	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	11a	
11 Housing	types and the minim	l tenures o num criteria	f the ho of poli	ousing pro cies HO4	ovided be and HO	eing in I 5 (10 o	ds satisfying Bradford's housing needs, der ine with the Local Plan policies. The devel or more homes, or an area of more than 0.5 oto reflect local need.	opment would meet	
12	·	-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
Accessible services							mited access to key services, residents workess services and amenities to satisfy their		
100	0	+	Р.	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	interaction		he dev	elopment	being of	a scal	community, encouraging participation and c e that may put pressure on local services a		
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure							nd leisure opportunities in highly accessible leisure spaces.	e locations in	
		+/-	<u>Р</u>	LT	IR.	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	location w	vhere there	e are cu potentia	irrently no ally enhar	one, and nce comr	so an i	Ild introduce new potential targets and victi ncrease in crime at the site cannot be ruled cohesion and wellbeing, or increase natura	d out. However, new	
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	Site is 4.6 Residents outdoor e	Skm north on the site	of a ger would d comn	neral hosp have go- nunity en	oital, Bra od acces	dford R s to a c	Avenue Medical Practice, putting it outside oyal Infirmary. diverse range of semi-natural habitats with h could improve both physical and mental	opportunities for	
	residents	++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
17 Education		est primary School is					ol, is 690m south of the site. The nearest s	econdary school,	
18 Employment	opportuni	ties in the	centres	of Shiple	ey and Ba	aildon, i	SP6, SP14, SP16, EC1, EC2, EC3, EC4 proad range of high quality and diverse em including the Shipley Employment Zone ap d towards the regional city in the south.		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy		easing the					ld have a minor beneficial impact on the lorvices and enhancing the pool of potential		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/005, West Lane (1)	8.32	Vacant field	Greenfield, Green Belt	218 dwellings	Alternative

Summary of assessment for BA/005:

This site could deliver a major positive effect for residents on the education SA Objective, as a result of being within the target distance for both primary and secondary education facilities. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor adverse effects were predicted for the biodiversity and geodiversity SA Objective, primarily as a result of new development taking place on a 100% greenfield site and Green Belt land. Additionally, there are GI assets within the site boundary. Major adverse effects were predicted for the cultural heritage SA Objective, due to the site's proximity to several heritage assets, including Saltaire WHS, Listed Buildings, Conservation Areas and Scheduled Ancient Monuments (one within the site boundary). Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas.

		Effect on S	A Objec	tive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e		
Buildings	Development would result in the loss (>0.4ha) greenfield site. ALC Grade at the site is Grade 3, which could potentially include BMV soils. Site coincides with a sandstone MSA.									
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
resilience		FZ1 and is able surfac					ding. However, development could lead to a	an increase in		
5 Water	•	-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							ould be expected to result in a minor incre	ase in water		
100001000	consump	tion at this								
	01:	-	Р	LT	IR .	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	here coul perimeter within the could ind	ld reduce b rs of the sit site bound	iodivers e adjoir dary as ersely T	sity valuen with are well. The PO wood	at the sine as of TP ere are sed	te and to prote even TF	es and could be of some biodiversity value reduce local ecological connectivity. Easter ected woodland. There is a small patch of TPO trees within the site boundary. New devrees, especially if they were to be removed	n and western PO woodland elopment here		
	•	-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National and Gree character The site i however towards I	Parks or AG en Belt land r. New deve s adjacent developme	ONBs. that likelopme to existent at the	However, kely make nt here w ting resid is site is d Baildon	, residentes a posite ould there ould there ential builikely to a moor. A	tial devolve con refore be lt form, affect of s a res	scernible effect on any landscape designat elopment at this site would result in the loss tribution towards the local landscape and to likely to alter the local townscape and lar which would help to limit the magnitude fopen views from existing properties along Wult, at this stage a minor adverse effect on the	s of open greenfield bwnscape ndscape character. r potential effects, est Lane looking		
			Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	There is an Scheduled Ancient Monument within the site boundary (Cup marked rock 180m north of the covered reservoir at Baildon). There are a further seven Scheduled Ancient Monuments located on Baildon Moor, all approximately 1km of the site. The closest Listed Building is 500m south. There is also a collection of Listed Buildings approximately 1km north-east of the site, within the Baildon Conservation Area. Baildon Green Conservation Area is 500m south of the site. There is an area of archaeological interest approximately 300m from the northern site perimeter. Development at this large greenfield site could potentially result in an adverse alteration to the setting of these sensitive heritage assets. 1.5km south of the site is the Saltaire World Heritage Site and Conservation Area. Here there is also a cluster of Listed Buildings. Whilst effects on the WHS are considered to be unlikely, due to the topography and the presence of existing built form between the site and the WHS, a negative impact cannot be ruled out at this stage.									
	2. 00111	3 3 4 31111					SP7, SP7, SP9, SP15, TR2, TR6, EN8, EN9,			
		-	Р	LT	IR	M	DS4, HO9	9a – 9d		
9 Air quality	Development is unlikely to have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.									
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		

		Effect on S	A Objec	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	The near	Site is within 400m of several bus stops on Lucy Hall Drive, which have an hourly service from 7am until 6.30pm. The nearest railway station, Saltaire, is 1.1km south. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.										
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types and the minim	d tenures of num criteria	f the ho of poli	ousing pro cies HO	ovided be and HO	eing in I 5 (10 o	Is satisfying Bradford's housing needs, dep ine with the Local Plan policies. The develor more homes, or an area of more than 0.5 to reflect local need.	opment would meet				
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible services							esidents would need to travel up to 1.1km is satisfy their daily needs.	north-east into the				
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	interactio	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
4.4.0		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	Baildon (Site would have good access to a range of culture and leisure opportunities in highly accessible locations in Baildon (1.1km north east), including a pub and church. There is excellent accessibility to outdoor leisure spaces, including Baildon Bank, Baildon Green and Baildon Moor, all within 500m of the site.										
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location v	vhere there	are cu ootentia	irrently no ally enhai	one, and nce comr	so an i	Ild introduce new potential targets and victi ncrease in crime at the site cannot be ruled cohesion and wellbeing, or increase natura	d out. However, new				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Site is 1.8 Residents outdoor e	3km north on the site of the s	of a ger would d comn	neral hos have go nunity en	pital, Ship od acces	oley Ho s to a c	venue Medical Practice, putting it outside the	opportunities for				
		++	P	LT	R	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education							rsery school is located 330m to the east of ed around 800m south-west from the site.	the site. The				
18 Employment	opportun	ities in the	centres	of Shiple	ey and Ba	aildon, i	SP6, SP14, SP16, EC1, EC2, EC3, EC4 proad range of high quality and diverse em including the Shipley Employment Zone apd towards the regional city in the south.					
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		reasing the					ld have a minor beneficial impact on the loc rvices and enhancing the pool of potential	cal economy, such				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/010, Tong Park	2.32	Vacant field with trees	Greenfield	61 dwellings	Alternative

Summary of assessment for BA/010:

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

Minor adverse effects were predicted for the biodiversity and geodiversity SA Objective, primarily as a result of new development taking place on a 100% greenfield site. Additionally, there are GI assets within the site boundary.

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas.

		Effect on S	SA Objec	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
O Land 0			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
3 Land & Buildings							nfield site . ALC Grade for 75% of the site is it would not constitute an entirely efficient	Urban. Site does	
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience	size of th	e site in rel	ation to	this, it is	expecte	d that i	at a low and medium risk of surface water f t would be avoided through a careful layou impermeable surfaces, compared to currer	t of development.	
5 Water resources	developn	nent here m	nay affe	ect the wa	ater quali	ty of thi	SP9, EN1, EN2, EN7, EN9 S70m south from the site. Gill Beck is 20m s watercourse. Development at the site wo his location in relation to existing levels.		
6 Biodiversity & geodiversity	Site is greater here coul	eenfield, cold reduce be within the	P ontainin iodivers site bo	LT ig GI feat sity value oundary, i	IR ures such at the si n addition	H n as tre te and n to one	SP10, SP11, EN1, EN2, EN3, EN7, EN9 es and could be of some biodiversity value reduce local ecological connectivity. There e TPO tree within the site boundary and a cectly adversely TPO woodland and TPO tree	are areas of TPO cluster of others just	
7 Landscape & townscape	P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site would result in the loss of open greenfield land, that likely makes a positive contribution towards the local landscape and townscape character. New development here would therefore be likely to alter the local townscape and landscape character.								
8 Cultural heritage	Area is 4	est Listed E 00m south to the sett	of the	site. Deve	elopment	at this	SP2, SP10, EN3, EN4, EN5, EN6, DS3 th-western perimeter. Leeds and Liverpool large greenfield site could potentially result ssets.	8a, 8b Canal Conservation in an adverse	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
9 Air quality	new hom		e expe	cted to re	sult in a	minor i	t on an AQMA or CAZ. The construction ar ncrease in air pollution in relation to existing ements.		
40 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport				ccessible	for pede	strians	pad and Hollins Hill. The nearest railway sta and cyclists along Otley Road.	ition, Baildon, is	
		+	Р	LI	IIX	11	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	types and the minin	d tenures of num criteria	f the ho a of poli	ousing pro icies HO4	ovided be and HO	eing in I 5 (10 o	Is satisfying Bradford's housing needs, dep ine with the Local Plan policies. The develor more homes, or an area of more than 0.5 to reflect local need.	opment would meet	
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
Accessible services		east into th			don to ac		nited access to key services, residents wou ervices and amenities to satisfy their daily r SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	eeds.	
		+	P	LLI	IR	П	3F2, 3F0, 3F3, D31, D33, CO1, CO2, H04	13a	

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
13 Social cohesion	interactio	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Baildon (Site would have good access to a range of culture and leisure opportunities in highly accessible locations in Baildon (1.1km east). There is good accessibility to outdoor green spaces, including Denso Marston Nature Reserve and Buck Wood.											
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location v	where there	e are cu potentia	urrently no ally enha	one, and nce comr	so an i nunity (uld introduce new potential targets and victing ncrease in crime at the site cannot be ruled cohesion and wellbeing, or increase natural	l out. However, new					
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	distance. Resident outdoor e	Site is 3.5 s at the site	km nor e would d comr	th-east of I have go munity en	f a genera od acces	al hosp s to a c	on Chiropody and Podiatry Centre, putting it ital, Shipley Hospital. diverse range of semi-natural habitats with the could improve both physical and mental h	opportunities for					
		++	Р	LT	R	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17 Education							hool, is located 400m west of the site. The south-east from the site.	nearest secondary					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	opportun	ities in the	centres	of Shiple	ey and Ba	aildon,	broad range of high quality and diverse emp including the Shipley Employment Zone 50 regional city in the south.						
+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 19a, 19b						,							
19 Economy		reasing the					ld have a minor beneficial impact on the loc rvices and enhancing the pool of potential of						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/023, West		Vacant greenfield			
Lane (2)	7ha	containing trees	Greenfield, Green Belt	184 dwellings	Alternative

Summary of assessment for BA/023:

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

Minor adverse effects were predicted for the cultural heritage and biodiversity and geodiversity SA Objectives. This is due to the sites proximity to several heritage assets, including Saltaire WHS, Listed Buildings, Conservation Areas and Ancient Scheduled Monuments as well as TPO woodland and TPO trees being within the site boundaryThe new development is also taking place on a 100% greenfield site and Green Belt Land and therefore a major adverse effect is predicted on the land and buildings SA Objective.

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

		Effect on S	A Objec	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration Reversibility		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
Buildings	Development would result in the loss (>0.4ha) greenfield site. ALC Grade at the site is Grade 3, which could potentially include BMV soils. Site coincides with a coal MSA.											
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience		FZ1 and is able surfac					ding. However, development could lead to	an increase in				
	- P LT IR M SP9, EN1, EN2, EN7, EN9 5a – 5e											
5 Water resources	quality. S		ithin a	GSPZ. D	evelopme	ent at th	perimeter. Development here could pose a ne site would be expected to result in a mir vels.					
		-	Р	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	reduce bi TPO woo habitat lie could be The site f	Site is greenfield and contains trees and so it could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. TPO woodland and trees are adjacent too and within the site (eight TPO trees). Priority deciduous woodland habitat lies within the site boundary. Ancient Woodland likes 350m to the south. These sensitive ecological areas could be adversely affected by development at this site in terms of clearance or impact on root zones. The site falls within SSSI Impact Risk Zones. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.										
	Site level	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National and Gree alter the l would he views from	Parks or A0 on Belt land local towns lp to limit th m existing	ONBs. that co cape a ne mag propert	However ontains G nd landsonitude for ies along	not result, resident I element cape cha r potentia	in a di tial dev ts of po racter. I effect ne look	scernible effect on any landscape designate elopment at this site would result in the lost tentially high visual amenity, and it would the site is adjacent to existing residential best, however development at this site is likely king towards Hope Hill Farm and Baildon More than the site is likely the site is likely king towards Hope Hill Farm and Baildon More Hill Farm	s of open greenfield herefore be likely to built form, which to affect open				
8 Cultural heritage	this stage a minor adverse effect on the local landscape and townscape cannot be ruled out. P LT IR M SP2, SP10, EN3, EN4, EN5, EN6, DS3 8a, 8b The nearest Scheduled Ancient Monument is 250m east of the site (Cup marked rock 180m north of the covered reservoir at Baildon). There is also a cluster of Scheduled Ancient Monuments to the north-west of the site, within the area of archaeological interest. The closest Listed Building is 500m south. There is also a collection of Listed Buildings approximately 1km north-east of the site, within the Baildon Conservation Area. Baildon Green Conservation Area is 500m south of the site. Development at this large greenfield site could potentially result in an adverse alteration to the setting of these sensitive heritage assets. The site falls within the Saltaire WHS Buffer Zone. The WHS is approximately 700m south of the site. Whilst effects on the WHS are considered to be unlikely, due to the topography and the presence of existing built form between the site and the WHS, a negative impact cannot be ruled out at this stage											
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	9a – 9d				
9 Air quality	Development is unlikely to have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.											

		Effect on S	A Objec	tive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	The near	Site is within 400m of several bus stops on Lucy Hall Drive, which have an hourly service from 7am until 6.30pm. The nearest railway station, Saltaire, is 1.1km south. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.											
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types and the minim	d tenures o num criteria	ike a minor positive contribution towards satisfying Bradford's housing needs, depending on the laures of the housing provided being in line with the Local Plan policies. The development would meet criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify as housing mix and affordable houses to reflect local need.										
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
services		north-east		e centre c	f Baildor	to acc	nited access to key services, residents work ess services and amenities to satisfy their SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	daily needs.					
13 Social cohesion	+ P LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or alter the local sense of community and place.												
14 Cultura 9		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
14 Culture & leisure	Baildon/S	Site would have good access to a range of culture and leisure opportunities in highly accessible locations in Baildon/Shipley, including pubs, church, and outdoor leisure spaces. Leisure spaces include Baildon Bank and Baildon Green.											
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location v developm	vhere there	are cu ootentia	irrently no ally enhai	one, and nce comr	so an i	Ild introduce new potential targets and victi ncrease in crime at the site cannot be ruled cohesion and wellbeing, or increase natura	d out. However, new					
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	Site is 1.8 Residents outdoor e	Site is 1km west of the nearest GP surgery, Cliffe Avenue Medical Practice, putting it outside the target distance. Site is 1.8km north of a general hospital, Shipley Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.											
		++	P	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17 Education		est primary School is	795m r		of the si	te.	ol, is 690m south of the site. The nearest s						
18 Employment	opportuni	ties in the	centres	of Shiple	ey and Ba	aildon, i	SP6, SP14, SP16, EC1, EC2, EC3, EC4 broad range of high quality and diverse em including the Shipley Employment Zone ap Id towards the regional city in the south.						
		+	Р	LT	ÎR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy		reasing the					d have a minor beneficial impact on the loc rvices and enhancing the pool of potential						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/007, Ferniehurst Farm	0.57	Agricultural land	100% Greenfield	15 dwellings	Discounted

Summary of assessment for BA/007:

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of new development taking place on a 100% greenfield site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

The site falls within the buffer zone of the Saltaire WHS. The WHS is just over 1km south-west of the site and so effects on the WHS may be unlikely. However, this may need to be a consideration of any planning application at the site.

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
			Р	LT	IR	Н	HO5, TR2	3a, 3b, 3c, 3d, 3e					
3 Land & Buildings		Development would result in the loss of a large (>0.4ha) greenfield site and therefore would not be an efficient use of land resource. Site coincides with a sandstone MSA. ALC grade at the site is 'Urban' i.e. does not contain BMV soils.											
4 Climate		+	Р	LT	IR	М	SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e					
change resilience	Site is in	FZ1 and is	not at	risk of su	rface wat	er flood	ding.						
F \\/		-	Р	LT	IR	M	SC2, EN7, EN8	5a – 5e					
5 Water resources	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.												
6 Biodiversity		-	Р	LT	IR	М	SC1, SC6, EN2a, EN2b, EN5	6a – 6h					
& geodiversity		Site is adjacent to priority habitat, broadleaved woodland, some of which is TPO protected. Development at this site may lead to a reduction in biodiversity and local ecological connectivity.											
		-	Р	LT	IR	М	SC1, SC6, EN4, EN5, DS2, DS3	7a, 7b					
7 Landscape & townscape	open spa	Development at this site would situate built form in an area of existing built form but would also result in the loss of open spaces and GI elements that may be visually attractive. New development at this site would be likely to adversely alter the local character as it would result in the loss of a greenfield site.											
		-	Р	LT	IR	М	SC1, SC6, EN3, EN4, EN5, DS3	8a, 8b					
8 Cultural heritage	Farm, is a the settin The site fit being a	Development at this site would not impact on a Conservation Area. One Grade II Listed Building, Ferniehurst Farm, is adjacent to the site's southern perimeter. It is likely that the development of this greenfield site would alter the setting of this sensitive heritage asset. The site falls within the Saltaire WHS Buffer Zone. Whilst effects on the WHS are considered to be unlikely, due to it being approximately 1km south west of the site due to the topography and the presence of existing built form between the site and the WHS, this may need to be a consideration of any planning application here.											
	- P LT IR M SC2, SC10, DS4, EN8, TR1, TR3, HO9 9a – 9d												
9 Air quality	construct	ion and oc	cupatio	n of new	homes a	nd the	air pollution at the site in relation to existing associated transport movements and house thin the CAZ, which is approximately 550m	ehold pollution. Site					

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
		+	Р	LT	IR	М	SC2, HO9, TR1, TR3, DS4	10a – 10d					
10 Transport	Shipley.	Site is within 400m of several bus stops with frequent services. The nearest railway station is 1.2km south-west at Shipley. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.											
		+	Р	LT	IR	Н	HO1 - HO7	11a					
11 Housing		d make a n types as re	-				ds satisfying Bradford's housing needs, inclu	uding a mix of					
12 Accessible		+	Р	LT	IR	Н	SC4, SC6, SC10	12a					
services						_	e of services and amenities in highly access long the A6038.	ble locations in the					
		+	Р	LT	IR	Н	SC2, SC6, SC10, DS5	13a					
13 Social cohesion	interactio	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
		+	Р	LT	IR	Н	SC2, SC6, SC10, DS5	14a					
14 Culture & leisure	locations	Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations in the centre of Shipley, the centre of Baildon and those along the A6038, including pubs, restaurants, and churches.											
		+/-	Р	LT	IR	L	TR5, EN8, DS5	15a					
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.												
		++	Р	LT	IR	Н	SC10, HO4, DS1, DS5	16a, 16b					
16 Health	Cliffe Ave Infirmary semi-nate	Site is within 800m of the nearest GP surgery, including Windhill Green Medical Centre (to the south) and the Cliffe Avenue Surgery (to the north). Site is within the 8km target distance of a general hospital, Bradford Royal Infirmary (4.2km to the south west). The site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.											
		+	Р	LT	IR	Н	EC1, EC2, EC3	17a – 17c					
17 Education		Site is 750m south-east of Sandals Primary and Nursery School. The nearest state secondary school, Titus Salt School, is 1.5km to the west.											
		+/-	Р	LT	IR	Н	EC1, EC2, EC3	18a, 18b					
18 Employment	opportun 275m so uncertain	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby centres of Shipley and Baildon, including the Shipley Employment Zone approximately 275m south of the site, as well as slightly further afield towards the regional city in the south. However, it is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.											
		+	Р	LT	IR	Н	EC1, EC2, EC3	19a, 19b					
19 Economy	as by inc business could end	reasing the es. An imp courage fu	e demai roveme ther inv	nd for loo ent in the ward inve	al goods built envi	and se ronmer help t	Ild have a minor beneficial impact on the loc ervices and enhancing the pool of potential ent could lead to an improved attractiveness ackle local deprivation. However, it is uncerpocal agricultural economy.	employees for local to the area, which					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/028, Silson		Open and vacant			
Lane	0.34	PDL plot covered in scrub	Brownfield	3 dwellings	Discounted

Summary of assessment for BA/028:

Development at this site would be unlikely to result in a significant effect on any SA Objective. The site is brownfield and so would be an efficient use of land, depending on the potential effects on the sandstone MSA it coincides with.

Predominantly minor positive effects were predicted for most SA Objectives, particularly socio-economic theme SA Objectives,

Predominantly minor positive effects were predicted for most SA Objectives, particularly socio-economic theme SA Objectives primarily as a result of the site being brownfield and its location in terms of being in proximity to key services and facilities as well as an existing community comprised of similar built form.

		Effect on S	A Objec	tive			_						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e					
Buildings			ne site is 'Urban' i.e. does not contain BMV soils. Site coincides with a sandstone MSA. So would be an efficient use of land depending on the potential impacts on the MSA.										
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
resilience	Site is in	FZ1. Site h	as a ve	ery limited			at a low risk of surface water flooding.						
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources		not coincide not coincide to result in											
6		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h					
Biodiversity & geodiversit y		d to a redu	ction in	biodivers	sity and l	ocal ec	er, some of which is TPO protected. Develo ological connectivity.						
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
Landscape & townscape	Developn on this Pl	nent at this DL would b	site wo	ould situa nigh-quali	te built fo	orm in a	n area of existing built form. It is expected akes a positive contribution towards the loc	that development cal character.					
		0	n/ a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
8 Cultural			-					•					
heritage	300m of t unlikely to	the site but o result in a	site wo , given a discer	the topog	graphy arect on the	a Cons nd the s setting	 servation Area. There are six Grade II Liste surrounding built form, development at the s g of these sensitive heritage assets. Develo the Saltaire WHS, which is over 2km south	Led Buildings within site would be pment at the site					
	300m of t unlikely to would be	the site but o result in a unlikely to	site wo , given a discer have a	the topog nible effe ny discer LT	graphy ar ect on the nible effe	a Cons nd the s setting ect on the	currounding built form, development at the state of these sensitive heritage assets. Develone Saltaire WHS, which is over 2km south versions SP7, SP9 SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	d Buildings within site would be pment at the site west of the site.					
heritage 9 Air quality	300m of t unlikely to would be	the site but o result in a unlikely to - nent at this	site wo , given a discer have a P	the topog nible effe ny discer LT ould be lik	graphy ar ect on the nible effe IR kely to ind	a Consider the section the M	currounding built form, development at the state of these sensitive heritage assets. Development at the state of these sensitive heritage assets. Development Self-Build Self-Bu	d Buildings within site would be pment at the site west of the site. 9a - 9d g levels due to the					
	300m of tunlikely to would be Developed construct	the site but o result in a unlikely to - nent at this ion and occ	site wo , given a discer have a P site wo cupatio	the topog nible effe ny discer LT ould be lik n of new LT	graphy arect on the rnible effer IR rely to inchemes a IR	a Consider the sesting ect on the Morease and the Morease	currounding built form, development at the stage of these sensitive heritage assets. Development Saltaire WHS, which is over 2km south of SP7, SP9 SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing associated transport movements and house SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	d Buildings within site would be pment at the site west of the site. 9a – 9d g levels due to the ehold pollution.					
	300m of tunlikely to would be Developed construct Site is with 200m sould be the	the site but or result in a unlikely to result in a unlikely to result in a unlikely to result in an and occurrent at this ion at this i	site wood, given a discer have a P site wood a cupatio P Dm targite. The le for p	the topognible efferny discer LT Duld be liken of new LT et distance nearest edestrian	graphy arect on the chible effect on the chible effect of a radius stop as and cy	a Consider the second	currounding built form, development at the stage of these sensitive heritage assets. Development Saltaire WHS, which is over 2km south of SP7, SP9 SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 are pollution at the site in relation to existing associated transport movements and house SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 tation, the nearest being Baildon Railway Sproximately 450m south east of the site of though there is a lack of designated cycle process.	d Buildings within site would be pment at the site west of the site. 9a – 9d g levels due to the ehold pollution. 10a – 10d Station just over the A6038. The paths in the local					
9 Air quality	300m of tunlikely to would be Developed construct Site is with 200m sould site is verified.	the site but or result in a unlikely to result in a unlikely to result in a unlikely to result in an and occurrent at this ion at this i	site wood, given a discer have a P site wood patio P Dm targite. The	the topognible efferny discer LT Dulld be liken of new LT et distance nearest	graphy arect on the chible effect on the chible effect of a radius stop as and cy	a Consider the second	currounding built form, development at the start of these sensitive heritage assets. Development Saltaire WHS, which is over 2km south of SP7, SP9 SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing associated transport movements and house SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 tation, the nearest being Baildon Railway Sproximately 450m south east of the site of	d Buildings within site would be pment at the site west of the site. 9a – 9d g levels due to the ehold pollution. 10a – 10d Station just over the A6038. The					
9 Air quality	300m of tunlikely to would be Developed construct Site is with 200m south site is very area.	the site but or result in a unlikely to result in a unlikely to result in a unlikely to result at this ion and occurrent at this ion at the ion at t	site wood, given a discer have a P site wood partiour P P P p innor point and p P P p innor p p p p innor p p p p innor p p p innor p p p p innor p p p innor p p p p innor p p p innor p p p p innor p p p p innor p p p p p p p p p p p p p p p p p p p	the topogrible effective in the topogrible effective in the topogrible in the topogr	graphy arect on the crible effect on the crible effect of a rabus stop as and cy	a Consider the second	currounding built form, development at the stage of these sensitive heritage assets. Development Saltaire WHS, which is over 2km south of SP7, SP9 SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 are pollution at the site in relation to existing associated transport movements and house SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 tation, the nearest being Baildon Railway Sproximately 450m south east of the site of though there is a lack of designated cycle process.	d Buildings within site would be pment at the site west of the site. 9a – 9d glevels due to the ehold pollution. 10a – 10d Station just over the A6038. The paths in the local					
9 Air quality 10 Transport 11 Housing	300m of tunlikely to would be Developed construct Site is with 200m sould site is verified area. Site could housing to the site of the	the site but or result in a unlikely to result in and occurrent at this ion and occurrent thin the 800 ath of the say accessibuted make a mypes in line result in the say accession the say accession the say accession to the say accession the say accession to the say accession the say accession the say accession to the say accession to the say accession the say accession to the say accession the say accession to the say accession to the say accession to the say accession the say accession the say accession to the say accession the say accession to the say accession the say accession the say accession to the say accessi	site wood, given a discer have a P site wood parties. The le for p P p inor poe with L P	the topognible efferny discer LT Duld be like of new LT et distance nearest edestrian LT sitive coral plan LT	graphy arect on the rible effect on the rible effect of a rate bus stop as and cy IR	a Consider the second	currounding built form, development at the start of these sensitive heritage assets. Development Saltaire WHS, which is over 2km south of SP7, SP9 SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing associated transport movements and house SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 tation, the nearest being Baildon Railway Supproximately 450m south east of the site of though there is a lack of designated cycle of HO1 - HO12 Is satisfying Bradford's housing needs, included SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	d Buildings within site would be pment at the site west of the site. 9a – 9d glevels due to the ehold pollution. 10a – 10d Station just over the A6038. The paths in the local 11a uding a mix of					
9 Air quality 10 Transport 11 Housing	300m of tunlikely to would be Developed construct Site is with 200m sous site is verified area. Site could housing the site would be wo	the site but or result in a unlikely to unlikely to nent at this ion and occurrent thin the 800 ath of the say accessibuted make a mypes in line of the days in line of the say accessibuted make a mypes in line of the say accessibuted make a mypes in line of the say accessibuted make a mypes in line of the say accessibuted make a mypes in line of the say accessibuted make a mypes in line of the say accessibuted make a mypes in line of the say accessibuted make a mypes in line of the say accessibuted make a mypes in line of the say accessibuted mypes in line of the say accessible of the sa	site wo, given a discer have a P site wo cupatio P P P in or poe with L P ellent a	the topognible efferny discer LT Duld be like of new LT et distance nearest edestrian LT sitive coral plan LT access to	raphy arect on the rible effect on the rible effect on the rible effect of the rible effect of a raph of the rible effect of the rible e	a Consider the second	currounding built form, development at the state of these sensitive heritage assets. Development Saltaire WHS, which is over 2km south of SP7, SP9 SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 air pollution at the site in relation to existing associated transport movements and house SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 tation, the nearest being Baildon Railway Supproximately 450m south east of the site of though there is a lack of designated cycle of HO1 - HO12 Is satisfying Bradford's housing needs, included SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	d Buildings within site would be pment at the site west of the site. 9a – 9d glevels due to the ehold pollution. 10a – 10d Station just over the A6038. The paths in the local 11a uding a mix of					

		Effect on S	A Objec	ctive										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
13 Social cohesion	interactio		he dev	elopment	t being of	a scale	ommunity, encouraging participation and cet that may put pressure on local services a							
14 Culture		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a						
& leisure	Site woul locations and churc	in the cent	ellent a	access to hipley, th	a diverse e centre	e range of Baild	of culture and leisure opportunities in high on and those along the A6038, including p	y accessible ubs, restaurants						
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a						
15 Safe & secure	location v developm	+/- P LT IR L SP1, SP3, SP4, SP16, H09, DS5, C02 15a The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.												
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b						
16 Health	general h range of	ospital, Bra semi-natura	adford I al habit	Royal Infi ats with o	rmary. Tl opportuni	he site ties for	ton Medical Centre. Site is within the 8km to would provide new residents with good account outdoor exercise and community engagem on for the residents of these developments.	ess to a diverse						
47		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	18a, 18b						
17 Education	Site is 40 east.	0m south o	of Baild	on Prima	ry Schoo	I. The r	earest state secondary school, Immanuel	College, is 3km						
10		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
18 Employme nt	opportuni	ties in the	nearby	centres,	including	the Sh	o a broad range of high quality and diverse ipley Employment Zone approximately 470 ional city in the south.							
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
19 Economy	increasing business	g the dema es. An impi	and for overne	local goo ent in the	ds and so built envi	ervices ronmer	Id have a minor beneficial impact on the loc and enhancing the pool of potential employ at could lead to an improved attractiveness ackle local deprivation.	yees for local						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/004, The Rowans	2.12	Vacant field	Greenfield, Green Belt	56 dwellings	Discounted

Summary of assessment for BA/004:

This site could deliver a major positive effect for residents on the education SA Objective, as a result of being within the target distance for both primary and secondary education facilities. However, this site is located at the edge of the community and accessibility to other key services is limited. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas.

Minor adverse effects are predicted for the sites impact on the water resources SA Objective due to the presence of a small stream adjacent to the site's perimeter which could be impacted by the construction and occupation of this site. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of new development taking place on a 100% greenfield site, Green Belt land and an area of TPO woodland adjacent to the site. Minor adverse effects are anticipated as likely in relation to cultural heritage due to the proximity of Scheduled Ancient Monuments and also an area of archaeological interest to the north of the site.

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

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permar Duration Certain		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings							na) greenfield site. ALC Grade at the site is h a coal MSA.	Grade 3, which			
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.										
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	A small surface water body is adjacent to the site's north-eastern perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.										
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 alue. New development here could reduce b	6a – 6f			
Biodiversity & geodiversit y	North-east trees alor priority have recreation The site f	ng the nortl abitat. New nal disturba falls within	r of the hern sit develo ances, SSSI Ir	e site adjo te perime opment he on the ne mpact Ris	oins an ar ter. Appro ere could earby prot sk Zones.	ea of TP oximately potentia tected wo Further	O protected woodland. In addition, there ar 80m east of the site is an area of deciduo lly lead to indirect adverse effects, such as bodland. consideration of the likely risks should be utaken if necessary.	us woodland an increase in			
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National and Gree character The site i	Parks or Al en Belt land r. New deve s adjacent	ONBs. I that like elopme to exis	However kely make ont here w ting resid dverse eff	, residentes a position of the control of the contr	tial devel ive contr refore be ilt form, w e local la	rernible effect on any landscape designation opment at this site would result in the loss of ibution towards the local landscape and towards to alter the local townscape and land which would help to limit the magnitude for produced and townscape cannot be ruled on the state of	of open greenfield vnscape scape character. potential effects, ut.			
	- .	-	P	LT	IR.	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	well as a coincides There is a potentiall The site if effects or	pproximate s with an ar also a Grad y adversely falls within n the WHS	ely 270- ea of a de II Lis impac the Sal are col	400m sourchaeolog sted Build at upon ar taire WHS	uth and s gical inte ling appro rchaeolog S Buffer a to be unli	outh-west rest, which oximately gy and the Zone. The ikely, due	approximately 400-600m north and north-east of the site. The cluster to the north and north is approximately 250m from the northern 300m south-west of the site. Developmen a setting of these sensitive heritage assets a WHS is approximately 700m south-east of the topography and the presence of eximpt the ruled out at this stage.	orth-east site perimeter. t at this site would of the site. Whilst			
9 Air quality		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			

		Effect on S	A Obje	ctive					
SA Objective	Baseline trend	Score of effect	bettect Bette		Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
							on an AQMA or CAZ. The construction and crease in air pollution in relation to existing		
		associated						101010 440 10	
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
I0 Γransport	6.30pm.	The neares	t railwa	ay station	, Saltaire	, is 1.2kr	all Drive, which have an hourly service from south. Pedestrian and bicycle access of aths in the local area.		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
1 Housing	types and the minim	d tenures o num criteria	f the ho	ousing pro icies HO4	ovided be and HO	eing in lin 5 (10 or i	satisfying Bradford's housing needs, depe e with the Local Plan policies. The develop more homes, or an area of more than 0.5h o reflect local need.	oment would mee	
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
Accessible services							ted access to key services, residents woul as services and amenities to satisfy their d		
	to monin	+	Р	IT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
3 Social cohesion	communi		on, with	nout the d	levelopm	ent being	mmunity, albeit at its edge, encouraging pages of a scale that may put pressure on local and place.		
14 Culture		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
& leisure		d have goo including p					d leisure opportunities in highly accessible aces.	locations in	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	location v developm	where there	are cu potentia	urrently no ally enhai	one, and nce comr	so an inc	I introduce new potential targets and victime rease in crime at the site cannot be ruled whesion and wellbeing, or increase natural	out. However, ne	
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	Surgery a hospital, Resident outdoor e	and Baildor Bradford R s at the site	n Medic oyal In would d comr	cal Praction firmary. I have go munity en	ce, puttin	g it outsions s to a div	es, Eldwick and Gilstead Health Centre, C de the target distance. Site is 4.2km north overse range of semi-natural habitats with overseld improve both physical and mental her	of a general oportunities for	
17		++	Р	LT	R	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
ducation							is 1.1km to the south-east of the site. The 6m to the south of the site.	nearest	
8		+	Р	LT	İR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
Employme nt	opportuni	ities in the	centres	of Shiple	ey and Ba	aildon, in	oad range of high quality and diverse emp cluding the Shipley Employment Zone app towards the regional city in the south.		
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy		truction an					have a minor beneficial impact on the local ices and enhancing the pool of potential en	al economy, such	

Bingley

- 1.1.10 Eight potential housing sites and two employment sites have been identified within Bingley.
- 1.1.11 Significant negative effects have been identified in relation to climate change resilience (SA Objective 4) for sites BI/005. This is related to potential flood risk although the extent of the risk varies throughout the respective sites. Design measures can be incorporated into future developments on these sites to help combat any potential rise in flood risk, for example, Sustainable Drainage Systems. In addition, alternative site layouts could be explored to minimise development on land that is at the highest risk of flooding.
- 1.1.12 Significant negative effects have been identified in relation to biodiversity & geodiversity (SA Objective 6) for all sites. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is related to potential recreation impacts in all cases, and in some cases, this is also related to impacts to supporting habitats.
- 1.1.13 Significant negative effects have been identified in relation to cultural heritage (SA Objective 8) for sites BI/013 and BI/059. Future development on these respective sites could potentially result in an adverse alteration to the setting of a sensitive heritage asset, namely, a Registered Park.
- 1.1.14 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for sites BI/005, BI/008, BI/011, BI/013 and BI/059. This is due to the loss of >0.4ha of greenfield land.
- 1.1.15 Significant beneficial effects have been identified in relation to land and buildings (SA Objective 3) for site BI/038, in relation to transport (SA Objective 10) for sites BI/005 and BI/040, in relation to health (SA Objective 16) for all sites except BI/011 which was assigned a minor positive effect, in relation to education (SA Objective 17) for sites BI/026 and BI/040.
- 1.1.16 Site BI/040 is the only site that was identified as likely to give rise to significant beneficial effects in relation to three SA objectives (SA Objective 10 transport, SA Objective 16- health and SA Objective 17- education).
- 1.1.17 BI/011 is the only site assigned a negative scoring (minor) in relation to education (SA Objective 17). In relation to accessible services (SA Objective 12), all sites scored positively apart from site BI/011 which scored negatively (minor).
- 1.1.18 In terms of employment sites, the only significant adverse is in relation to climate change and resilience (SA Objective 4). Both sites will have a significant positive effect on employment (SA Objective 18). EM34 will have a significant benefit in relation to transport (SA Objective 10), whereas EM100 will have a minor benefit. EM100 is predicted to have a significant benefit on the economy (SA Objective 19).
- 1.1.19 In Bingley there is one discounted site (BI/055) and one commitment (BI/006), There is one PO Reserve employment site (EM61). These are assessed below.

Summary table of effect scores predicted for site options in Bingley (Preferred Options):

	,																			
РО	Site		SA Objective																	
ref	ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
BI1/H	BI/005	-	-			-		-	-	-	++	+	+	+	+	+/-	++	+	+	+
BI4/H	BI/008	-	-		+	-		-	-	-	+	+	+	+	+	+/-	++	+	+	+
BI5/H	BI/011	-	-		+	-		-	-	-	-	+	-	+	+	+/-	+	-	+	+
BI6/H	BI/013	-	-		+	-		+		-	+	+	+	+	+	+/-	++	+	+	+
BI7/H	BI/026	-	-	-	+	-		-	-	-	+	+	+	+	+	+/-	++	++	+	+
BI8/H	BI/038	-	-	++	+	-		-	-	-	+	+	+	+	+	+/-	++	+	+	+
BI1/H	BI/040	-	-	+	-	-		+	+	-	++	+	+	+	+	+/-	++	++	+/-	+
BI3/H	BI/059	-	-		-	-		-		-	+	+	+	+	+	+/-	++	+	+	+

Summary table of effect scores predicted for employment sites in Bingley (Preferred Options):

РО	Site		SA Objective																	
ref	ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
BI10/E	EM34	-	-	+	+	0	-	0	0	-	++	0	+	0	0	+/-	0	+	++	+
BI9/E	EM100	-	-	+		-	-	0	0	-	+	0	+	0	0	+/-	0	+	++	++

Key:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/005, Coolgardie Keighley Road	2.99	Greenfield	Greenfield	135 dwellings	Preferred Option: BI1/H

Summary of assessment for BI/005:

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

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

As a greenfield location, the site has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. The eastern portion of the site coincides with Flood Zone 3a, while the majority of the site lies within Flood Zone 2, and so a careful layout of development would be required to avoid a significant effect on the flooding SA Objective. There are two Conservation Areas nearby, both within 200m, the setting of which could potentially be impacted upon.

The site offers excellent access to sustainable transport modes as well as health facilities. It is in proximity to important employment and economic areas. Access to both primary and secondary state schools is also good.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d			
Buildings		C grade 'U			not coin	cide wit	th an MSA. As a 100% greenfield site, it wo	uld not constitute			
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e			
change resilience		rtially withi oding. A flo					n FZ2. Site has a very limited extent of land	at risk of surface			
		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	Developn		greenf				waterbody sits approximately 10m south e ed to result in a minor increase in water con-				
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9 o the existing presence of grasses, scrub at	6a – 6h			
6 Biodiversity &	the other		B6265	i. The site			ous woodland priority habitat is 10m south wall England's GI corridor and so developmen				
•	site level identified	and consu that likely	SSSI In Itation signific	npact Ris with Natu	ıral Engla	and und	er consideration of the likely risks should be ertaken if necessary. The HRA Screening p Pennine Moors SPA/SAC are triggered and	rocess has			
ý	site level identified	and consu	SSSI In Itation signific	npact Ris with Natu	ıral Engla	and und	ertaken if necessary. The HRA Screening p Pennine Moors SPA/SAC are triggered and	rocess has			
7 Landscape	site level identified ruled out Developm	and consu that likely at this stag - nent at this	SSSI Ir Itation signific ge. P	mpact Riswith Natuant effect	ral Englass on the	and und South F M oss of a	ertaken if necessary. The HRA Screening p Pennine Moors SPA/SAC are triggered and SP2, EN1, EN3, EN5, EN6, DS2, DS3 large area of green and open space, include	rocess has thus cannot be 7a, 7b			
7 Landscape &	site level identified ruled out Developmelements	and consu that likely at this stag - nent at this such as tr	SSSI Ir Itation significate ge. P site we ees, the	mpact Riswith Natuant effect LT culd resuus would	ral Englass on the IR It in the lobe likely	and und South F M oss of a to alter	ertaken if necessary. The HRA Screening p Pennine Moors SPA/SAC are triggered and SP2, EN1, EN3, EN5, EN6, DS2, DS3 large area of green and open space, include townscape. However, the site is adjacent to	rocess has thus cannot be 7a, 7b ling the loss of Gloan A-road and a			
geodiversit y 7 Landscape & townscape	site level identified ruled out Developmelements	and consu that likely at this stag - nent at this such as tr	SSSI Ir Itation significate ge. P site we ees, the	mpact Ris with Natu ant effect LT ould resu us would -up urbar	ral Engla s on the IR It in the lo be likely n area. N	ond und South F M oss of a to alter everthe	ertaken if necessary. The HRA Screening pennine Moors SPA/SAC are triggered and SP2, EN1, EN3, EN5, EN6, DS2, DS3 I large area of green and open space, include townscape. However, the site is adjacent to less, a minor adverse effect cannot be ruled.	rocess has thus cannot be 7a, 7b ling the loss of GI o an A-road and a d at this stage.			
7 Landscape & townscape	Developmelements railway a The northeastern p Conservaminor ext	and consu that likely at this stag nent at this such as trand is within -n-west corn perimeter is ation Area.	SSSI Ir Itation significates a significate we see such a built Personal of the Le The see loss of bl Cana	npact Riswith Naturant effect LT ould resurus would -up urbar LT 1/005 is a eds Liver tting of the open spart of the control of the contr	IR It in the k be likely area. N IR djacent t rpool Car he Listed ace and g se Locks	M Doss of a to alter everthe M o the Gonal Consultations Building greenfie with Ov	ertaken if necessary. The HRA Screening p Pennine Moors SPA/SAC are triggered and SP2, EN1, EN3, EN5, EN6, DS2, DS3 large area of green and open space, include townscape. However, the site is adjacent to	rocess has thus cannot be 7a, 7b Jing the loss of GI of an A-road and a dat this stage. 8a, 8b st of the site's e Bingley y be altered to a rade I Listed dexisting			
7 Landscape &	Developmelements railway a The northeastern p Conservaminor ext 'Leeds ar screening site.	and consu that likely at this stag - ment at this such as trand is within - n-west corn perimeter is ation Area. tent by the and Liverpood y vegetation	SSSI Ir Itation significates a site was ees, the ees, the ees of Barbara from the second can and by the second can be second	npact Riswith Naturant effect LT Duld resurus would -up urbar LT 1/005 is a eds Liver tting of thopen spart open spar	IR It in the keep to area. No large and gree and gree and gree and gree area. IR	M Doss of a to alter everthe M o the G nal Con: Building greenfie with Ovet would	ertaken if necessary. The HRA Screening pennine Moors SPA/SAC are triggered and SP2, EN1, EN3, EN5, EN6, DS2, DS3 large area of green and open space, including townscape. However, the site is adjacent to less, a minor adverse effect cannot be ruled SP2, SP10, EN3, EN4, EN5, EN6, DS3 rade II Listed Building 'The Lodge'. 80m eastervation Area. 150m south of the site is the grand nearby Conservation Area would likely lid at the site. 300m east of the site is the Grand Channel'. Due to the topography and be unlikely to be discernibly impacted by CSP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	rocess has thus cannot be 7a, 7b ling the loss of GI of an A-road and a dat this stage. 8a, 8b st of the site's e Bingley y be altered to a rade I Listed dexisting development at the			
7 Landscape & townscape	Developments railway a The north eastern p Conserva minor ext 'Leeds ar screening site.	and consu that likely at this stag - ment at this such as tr nd is within - n-west corn perimeter is ation Area. tent by the nd Liverpood y vegetation	SSSI Ir Itation significates. Passite was ees, the abuilt Pare of Bathe Learn and but the period of	npact Riswith Naturant effect LT Duld resurus would repurbar LT 1/005 is a reds Liver tting of the open spare of the	IR It in the k be likely area. N IR djacent t rpool Car he Listed ace and g se Locks this asse	M Doss of a to alter everthee M o the G all Consumith Over would M pact our increase	ertaken if necessary. The HRA Screening pennine Moors SPA/SAC are triggered and SP2, EN1, EN3, EN5, EN6, DS2, DS3 large area of green and open space, including townscape. However, the site is adjacent to less, a minor adverse effect cannot be ruled SP2, SP10, EN3, EN4, EN5, EN6, DS3 rade II Listed Building 'The Lodge'. 80m eastervation Area. 150m south of the site is the grand nearby Conservation Area would likeled at the site. 300m east of the site is the Green of the site is the Green of the site. Security of the unlikely to be discernibly impacted by conservation impacted by conservation impacted by conservation of the site.	Tocess has thus cannot be 7a, 7b Ing the loss of GI of an A-road and a dat this stage. 8a, 8b 8a of the site's earned in the site of th			
7 Landscape & townscape 8 Cultural heritage	Developments railway a The north eastern p Conserva minor ext 'Leeds ar screening site.	and consu that likely at this stag - ment at this such as tre nd is within - n-west corn perimeter is ation Area. tent by the nd Liverpoor g vegetation - ment would ould be ex	SSSI Ir Itation significates. Passite was ees, the abuilt Pare of Bathe Learn and but the period of	npact Riswith Naturant effect LT Duld resurus would repurbar LT 1/005 is a reds Liver tting of the open spare of the	IR It in the k be likely area. N IR djacent t rpool Car he Listed ace and g se Locks this asse	M Doss of a to alter everthee M o the G all Consumith Over would M pact our increase	ertaken if necessary. The HRA Screening pennine Moors SPA/SAC are triggered and SP2, EN1, EN3, EN5, EN6, DS2, DS3 large area of green and open space, including townscape. However, the site is adjacent to eless, a minor adverse effect cannot be ruled SP2, SP10, EN3, EN4, EN5, EN6, DS3 rade II Listed Building 'The Lodge'. 80m easuration Area. 150m south of the site is the grand nearby Conservation Area would likell dat the site. 300m east of the site is the Grand the site. 300m east of the site is adjacent to east	Tocess has thus cannot be 7a, 7b Ing the loss of GI of an A-road and a dat this stage. 8a, 8b 8a of the site's earned in the site of th			
7 Landscape & townscape 8 Cultural heritage	site level identified ruled out Developmelements railway at The north eastern properties of the conservation of the conserva	and consu that likely at this stag - ment at this such as tr nd is within - n-west corn perimeter is ation Area. tent by the nd Liverpoor g vegetation - ment would ould be exped with hom ++ 50m south hose along	SSSI Ir Itation significates. Passite water site water site with a built property of Batter states of bl Canan and built property of Canan an	npact Riswith Naturant effect LT Duld resurus would -up urbar LT I/005 is a eds Liver tting of thopen sparal Five Riscoullt form, LT ve a disc to result if transport LT ssflatts Riscoef. The	IR It in the k be likely n area. N IR djacent t rpool Car ne Listed ace and g se Locks this asse IR ernible in in a mino rt movem IR tailway S e site is h	M Doss of a to alter everthe M or the G al Consum M or the G al Consum M or the G al Consum M or the Work would M or increasents. H tation.	ertaken if necessary. The HRA Screening pennine Moors SPA/SAC are triggered and SP2, EN1, EN3, EN5, EN6, DS2, DS3 large area of green and open space, including townscape. However, the site is adjacent to sless, a minor adverse effect cannot be ruled SP2, SP10, EN3, EN4, EN5, EN6, DS3 rade II Listed Building 'The Lodge'. 80m easuration Area. 150m south of the site is the grand nearby Conservation Area would likell dat the site. 300m east of the site is the Grand the site is the Grand the site. 300m east of the site is the Grand the site is the Grand the site. 300m east of the site is the Grand the site. 300m east of the site is the Grand the site is the Gr	rocess has thus cannot be 7a, 7b Ing the loss of GI of an A-road and a dat this stage. 8a, 8b 8a 8b 8b 8b 8b 8b 8c 8b 9a 9d 9a 9d 9a 9d 10a 10e quent services,			

		Effect on S	A Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		could make					wards satisfying Bradford's housing needs, in	ncluding a mix of
12	Trodoning t	+	Р	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services		offers new e locations						in highly
13 Social cohesion	communi facilities of which wo	ty interaction could alt	on, with er the I y to im	nout the co ocal sense pact on the	levelopm se of com	ent beir munity	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 within an existing community, encouraging of a scale that may put pressure on local and place. Site is adjacent to the A650 and for new residents here as a result of exposure	services and to a railway line,
14 Culture		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
& leisure							ellent access to a diverse range of cultural, less in the centre of Bingley and Crossflatts.	isure and
15 Safe & secure	where the	ere are cur	rently r	ione, and ally enha	so an ind nce comr	crease munity o	SP1, SP3, SP4, SP16, H09, DS5, C02 troduce new potential targets and victims of c in crime at the site cannot be ruled out. How cohesion and wellbeing, or increase natural s	ever, new
	00 00010	++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	on the re	sidents' loc ew resider	ation v	vithin the	site). Site t access	e is with	Crossflatts Surgery or Priestthorpe Medical Cin 6km north of Bradford Royal Infirmary. The erse range of semi-natural habitats and outd	e site would oor exercise
17		+	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education							nool, is approximately 850m north west of the ediately to the west of the site across Keighle	
18 Employme nt	The site v	+ would provi	P de resi	LT dents wit	IR h excelle	M nt acce	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ss to a broad range of high quality and diver d Bingley, as well as slightly further afield tov	18a, 18b se employment
19 Economy	The cons economy local bus	+ truction an , increasin	g the d	emand fo	r local go n the buil	ods and t enviro	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ne site could have a minor beneficial impact of d services and enhancing the pool of potenti nment could lead to an improved attractivence	al employees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/008, Sty Lane	16.6	Agricultural fields with trees and hedgerows	Greenfield	440 dwellings	Preferred Option (Commitment) BI2/HC

Summary of assessment for BI/008:

As a large greenfield site containing trees and hedgerows, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives.

The South Pennine Moors SPA/SAC/SSSI which is 1.3km north.

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

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

Being adjacent to the Leeds Liverpool Canal, careful consideration around protecting water quality would be required.

Consideration of the Leeds Liverpool Canal Conservation Area and a Grade II listed building which fall within the site boundary would be needed for the site's planning application.

The site offers excellent access to healthcare facilities.

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

		Effect on SA Objective								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e		
Buildings	Development would result in the loss (>0.4ha) greenfield site. Site does not coincide with an MSA. ALC Grade at the site is 'Urban'.									
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience		Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.								
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	Site is adjacent to the Leeds and Liverpool Canal. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.									
6 Biodiversity & geodiversity			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 dgerows. New development here could reduce	6a – 6f		
	biodiversity value as well as local ecological connectivity, particularly as the site falls within NE's GI corridor. 1.3km north of the site is the South Pennine Moors SPA/SAC/SSSI. The site falls within the SSSI Impact Risk Zones. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. The eastern perimeter of the site is adjacent to, and partially overlaps with, TPO woodland which is deciduous woodland priority habitat.									
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site would result in the loss of a large and open greenfield that contains GI elements of high visual amenity value (including trees and hedgerow) and so, in its current condition, the site likely makes a positive contribution towards the local landscape and townscape character. New development here would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but this would not entirely prevent an adverse effect.									
		-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	Western portion of the site falls within the Leeds Liverpool Canal Conservation Area. The Grade II Listed Building 'Laythorpe Farmhouse and Attached Barn' is within the north-west corner of the site. New development at this large open greenfield would be likely to alter the setting of the Listed Building and the setting and character of the Conservation Area.									
9 Air quality	_	-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.									
	associati	+	P	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		

		Effect on SA Objective										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
10 Transport	The nearest bus stops are around 550m away along Keighley Road, and have frequents services. The nearest railway station, Crossflatts, is 500m south west. Pedestrian access of the site would need to be improved; bicycle access is sufficient, although there is a general lack of designated cycle paths in the local area.											
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.											
12		+	Р	LT	IF		CD2 CD2 CD0 CD0 CD10 CD15 LL00 DC1	12a				
Accessible Services	The site offers new residents here excellent access to a diverse range of services and amenities along Keighley Road.											
		+	Р	LT	IF	R H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, and churches along Keighley Road and in the centre of Bingley, which is easily accessible.											
	The con-	+/-	P nd occi	LT	IR of now h	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of cri location where there are currently none, and so an increase in crime at the site cannot be ruled out. Ho new development could potentially enhance community cohesion and wellbeing, or increase natural su and so could help to combat the local risk of crime.											
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Residents would be within 800m of the nearest medical centre, Crossflatts Surgery. Site is 7km north-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.											
47		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education	The nearest primary school, Crossflatts Primary School is 930m north-east of the site. The nearest secondary school, Beckfoot School, is 2.7km south-east of the site.											
	_	+		LT				18a, 18b				
18 Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centres of Keighley and Bingley, including the Crossflatts Employment Zone approximately 310m south-west of the site, as well as slightly further afield towards the regional city in the south-east.											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		creasing th					could have a minor beneficial impact on the local services and enhancing the pool of potential e					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/011, Greenhill Barn, Lady Lane	0.78	Scrub	Greenfield, Green Belt	25 dwellings	Preferred Option: BI3/H

Summary of assessment for BI/011:

As a large greenfield site within proximity to TPO and priority woodland habitat, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

The loss of the greenfield site is also likely to have a negative impact upon the local landscape and townscape, particularly the two listed buildings within close proximity of the site.

The site's access to transport links, services and educational facilities is somewhat limited.

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

SA Objective		Effect on SA Objective									
	Baseline trend Score effect	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings	Development would result in the loss (>0.4ha) greenfield site. ALC Grades at the site are Grade 4 and 'Urban'. Site does not coincide with an MSA.										
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	Site is in FZ1 and at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.										
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.										
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	Site is greenfield and is covered in conifers. There is the potential for the site to be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity, particularly as the site is partially coincident with Natural England's GI corridor. Site is 20m north east of an area of deciduous woodland priority habitat, which is also TPO protected woodland. This woodland could be indirectly affected by development at the site, such as through an increase in recreational disturbances. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.										
	are trigg	ered and t	nus car P	LT	IR	M at thi	S stage. SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site would result in the loss of greenfield and Green Belt land that contains GI elements of potentially high visual amenity (namely, conifers), and it would therefore be likely to alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.										
		-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	Development at the site would be unlikely to discernibly affect a Conservation Area. The Grade II Listed Building 'Greenhill Grange' I 45m north-west of the site and the Grade II Listed Building 'Greenhill Cragg' is 50m southeast. Development at this greenfield site could potentially result in a minor adverse alteration to the setting of these sensitive heritage assets.										
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.										
10 Transport		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
	The nearest bus stops are around 850m away along Keighley Road, and have frequents services. The nearest railway station, Crossflatts, is 900m south west. Pedestrian and bicycle access of the site is good, although there is a general lack of designated cycle paths in the local area.										
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

		Effect on S	SA Obje	ctive				
SA Objective	Reversible to a score of the state of the st		Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	Site coul	d make a	minor	ositive	contribu	ution to	wards satisfying Bradford's housing needs, dep	ending on the
	meet the	minimum	criteria	a of polic	ies HO	4 and F	g in line with the Local Plan policies. The develon HO5 (10 or more homes, or an area of more that Hobels houses to reflect local need.	
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services		rest area c Crossflatts	•	ervices	and am	enities	appears to be over 800m south-west along Ke	ighley Road,
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction	ld situate on, without er the loca	the de	evelopme	ent beir	ng of a s		ommunity nd facilities or
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							a diverse range of culture and leisure opportu Road and in the centre of Bingley.	nities including
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are o could p	currently otentiall	none, y enha	and so nce con		out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	6.7km no to a dive	orth-west or rse range	of a ger of sem ve both	neral hos i-natura physica	spital, E I habita <u>Il and m</u>	Bradford ts with one nental h	ssflatts Surgery, putting it outside the target dis I Royal Infirmary. Residents at the site would happortunities for outdoor exercise and commun ealth for the residents of the development.	ave good access ity engagement,
17		-	P	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education		rest prima Beckfoot S				east of t		
		+	P	LT	IR _.	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur	nities in the	centre	es of Kei	ghley a	ınd Bing	o a broad range of high quality and diverse emp gley, including the Crossflatts Employment Zon ther afield towards the regional city in the soutl	e approximately
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		creasing th					could have a minor beneficial impact on the loc d services and enhancing the pool of potential of	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/013a, West of Heights	0.78	Grazing field	Greenfield, Green Belt	21 dwellings	Preferred Option:
Lane, Eldwick	0.70	Grazing neid	Greenied, Green Beit	21 aweilings	BI4/H

Summary of assessment for BI/013:

The south-western corner of the site adjoins the Prince of Wales Registered Park. New development at BI/013 could potentially alter the setting of this highly sensitive heritage asset.

As a large greenfield and Green Belt site adjacent to a LWS and priority habitat, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The loss of the greenfield site is also likely to have a negative impact upon the local landscape and townscape, particularly the Prince of Wales Park (a Registered Park/Garden) which the adjoins the south-west corner of the site.

The site offers excellent access to healthcare facilities.

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

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

		Effect on SA Objective									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigatin				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings	Development would result in the loss (>0.4ha) greenfield site. ALC Grade at the site is Grade 4. Site coincides with a sandstone MSA.										
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change							nd at a low risk of surface water flooding. Howe	ver, development			
resilience	could lea	ad to an ind	crease P	ın impei	meable IR	surfac M	es, compared to current levels. SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water	Site doe	s not coinc					rithin 100m of a surface waterbody. Developme				
resources							ater consumption.	ווו מו וווכ אופ			
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	with NE's South we woodlan through The HRA	s GI corrid est corner d priority h an increas	or. of the sabitat. e in recently g procently	site adjo This cou creationa ess has nnot be	ins Gils uld be in al distur identific ruled or	stead M ndirectly bances ed that ut at thi	likely significant effects on the South Pennine ${\tt N}$ s stage.	h is deciduous e site, such as Moors SPA/SAC			
	_	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National greenfiel townsca landscap for poter	Parks or A Id and Gre pe charact pe charact on tial effects	AONBs en Belt er. Nev er. The s, but at ald be li	. However land the la	rer, resi at likely opment adjacen age a m nclude	dential makes here w t to exis inor ad an adve	a discernible effect on any landscape designation development at this site would result in the loss a positive contribution towards the local landscould therefore be likely to alter the local townscating residential built form, which would help to liverse effect on the local landscape and townscapes effect on the setting of the Prince of Wales	s of open cape and ape and imit the magnitude ape cannot be Park, adjacent to			
	D		<u>Р</u>	LT	IR III	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	Area. Th	e south-we	est cori s large	ner of th	e site a	djoins t	ve a discernible effect on any Listed Building or the Prince of Wales Park, which is a Registered to the state of the second result in an adverse alteration to the second result in a second result	Park.			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes w		xpected	to resu	ılt in a r	ninor in					
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
							th frequent services. The nearest railway statio	
							Pedestrian and bicycle access of the site is suf	ficient, although
	there is a	a general i					s in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,	
		+	Р	LT	IR	Н	HO9, HO10	11a
11 Housing	types an meet the	d tenures minimum	of the h criteria	nousing a of polic	provide ies HO	d being 4 and F	wards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo dO5 (10 or more homes, or an area of more that able houses to reflect local need.	pment would
12	Specify 6	+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02	12a
Accessible	There ar	e a numbe	r of loc				in proximity to the site. However, to access a b	
services					ravel up		m south-west into the centre of Bingley.	3
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the de	velopme	ent beir	ng of a s	ng community, encouraging participation and consider that may put pressure on local services and consider.	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							re and leisure opportunities in highly accessible re spaces such as Prince of Wales Park.	e locations,
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	e are o	currently otentiall	none, y enhai	and so	would introduce new potential targets and victing an increase in crime at the site cannot be ruled naminity cohesion and wellbeing, or increase name.	out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	north of a Resident for outdo	a general h ts at the sinor exercis	nospita te woul e and o	I, Bradfo ld have c commun	ord Roy excelled ity enga	al Infirn nt acces agemer	medical centre, Eldwick and Gilstead Health Cenary. ss to a diverse range of semi-natural habitats went with close proximity to Prince of Wales Park, residents of the development.	rith opportunities
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education		rest primar Beckfoot S	chool,	is 2km s	outh of	the site		-
4.0	0:1	+		LT	∐ IR	<u> </u>	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur	ities in the	centre	of Bing	ley, inc	luding t	o a broad range of high quality and diverse emple Crossflatts and Bingley Employment Zones the regional city in the south.	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		reasing th					could have a minor beneficial impact on the lood services and enhancing the pool of potential e	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/026, Crosley Wood Road	3.09	Greenfield, three blocks of flat, woodland	Mix of greenfield and PDL	93 dwellings	Preferred Option: BI5/H

Summary of assessment for BI/026:

Bingley South Bog SSSI is approximately 20m west of the site and so careful consideration for potential impacts on this sensitive biodiversity designation would be required in order to avoid a significant effect on the biodiversity SA Objective. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Site potentially contains BMV land. No other significant adverse effects have been recorded for this site, with minor adverse effects predicted for most other natural environment themed SA Objectives primarily as a result of the potential loss of greenfield and impacts on woodland, as well as the adjacent water body. Being adjacent to the Leeds Liverpool Canal, careful consideration around protecting water quality would be required. The site is adjacent to the Leeds Liverpool Canal Conservation Area.

The site offers excellent access to health and education facilities. Development could potentially be an opportunity to positively enhance the site's influence on the local character as a result of redeveloping the three blocks of flats here.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+/-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5,	3a – 3d
3 Land & Buildings		here. ALC					be opportunities for reusing existing buildings on the could potentially contain BMV soils. The site	
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a - 4e
change resilience	BI/026 is	in FZ1. Th	e site h	nas a ve	ry limite	ed exter	nt of land at risk of surface water flooding.	
		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
5 Water resources	here wou	ld pose a r nent at the	isk to v	vater qu	ality.	•	jacent to the Leeds and Liverpool Canal and so sult in a minor increase in water consumption in	•
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversit y	side of th The HRA triggered Site conta	e canal to a Screening and thus cand thus cand ins priority	the site proce annot l habita	e, 20m w ss has i be ruled at (wood	vest of t dentified lout at f lland) a	he site' d that li this sta nd is ad	ible impact on a SAC, SPA or Ancient Woodlar s western perimeter, is the Bingley South Bog kely significant effects on the South Pennine M ge. djacent to a wetland habitat (the canal). It sits war likely diminish local ecological connectivity.	SSSI. oors SPA/SAC are
7		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Landscape & townscape	visually a adversely	ppealing G	I elem ocal ch ver cha	ents sud aracter. aracter i	ch as tre . At the mprove	ees and same ti ments.	f large areas of green and open space, including woodland, in a location where doing so would ime, development could replace three blocks of	be likely to flats with
	DI/OCC :		P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	impact th Adjacent Crosley V the site is only be a	e Grade II to the site' Vood, Bing partially o	Listed s north ley, 18 ccupie ration t	Building -easterr 5m nort d by thre to the se	y 'Leeds n perimon th of Sco ee large etting. D	and Li eter is t ourer B blocks evelopr	Conservation Area. Development at the site couverpool Canal Scourer Bride (Number 205)' 12's he Schedule Monument 'Late prehistoric enclositidge'. Whilst development could alter the settings of apartments and so any further development could potentially replace three blocks of flatents.	5m south east. sed settlement in ng of this asset, t here would likely
		-	Р	LT	İR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes w		pected	to resul	t in a m	inor inc	ct on an AQMA or CAZ. The construction and o crease in air pollution in relation to existing level	
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Mitigating or enhancing Local Plan policies Output Description Output		Mitigation code(s)
10 Transport	services.	The site is	highly	access	ible for	pedesti	Station. The site is within 400m of bus stops wit rians and somewhat accessible for cyclists, cor	
Папъроп	general a	bsence of	local d	esignate	ed cycle	paths.		1
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		could make ypes as re					towards satisfying Bradford's housing needs,	ncluding a mix of
12		+	Р	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services		offers new e locations					ess to a diverse range of services and amenities Ferncliffe.	s in highly
		+	Р	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	communi	ty interaction	on, witl	hout the	develo	pment l	ents within an existing community, encouraging being of a scale that may put pressure on local nity and place.	
14 Culture		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
& leisure							xcellent access to a diverse range of cultural, lettons in the centre of Bingley and Ferncliffe.	eisure and
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	where the	ere are cur	rently r potenti	none, an ally enh	nd so an ance co	increa mmuni	I introduce new potential targets and victims of se in crime at the site cannot be ruled out. How ty cohesion and wellbeing, or increase natural	ever, new
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Infirmary.		ould p	rovide n	new resi		are Centre. The site is within 6km north of Brac vith excellent access to a diverse range of sem	
17		++	P	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education	BI/026 is	400m east	of Bed	ckfoot S			550m south-east of Trinity All Saints CofE Prim	
18 Employme nt		ities in the					SP6, SP14, SP16, EC1, EC2, EC3, EC4 ccess to a broad range of high quality and dive and Bingley, as well as slightly further afield tow	
	City III the	+ SOULII.	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	economy local bus	truction an	d occu g the d	pation of emand for ement	of new hofor local	omes a goods ouilt en	at the site could have a minor beneficial impact and services and enhancing the pool of potent vironment could lead to an improved attractiver	on the local ial employees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/038, Marley Court	0.3	Former location of now demolished flat blocks. Site is subject to a yet-to-be-determined planning application for residential development.	Brownfield	18 dwellings	Preferred Option: BI6/H

Summary of assessment for BI/038:

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

As a PDL site, there are opportunities here for achieving biodiversity net gains and improvements to the local character as well as the setting of nearby heritage assets. The site has excellent access to health facilities, and good access to all other services and amenities that would be needed by residents here. Being adjacent to the Leeds Liverpool Canal, careful consideration around protecting water quality would be required.

		Effect on S	A Objec	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		++	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a - 3d
Buildings	Site is en	tirely PDL	and ha	s an ALC	grade of	'Urbar	'. Site does not coincide with an MSA.	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is en	tirely withir	FZ1 a	nd is not	at risk of	surface	e water flooding.	
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	does not	coincide w	ith a G	SPZ. Dev	elopmen/	t at the	and so development could pose a risk to wa site would be expected to result in a minor rrent levels.	
6			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversity	an oppor	tunity to en	hance proces	its biodive ss has ide	ersity val entified th	ue and at likel	eeds and Liverpool Canal) and so developm its connectivity to the local ecological netwo y significant effects on the South Pennine M	rk.
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Landscape & townscape			esents	an oppor	tunity to 1	edevel	ribution of the site to the local landscape and op a brownfield site that was previously use	
		+	Р	I 1 T				
0.01/				LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Leeds an	d Liverpoo	38 woo Canal asset,	uld be an Conserv including	opporturation Are	nity to e a. Deve Grade	nhance the contribution of the site towards elopment at BI/038 would be unlikely to impall Listed Buildings, 80m east of the site, asso	the setting of the act on a
	Leeds an designate aqueduct	d Liverpoo ed heritage over the c	038 woo I Canal asset, anal, d	uld be an Conserv including ue to the LT	opporturation Are the two topograp	nity to e ea. Deve Grade l bhy.	Inhance the contribution of the site towards elopment at BI/038 would be unlikely to impair Listed Buildings, 80m east of the site, assorber, SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	the setting of the act on a ociated with the
	Leeds and designate aqueduct The conson air quality	d Liverpoo ed heritage over the c - truction an	038 woo I Canal asset, anal, d P d occup air poll	uld be an Conserv including ue to the LT cation of ution ass	opporturation Are the two topograp	nity to e ea. Deve Grade hy. M Illings a	nhance the contribution of the site towards elopment at BI/038 would be unlikely to impall Listed Buildings, 80m east of the site, associated by SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 the site would be expected to have a minor whomes and transport movements. Develop	the setting of the act on a ociated with the 9a, 9b r adverse impact
heritage 9 Air quality	Leeds an designate aqueduct The cons on air quaimpact or	d Liverpoo ed heritage over the c truction anality due to an AQMA	O38 wood asset, anal, do P doccupair poll or CA	uld be an Conserv including ue to the LT coation of ution ass Z.	opportur ation Are the two topograp IR new dwe ociated v	nity to e ea. Devo Grade ohy. M Illings a with nev	Inhance the contribution of the site towards elopment at BI/038 would be unlikely to impossible likely by the site, associated Buildings, 80m east of the site, associated by the site would be expected to have a minor whomes and transport movements. Develop SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	the setting of the act on a pociated with the 9a, 9b r adverse impact oment would not
heritage	The conson air quaimpact or	d Liverpoo ed heritage over the c truction anality due to an AQMA + s within 15	on of r	uld be an Conserv including ue to the LT coation of ution ass Z.	opportur ation Are the two topograp IR new dwe ociated v	nity to e ea. Deve Grade hy. M Illings a with new	Inhance the contribution of the site towards elopment at BI/038 would be unlikely to impose II Listed Buildings, 80m east of the site, associated by the site would be expected to have a minor whomes and transport movements. Develop SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	the setting of the act on a pociated with the 9a, 9b r adverse impact oment would not 10b Crossflatts, is
9 Air quality 10 Transport	The conson air quaimpact or The site in the imre	d Liverpoo ed heritage over the c - truction anality due to an AQMA + s within 15 h of BI/038 mediate vic	38 wool Canal asset, anal, dependent or CA P Om of r . Bl/03 inities.	uld be an Conserv including ue to the LT coation of ution ass Z. LT multiple b 8 is acces	opportur ation Are the two topograp IR new dwe ociated v IR us stops ssible for	nity to ea. Devo	Inhance the contribution of the site towards belopment at BI/038 would be unlikely to impose II Listed Buildings, 80m east of the site, associated BP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 to have a minor whomes and transport movements. Develop SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 equent services. The nearest railway station, trians and cyclists, which benefits from design SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	the setting of the act on a pociated with the 9a, 9b r adverse impact oment would not 10b Crossflatts, is gnated cycle paths
heritage 9 Air quality 10	The conson air quaimpact or The site in the imm	d Liverpoo ed heritage over the c - truction anality due to an AQMA + s within 15 h of BI/038 mediate vic	J38 wool Canal asset, anal, dependent or CA. P Om of r . Bl/03; inities. P	uld be an Conserv including ue to the LT coation of ution ass Z. LT nultiple b 8 is acces	opportur ation Are the two topograp IR new dwe ociated v IR us stops ssible for IR	nity to e a. Devo Grade bhy. M Illings a vith nev W with fre pedest M ution to	Inhance the contribution of the site towards belopment at BI/038 would be unlikely to impose II Listed Buildings, 80m east of the site, associated by the site would be expected to have a minor whomes and transport movements. Develop SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 equent services. The nearest railway station, trians and cyclists, which benefits from designations are serviced.	the setting of the act on a pociated with the 9a, 9b r adverse impact oment would not 10b Crossflatts, is gnated cycle paths
heritage 9 Air quality 10 Transport 11 Housing	The conson air quaimpact or The site in the imm	d Liverpoo ed heritage over the c - truction an ality due to an AQMA + s within 15 h of BI/038 mediate vic - could make	J38 wool Canal asset, anal, dependent or CA. P Om of r . Bl/03; inities. P	uld be an Conserv including ue to the LT coation of ution ass Z. LT nultiple b 8 is acces	opportur ation Are the two topograp IR new dwe ociated v IR us stops ssible for IR	nity to e a. Devo Grade bhy. M Illings a vith nev W with fre pedest M ution to	Inhance the contribution of the site towards belopment at BI/038 would be unlikely to impose II Listed Buildings, 80m east of the site, associated BP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 to have a minor whomes and transport movements. Develop SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 equent services. The nearest railway station, trians and cyclists, which benefits from design SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	the setting of the act on a pociated with the 9a, 9b r adverse impact oment would not 10b Crossflatts, is gnated cycle paths
9 Air quality 10 Transport 11 Housing	The site of housing to	d Liverpoored heritage over the contraction and ality due to an AQMA + s within 15 h of BI/038 mediate vice + could make types as records.	J38 wool I Canal asset, anal, d P d occup air poll or CA. P Om of r . Bl/03: inities. P a mino quired I P	LT consistive by Local LT control LT co	opporturation Area the two topographism IR new dwe cociated values stops assible for IR IR Recontribution IR IR Recontribution IR Recontri	mity to ea. Devider of the pedest of the ped	shance the contribution of the site towards belopment at BI/038 would be unlikely to impose II Listed Buildings, 80m east of the site, assort II L	the setting of the act on a pociated with the setting of the act on a pociated with the setting of the setting

		Effect on S	A Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
13 Social cohesion	communi	ty interaction	on, with	nout the d	evelopm	ent bei	s within an existing community, encouraging page of a scale that may put pressure on local sand place.	
14 Culture		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
& leisure							ellent access to a diverse range of cultural, leas in the centre of Crossflatts.	isure and
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	at a locat new deve	ion where t	here a	re current tentially e	tly none, enhance	and so	ach would introduce new potential targets an an increase in crime at the site cannot be ru inity cohesion and wellbeing, or increase natu	led out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	The site i residents	s within the with excel ent opport	target lent acc	distance cess to a	of Airedadiverse r	ale Ger ange o	Centre in Crossflatts,300m south east of BI/C neral Hospital, which is north-east. The site w f semi-natural habitats and outdoor exercise h physical and mental health for the resident	ould provide new and community
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education	Access to		ary sch	ool is mo	re limited	d, the no	hool, BI/038 being 600m west of Crossflatts Fearest non-private and non-grammar second south.	
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employme nt							nployment opportunities in Crossflatts as well nes in Keighley.	as at the
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	economy for local b	by increas	ing the	demand proveme	for local nt in the	goods built en	ne site could have a minor beneficial impact of and services and enhancing the pool of pote vironment could lead to an improved attractivent.	ntial employees

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/040, Whitley Road	0.48	Industrial	Brownfield	30 dwellings	Preferred Option: BI7/H

Summary of assessment for BI/040:

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

As a PDL site, there are opportunities here for achieving biodiversity net gains and improvements to the local character as well

As a PDL site, there are opportunities here for achieving biodiversity net gains and improvements to the local character as well as the setting of nearby heritage assets. The site has excellent access to transport, health and education facilities, with good access to all other services and amenities that would be needed by residents here.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		+	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings							e coincides with the sandstone MSA. Site cont	ains existing
	buildings	s, which ma	ay pres	ent opp			eusing structures or construction materials.	T 4 4
4 Climate	Cita ia ia	- E74 Cite	P	LI	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience							and at a low and medium risk of surface water f nat it would be avoided through a careful layout	
	SIZE OI II	-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water	Site does	s not coinc	-				approximately 80m north of the Leeds and Live	
resources							likely to result in a minor increase in water con-	
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6	Site is Pl	DL contain	ing bui	Idings. I	t is con	sidered	to be likely that it is of limited biodiversity valu	e in its current
Biodiversity						be a go	od opportunity to deliver biodiversity net gains	at the site such as
&		the introdu						
geodiversity							ikely significant effects on the South Pennine N	Moors SPA/SAC
	are trigge	ered and the	nus car P	LT	IR	M at this	s stage. SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a
7 Landscape	The site	is PDL and	-				hat appear to be in commercial use. It is consid	
& townscape							portunity to enhance the positive influence of the	
							ent on the design and implementation of develo	
		+	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
							dings, with four being within 100m of the site.	
8 Cultural							Given the extensive presence of built form in t	
heritage							wable from any of these Listed Buildings. How	
							the site would be an opportunity to enhance its the setting of the Listed Buildings would be lik	
	iocai tow	-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a. 9b
	Develop	ment is un	likelv to				pact on an AQMA or CAZ. The construction ar	,
9 Air quality							ir pollution in relation to existing levels due to p	
							, it is unknown how the emissions from occupa	ition would
	compare	to the exi	sting co	ommerc	ial leve	ls.		
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport							quent services, including those along Main Str	
							e is very accessible for pedestrians and somew	hat accessible for
	cyclists v	vith a lack	of desi	gnated (cycle pa	atns in 1	the local area.	1
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site coul	d make a	minor r	ositive (contribu	ution to	wards satisfying Bradford's housing needs, dep	ending on the
11 Housing							in line with the Local Plan policies. The develo	
i i i ioasing				of polic	ies HO		IO5 (10 or more homes, or an area of more that	an 0.5ha), that
TTTTOUSING								
					nix and	afforda	able houses to reflect local need.	·
12	specify a	spects suc	ch as h P	ousing r	mix and IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
12 Accessible	specify a	spects such + is conveni	ch as h P ently lo	ousing r LT cated in	mix and IR the ce	H ntre of	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02 Bingley, so residents would be adjacent to key	12a
12 Accessible	specify a	spects such + is conveni s on Park	ch as h P ently lo Road a	ousing r LT cated in and withi	nix and IR the ce n 350m	H ntre of of thos	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02 Bingley, so residents would be adjacent to key se on Main Street.	12a services and
12 Accessible services	The site amenitie	ispects sud + is conveni s on Park +	ch as h P ently lo Road a P	ousing r LT cated in and withi	nix and IR the ce n 350m IR	H ntre of of thos	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 Bingley, so residents would be adjacent to key se on Main Street. SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	12a services and
12 Accessible	The site amenitie	spects such that the second se	ch as h P ently lo Road a P new res	ousing r LT cated in and withi LT sidents v	nix and IR the ce n 350m IR within a	H ntre of n of thos H n existi	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02 Bingley, so residents would be adjacent to key se on Main Street.	12a services and 13a ommunity

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure	The site is conveniently located in the centre of Bingley, so residents would have excellent access to a range of culture and leisure opportunities, including eateries on adjacent Park Road, and pubs, restaurants, churches and an arts centre 350m south-west on Main Street.									
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.									
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	a genera Residen outdoor	al hospital, ts at the si	Bradfo te woul nd com	ord Roya Id have g nmunity	I Infirma	ary. ccess to	medical centre, Bingley Medical Centre. Site 5.5 o a diverse range of semi-natural habitats with on which could improve both physical and mental h	pportunities for		
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
Education		rest primar Beckfoot S					y School, is 240m east of the site. The nearest f the site.	secondary		
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	opportur	nities in the	centre	s of Bin	gley, in	cluding	ess to a broad range of high quality and diverse the Bingley Employment Zone approximately 4 the regional city in the south-east.			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	location. local eco potential	However, nomy, suc employee	the co ch as b s for lo	nstructio y increa: cal busi	on and on sing the nesses	occupat e demar . An imp	elopment would reduce employment opportunition of new homes could have a minor beneficiand for local goods and services and enhancing provement in the built environment could lead to ge further inward investment to help tackle loca	al impact on the the pool of o an improved		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/059, West of Heights Lane,	0.50		0 "110 "11	40 1 11	Preferred Option:
Eldwick	0.56	Grazing	Greenfield, Green Belt	18 dwellings	BI8/H

Summary of assessment for BI/059:

BI/059 is within 50m north/east of the Prince of Wales Registered Park. New development here could potentially adversely alter the setting of this highly sensitive heritage asset.

As a large greenfield and Green Belt site adjacent to a LWS and priority habitat, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives.

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

The loss of the greenfield site is also likely to have a negative impact upon the local landscape and townscape, including the Prince of Wales Park (a Registered Park/Garden) which is 100m north east of the site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The site offers excellent access to healthcare facilities.

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

		Effect on S	SA Obje	ctive						
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e		
Buildings		ment woul andstone N		t in the I	oss (>0).4ha) g	reenfield site. ALC Grade at the site is Grade 4	I. Site coincides		
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change							nd at a low risk of surface water flooding. Howe	ever, development		
resilience	could lea	ad to an inc	crease	in impe			es, compared to current levels.	<u> </u>		
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.									
	would be	e likely to r						10.00		
	Cita ia au	 	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	deciduous woodland priority habitat. This could be indirectly adversely affected by new development at the sit									
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National greenfiel local tow to limit th	Parks or A ld that con nscape ar	AONBs tains G nd land: ide for	. Howev I eleme scape c potentia	er, resi nts of p haracte I effects	dential otential r. The s	a discernible effect on any landscape designat development at this site would result in the lose ly high visual amenity, and it would therefore be site is adjacent to existing residential built form, this stage a minor adverse effect on the local	s of open e likely to alter the which would help		
			Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	Area. Th Develop	Development at the site would be unlikely to have a discernible effect on any Listed Building or Conservation Area. The site is approximately 100m south west of the Prince of Wales Park, which is a Registered Park. Development at this large greenfield site could potentially result in an adverse alteration to the setting of this sensitive heritage asset.								
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
9 Air quality							ase air pollution at the site in relation to existing the associated transport movements and hous			
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	at Cross	flatts and '	1.4km s	outh we	est at B	ingley.	th frequent services. The nearest railway station Pedestrian and bicycle access of the site is suffer the local area.			

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures of minimum	of the h criteria	nousing a of polic	provide ies HO	d being 4 and F	wards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo HO5 (10 or more homes, or an area of more that able houses to reflect local need.	pment would
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services							in proximity to the site. However, to access a bar south-west into the centre of Bingley.	roader range of
		+	P	LT	IR .	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction	lld situate ron, without er the loca	the de	velopme	ent bein	ng of a s	ng community, encouraging participation and co scale that may put pressure on local services and ce.	ommunity nd facilities or
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	Site wou	ld have go	od acc fé, chu	ess to a	range	of cultu or leisur	re and leisure opportunities in highly accessible e spaces such as Prince of Wales Park.	locations,
		+/-	Р	ĹT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	e are c could p	currently otentiall	none, a y enhar	and so	would introduce new potential targets and victing an increase in crime at the site cannot be ruled naminity cohesion and wellbeing, or increase name.	out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	north of Resident for outdo	a general h ts at the sit oor exercis	nospita te woul e and c	I, Bradfo ld have commun	ord Roy exceller lity enga	al Infirn nt acces agemer	medical centre, Eldwick and Gilstead Health Cenary. ss to a diverse range of semi-natural habitats we with close proximity to Prince of Wales Park, residents of the development.	ith opportunities which could
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education		rest primar Beckfoot S						st secondary
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur	nities in the	centre	of Bing	ley, inc	luding t	 a broad range of high quality and diverse emplements and Bingley Employment Zones the regional city in the south. 	both with 1.5km of
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		reasing th					could have a minor beneficial impact on the loc d services and enhancing the pool of potential of	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM34 – John Escritt Road, Bingley	0.50	PDL covered with vegetation, including some trees	Brownfield	Employment land	Preferred Option (Retain): BI10/E

Summary of assessment for EM34:

The site has been proposed for employment development, which would be likely to deliver a boost to the range of local employment opportunities at this location whilst also helping to provide a boost to the local economy. A major positive score has therefore been predicted for the employment SA Objective. A major positive score has also been predicted for the transport SA Objective due to the prevalence of public and active transport options in close proximity to the site.

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

The site is approximately 22m from the Bingley South Bog SSSI. The site is therefore located in a SSSI Impact Risk Zone.

		Effect on	SA Objecti	ve						
SA Objective	Baseline trend	Score of effect	Permanence	Duration Reversibility		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &		+	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f		
Buildings		Site is PDL covered with vegetation. The ALC Grade at the site is Urban. The site partially coincides with a Sandstone MSA.								
4 Climate change		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
resilience			face wate	r flooding.			ace water flooding. A very small part of			
		0	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources		would be e					ite. Site does not coincide with a GSP2 e in water consumption at this location i			
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9 The site is PDL covered in vegetation	6a – 6f		
6 Biodiversity & geodiversity	reduce b The site Zone. Fu	oiodiversity is approxi urther cons	value at mately 22 sideration	the site ar 2m from the	nd reduce e Bingley ely risks sh	local e	its current condition. New developmer cological connectivity. Bog SSSI. The site is located in a SSS e undertaken at the site level and const	I Impact Risk		
		0	n/a	n/a	n/a	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	and the road to t	Yorkshire he north e	Dales Na ast and ra	tional Park ailway trac	k. The site	is not l south w	y designated landscapes, such as the located in Green Belt land. The site is best. Development of this site is likely to d with the loss of previously developed	oordered by a book have a negligible		
8 Cultural heritage	The site commerce therefore The near have a dear the site Monumer.	is approxicial premise be unlike rest listed liscernible is approxient is locat	n/a mately 12 ses are lo ely to have building is effect on mately 39 ed within	n/a 20m from the cated between a discernal s 230m so this asset 25m west of	n/a he Leeds veen this only hible effect outh west of due to the of a West eological	M Liverpo Consert t on the of the si e distar Yorksh	SP2, SP10, EN3, EN4, EN5, EN6, DS3 pol Canal Conservation Area. The A650 vation Area and the site. Development at Conservation Area. ite, Grade II listed. Development at this are and intervening built form. ire Archaeology Class I and Class II site evelopment at this site is unlikely to have	None and a at this site would site is unlikely to e. A Scheduled e a discernible		
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 90		
9 Air quality	likely to	increase a	ir pollutio	n at the sit	e in relati	on to ex	n AQMA or CAZ. Development at this xisting levels due to the construction ar vements and pollution associated with	nd occupation of		
10 Transport		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Hanoport							nearest railway station is Bingley, it is a John Escritt Road. There are PRoWs a			
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
	- · ·	4 <i>E</i> -				vill pot	provide a contribution towards Bradford			

		Effect on	SA Objecti	ve							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services		The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.									
13 Social		0	n/a	n/a	n/a	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
cohesion							at a location where it is in proximity to si ely affect the cohesion of residential co				
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure		roposed fo of cultural			lopment a	and wou	uld be unlikely to have a discernible effe	ct on the local			
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	crime at Howeve	a location	where th	ere are cu	rrently no	ne, and	t site would introduce new potential targ I so an increase in crime at the site can natural surveillance, and so could help	not be ruled out.			
4011		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	Site is p		r employ	ment purpo	oses and	so it wo	ould be unlikely to have a discernible eff	ect on this SA			
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education	Site wou		new emp	oloyment la	and that o	ffers sk	ills learning opportunities for local peop	le and			
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment	The prop	osed dev	elopment	would pro	vide new	employ	ment opportunities in Bingley.				
		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy							employment space that would contributely's economy.	te towards the			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM61 – Dowley Gap Lane	0.79	Area of green space including trees	Greenfield, Green Belt	Employment land	Alternative

Summary of assessment for EM61:

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

Minor negative effects were predicted for the majority of the natural environment themed SA Objectives, primarily as a result of the impacts of new development on greenfield and Green Belt land, as well as the nature of the local historic environment. The site is approximately 257m south west of the Bingley South Bog SSSI. The site is located in a SSSI Impact Risk Zone. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

		Effect on	SA Objecti	ve				
SA Objective	Baseline trend	Score of effect Permanence		Duration	Duration Reversibility		Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings	Develop	ment would west of s	d result ir ite is ALC	the loss (Grade 3	(>0.4ha) (which cou	greenfie uld inclu	ld site. The site's ALC Grade is largely de BMV soils. The site does not coincid	Urban, although de with a MSA.
4 Climate change		+/-	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
resilience		ority of the face wate					remainder of the site is in FZ1. The site	is at very low risk
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources		e would b				or increa	site. Site does not coincide with a GSF ase in water consumption at this location.	
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9 The site comprises vegetation, includi	6a – 6f
6 Biodiversity & geodiversity	biodivers There is Dependi minimal. The site Risk Zor	sity value a a Local W ng on the is approxi ne. Furthel	at the site /ildlife Site nature of mately 25 consider	and reduce and Ancithe new e	ce local ed ent Wood mployme west of the likely ris	cologica dland, na nt deve	nt condition. New development here coal connectivity. amely Hirst Wood, approximately 430m lopment at this site, the impact on this set. ey South Bog SSSI. The site is located and be undertaken at the site level and contents.	east of the site. site is likely to be in a SSSI Impact
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	and the located a site. Dev	Yorkshire adjacent to velopment	Dales Na the site's of this sit	tional Park s eastern b	c. The site coundary e a minor	e is loca . A busii r negati	y designated landscapes, such as the I ted on Green Belt land. A wastewater t ness park is located across the road to ve effect on the local landscape and tow e onsite.	reatment works is the west of the
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
8 Cultural heritage	The nea Liverpoo The site Monume	rest listed of Canal So is approxi ent is locat ment at th	building/s courer Bri mately 17 ed within	structure is dge (No. 2 5m south this archa	approxin 205). of a Wes eological	nately 5 t Yorksh site. could h	iverpool Canal Conservation Area. 3m north of the site; the Grade II listed hire Archaeology Class I and Class II sinave a minor negative effect on the local	te. A Scheduled
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	likely to i	increase a	ir pollutio	n at the sit	e in relati	on to ex	n AQMA or CAZ. Development at this skisting levels due to the construction and rements and pollution associated with the second control of the construction and pollution associated with the construction and pollution associated with the construction associated with the construction and control of the control of	d occupation of
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	1.3km no	orth west	of the site		s accessi	ible via	nearest railway station is Bingley, it is a Dowley Gap Lane. There are PRoWs to	

		Effect on	SA Objecti	ve				
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site is al	located fo	r employr	nent and t	herefore v	vill not	provide a contribution towards Bradford'	s housing needs.
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services		ision of ne and amer		yment dev	elopment	here c	ould potentially help to enhance the loca	l offering of key
13 Social		0	n/a	n/a	n/a	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
cohesion							at a location where it is in proximity to single affect the cohesion of residential con	
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		roposed fo of cultural			lopment a	and wou	lld be unlikely to have a discernible effec	ct on the local
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	crime at Howeve	a location	where th	ere are cu	rrently no	ne, and	site would introduce new potential target so an increase in crime at the site cann natural surveillance, and so could help t	ot be ruled out.
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
то пеаш	Site is propertive		r employ	ment purpo	oses and	so it wo	ould be unlikely to have a discernible effe	ect on this SA
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education	Site wou employe		new emp	oloyment la	and that o	ffers sk	ills learning opportunities for local peopl	e and
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment	The prop	osed dev	elopment	would pro	vide new	employ	ment opportunities in Bingley.	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy							w employment space that would contrib ley's economy.	ute towards the

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM100 – Castlefields Road	1.18	PDL covered with vegetation including trees	Brownfield	Employment land	Preferred Option: BI9/E

Summary of assessment for EM100:

This site is located within a designated Employment Zone. This site has been proposed for employment development, which would be likely to deliver a boost to the range of local employment opportunities at this location whilst also helping to provide a boost to the local economy. A major positive score has therefore been predicted for the employment and economy SA Objectives.

While this site is located within close proximity to bus stops and a railway station, accessibility for pedestrians and cyclists could be improved to promote active travel to the site.

A major negative effect in relation to the climate change resilience SA Objective is anticipated, as the site is located FZ2 and FZ3, while approximately 50% of the site is located in FZ3b.

		Effect on	SA Objecti	ve				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		+	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings	Site is P Gravel N		d with ve	getation. T	he ALC (Grade a	t the site is Urban. The site coincides v	vith a Sand and
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	is at a lo		urface wa				60% of the site is located in FZ3b. A sm h risk of surface water flooding is close	
		-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	Develop		e site wo				m south of the site. Site does not coinc a minor increase in water consumption	
6 Biodiversity & geodiversity	The site reduce be The site SSSIs. 1	may there piodiversity is approxi The site is	fore have value at mately 2 located ir	e some bio the site ar on from the on a SSSI Ir	diversity on diversity on diversity of the diversity of t	value in local e South I k Zone.	SP10, SP11, EN1, EN2, EN3, EN7, EN9 The site is PDL covered in vegetation its current condition. New developmer cological connectivity. Bog and the South Pennine Moors, bot Further consideration of the likely risk all England undertaken if necessary.	nt here could h of which are
		0	n/a	n/a	n/a	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	and the existing	Yorkshire	Dales Na al and inc	tional Parl lustrial are	k. The site	is not	y designated landscapes, such as the ocated in Green Belt land. The site is lof this site is therefore likely to have a re-	ocated with an
		0	n/a	n/a	n/a	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
8 Cultural heritage	to the initial heritage. The Lee the inversions of the large Notes of	tervening basset. ds Liverpointing built ation Area West Yorkarchaeolog	ouilt form, ool Canal form, dev i. shire Arcl gical site	developm Conservativelopment in Conservations (in the conservation)	nent of thi ion Area at this site Class II site approxim	s site is is appro e would te is loc ately 40	the site, namely, 2, 3, 4, 5, 6 Castlefie likely to have a negligible effect on the eximately 380m north east of the site. It be unlikely to have a discernible effect atted approximately 600m south of the comment of the site. Development	e setting of this However, due to on the site, and a smaller
	unlikely	to have a	discernibl	e effect or	this asse	et due to	the distance.	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	likely to	increase a	ir pollutio	n at the sit	e in relati	on to ex	n AQMA or CAZ. Development at this kisting levels due to the construction ar rements and pollution associated with	nd occupation of
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4,	10a – 10d

		Effect on	SA Objecti	ve										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
	The nea	rest railwa	y station	is Crossfla	ıtts, it is a	pproxim	Keighley Road to the north east and ean nately 385m east of the site. Accessibility to the site.							
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a						
	Site is al	e is allocated for employment and therefore will not provide a contribution towards Bradford's housing needs.												
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a						
services		vision of new employment development here could potentially help to enhance the local offering of key and amenities.												
13 Social		0	n/a	n/a	n/a	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a						
cohesion							at a location where it is in proximity to si ely affect the cohesion of residential cor							
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a						
leisure		roposed fo of cultural			lopment a	and wou	ald be unlikely to have a discernible effe	ct on the local						
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a						
15 Safe & secure	crime at Howeve	a location	where th	ere are cu	rrently no	ne, and	site would introduce new potential targors an increase in crime at the site cannular natural surveillance, and so could help to	ot be ruled out.						
40110046		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b						
16 Health	Site is p		r employi	ment purpo	oses and	so it wo	ould be unlikely to have a discernible effort	ect on this SA						
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c						
17 Education	Site wou	•	new emp	oloyment la	and that o	ffers sk	ills learning opportunities for local peopl	e and						
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
Employment	The prop	osed dev	elopment	would pro	vide new	employ	ment opportunities in Crossflatts and Bi	ngley.						
		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
19 Economy					iver 1ha+	of new	employment space that would contribut ley's economy.	e towards the						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/006, Keighley Road, Crossflatts	0.74	Western portion of the site is hard standing with industrial/commercial buildings. Eastern portion of the site is tree-covered greenfield.	Mix	23 dwellings (based on 35dph)	Commitment

Summary of assessment for BI/006:

As a greenfield location with areas of TPO woodland, the site has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The site partially coincides with Flood Zone 2 and 3, and so a careful layout of development would be required to avoid a significant effect on the flooding SA Objective.

The site offers excellent access to sustainable transport modes.

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

		Effect on S	SA Objec	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
Buildings							elopment would result in the loss (>0.4ha) g and & gravel MSA.	reenfield site. ALC				
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e				
change resilience	Site is at	is partially within FZ2 and has a very limited extent of land within FZ3. A small area of land in the west of the is at medium to high risk of surface water flooding, however the majority of the site is at low risk. Development d lead to an increase in impermeable surfaces, compared to current levels.										
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	A small surface waterbody is adjacent to the Site's western perimeter. Development here could pose a risk											
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
& geodiversit y							velopment would safeguard this area of woo nor adverse effect on biodiversity cannot be					
		_					<u> </u>	1				
7 Landscape & townscape	National I therefore Dependin character that are li	Parks or A0 limited sco ng on the co through no kely of high	P location ONBs. Pope for location on dition ew development on the location of	LT In would The site new dev n of the e elopmen amenity	IR not results PDL velopment existing later of a his value a	Mult in a control with exith the state of th	SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designaristing buildings that appear to be in commercial solution to alter the local townscape and lags there could potentially be opportunities folity design. However, the site currently contained on the risk that this could be lost as a recharacter cannot be entirely ruled out at this	7a, 7b tion, including cial use. There is andscape character. r enhancing the local ins several trees sult of new				
Landscape & townscape	National I therefore Dependin character that are li developm	Parks or A0 limited sco ng on the co through no kely of high	P location on distribution of the period of	LT on would The site new dev of the e elopmen amenity erse effec	IR not results PDL velopmed existing later of a his contract on the IR	Mult in a owith eximute at this building gh quale and, base local of M	SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designaristing buildings that appear to be in commercial solution to alter the local townscape and lays there could potentially be opportunities for lity design. However, the site currently contained on the risk that this could be lost as a recharacter cannot be entirely ruled out at this SP2, SP10, EN3, EN4, EN5, EN6, DS3	7a, 7b tion, including cial use. There is andscape character. r enhancing the local ins several trees sult of new stage. 8a, 8b				
Landscape &	National I therefore Depending character that are lift developm	Parks or A0 limited sco ng on the co through no kely of high nent, a mine	Pilocation ONBs. ope for londition ew development visual or advelopment per longer lon	LT on would The site new dev n of the e elopmen amenity erse effec LT Grade II*	IR not results PDL velopment of a high value a ct on the like tight like tigh	M ult in a o with exi nt at thi building gh qual and, ba e local o M Building d to an	SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designarsting buildings that appear to be in commerces location to alter the local townscape and lays there could potentially be opportunities for lity design. However, the site currently contained on the risk that this could be lost as a recharacter cannot be entirely ruled out at this SP2, SP10, EN3, EN4, EN5, EN6, DS3 of 'Ryshworth Hall'. New development at this adverse effect on the setting of this sensitive	7a, 7b tion, including cial use. There is andscape character. r enhancing the local ins several trees sult of new stage. 8a, 8b partial-greenfield e heritage asset.				
Landscape & townscape 8 Cultural	National I therefore Dependin character that are li developm 50m east site with the Developm homes were	Parks or A0 limited sco ng on the co through no kely of high nent, a mino - of the site tree covera	P location ONBs. ope for loondition ew deven visual or adverse P is the Coge coul P not has pected	LT In would The site new dev n of the e elopmen amenity erse effect LT Grade II* ld potent LT ve a disc to result	IR not resure is PDL velopment existing it of a hir value act on the IR Listed tially lear IR cernible in a mir	Mult in a with exint at thi building gh qual and, base local of MBuilding do an Mimpact nor incre	SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designarsting buildings that appear to be in commerces location to alter the local townscape and lays there could potentially be opportunities for lity design. However, the site currently contassed on the risk that this could be lost as a recharacter cannot be entirely ruled out at this SP2, SP10, EN3, EN4, EN5, EN6, DS3 of 'Ryshworth Hall'. New development at this adverse effect on the setting of this sensitive SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing leverse.	7a, 7b tion, including cial use. There is andscape character. r enhancing the local ins several trees sult of new stage. 8a, 8b partial-greenfield e heritage asset. 9a – 9d occupation of new				
Landscape & townscape 8 Cultural heritage 9 Air quality	National I therefore Dependin character that are li developm 50m east site with the Developm homes we associate	Parks or Ad limited scoring on the control through new kely of high nent, a minute of the site cree coveration in the coveration of the site cree coveration in the coveration	P location ONBs. ope for rondition ew device h visual or adverse P is the Coge could perform portion has beeted the sand	LT In would The site new dev n of the e elopmen amenity erse effect LT Grade II* Id potent LT we a disc to result I transpo	IR not results is PDL velopment existing in the second in	Mult in a with exint at thi building gh qual and, base local of MBuilding do an Mimpact nor increments.	SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designaristing buildings that appear to be in commers location to alter the local townscape and lays there could potentially be opportunities for lity design. However, the site currently containsed on the risk that this could be lost as a recharacter cannot be entirely ruled out at this SP2, SP10, EN3, EN4, EN5, EN6, DS3 of 'Ryshworth Hall'. New development at this adverse effect on the setting of this sensitive SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and lease in air pollution in relation to existing lever SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	7a, 7b tion, including cial use. There is andscape character. r enhancing the local ins several trees sult of new stage. 8a, 8b partial-greenfield e heritage asset. 9a – 9d occupation of new els due to pollution				
Landscape & townscape 8 Cultural heritage	National I therefore Dependin character that are li developm 50m east site with the Developm homes we associated.	Parks or Ad limited scoring on the control through no kely of high nent, a minute of the site cree coveration ould be expected with home thin 400m of the site of	P location ONBs. ope for rondition on adverse P is the Coge couple P not has beeted ness and p p of multiposflatts,	LT In would The site new developmen amenity erse effect LT Grade II* Id potent LT we a disc to result I transpo LT ple bus s is 750m	IR not resure is PDL velopmenexisting of a hir value act on the IR IR Listed tially lear IR cernible in a mirert move IR stops wire south-earters.	Mult in a with exint at thi building gh qual and, base local of MBuilding do an Mimpact nor increments. H th frequesast. Si	SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designaristing buildings that appear to be in commers to location to alter the local townscape and lays there could potentially be opportunities for lity design. However, the site currently contains and on the risk that this could be lost as a recharacter cannot be entirely ruled out at this SP2, SP10, EN3, EN4, EN5, EN6, DS3 of 'Ryshworth Hall'. New development at this adverse effect on the setting of this sensitive SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and lease in air pollution in relation to existing levels of the services, including those along Keighley te is very accessible for pedestrians and cycles.	7a, 7b tion, including cial use. There is andscape character. r enhancing the local ins several trees sult of new stage. 8a, 8b partial-greenfield e heritage asset. 9a – 9d occupation of new els due to pollution 10a – 10d Road. The nearest				

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	types and the minim	l tenures o ium criteria	f the h	ousing pricies HO	rovided 4 and H	being ir O5 (10	rds satisfying Bradford's housing needs, dep n line with the Local Plan policies. The develor or more homes, or an area of more than 0.5 es to reflect local need.	pment would meet
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services	The site is	s adjacent		area of ke			amenities 430m along Keighley Road.	
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		he dev	elopmer/	nt being	of a sca	community, encouraging participation and cale that may put pressure on local services a	
14 Culture		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	
& leisure	Residents pubs, res	s at the site taurants, a +/-	would nd chu	d have go irches alo	ood acce ong Kei IR	ess to a	diverse range of culture and leisure opportuoad and in the centre of Bingley, which is ea SP1, SP3, SP4, SP16, H09, DS5, CO2	nities including sily accessible.
15 Safe & secure	location w developm	truction an here there	are ci potenti	pation of urrently n ally enha	new ho none, an noce cor	d so an nmunity	buld introduce new potential targets and victi increase in crime at the site cannot be ruled cohesion and wellbeing, or increase natura	ms of crime at a out. However, new
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	general h Residents outdoor e	ospital, Bras at the site	adford would d comi elopme	Royal Int I have go munity er	firmary. ood acce ngagem	ess to a ent, wh	edical centre, Crossflatts Surgery. Site is 7km diverse range of semi-natural habitats with cich could improve both physical and mental h	opportunities for nealth for the
17 Education		+ est primary eckfoot Sc					SP6, SP14, SP16, EC3, DS5, CO2 shool, is 315m south-east of the site. The nea	17a – 17c arest secondary
18 Employme nt	The site vopportunities 350m sou	+/- vould provities in the south of the s	P ide res centres ite, as	LT idents wi s of Keigl well as s	IR th good hley and lightly fu	H access Bingle urther a	Site: SP6, SP14, SP16, EC1, EC2, EC3, EC4 to a broad range of high quality and diverse y, including the Crossflatts Employment Zon field towards the regional city in the south-ea reduce employment opportunities at this loc	e approximately st. It is uncertain
19 Economy	It is uncer However, economy, employee	tain the ex the constr such as b	tent to ruction by incre busine	LT which re and occu easing the esses. An	IR esidential upation of the demandary of the lemandary o	H al develon of new and for lo ement i	SP6, SP14, SP16, EC1, EC2, EC3, EC4 opment would reduce employment opportunity homes could have a minor beneficial impact local goods and services and enhancing the properties of the built environment could lead to an imprinvestment to help tackle local deprivation.	19a, 19b ties at this location. on the local ool of potential

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/055, 110 Main Street	0.02	Existing buildings (commercial)	PDL	7 dwellings	Windfall site (expired planning permission)

Summary of assessment for BI/055:

No major adverse effects have been predicted for the site. As a PDL site, there are opportunities here for achieving biodiversity net gains and improvements to the local character as well as the setting of nearby heritage assets. The site has excellent access to transport and health facilities, with good access to all other services and amenities that would be needed by residents here.

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
3 Land &		+	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a -3e					
Buildings	Site is P	DL. ALC G	rade a	t the site			te does not coincide with an MSA.						
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	Site is in	FZ1 and i		t risk of		water							
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources							within 100m of the River Aire and the Leeds ar in a minor increase in water consumption.	d Liverpool Canal					
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
Biodiversity & geodiversity	current of designat	condition. N	New de ould be	velopme a good	ent here	would	I to be likely that the site is of limited biodiversit be unlikely to result in any discernible effects of deliver biodiversity net gains at the site such a	on a biodiversity					
		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a					
7 Landscape & townscape	that new townsca	developm pe charact	ent at t er, suc design	he site which has by	would b incorpo lementa	e an op orating r	hat appear to be in commercial use. It is consi- pportunity to enhance the positive influence of the GI elements of high visual amenity value Topic development.	he site on the loca his is somewhat					
		+	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
8 Cultural heritage	developi	ment here	would l	oe unlike	ely to a	dversel	the site is PDL and comprised of existing buildi y affect the Conservation Area and could be ar character and setting.						
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b					
9 Air quality	new hon with hon	nes could r	esult ir insport	n a mino movem	r increa ents. H	ase in a owever	pact on an AQMA or CAZ. The construction ar ir pollution in relation to existing levels due to p r, it is unknown how the emissions from occupa	ollution associated					
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	railway s	station, Bin	gley, is	225m s	south ea	ast. Site	equent services, including those along Main Str e is very accessible for pedestrians and genera ycle paths in the local area.						
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing							wards satisfying Bradford's housing needs, dep ine with the Local Plan policies.	ending on the					
12		+	Р	LT	İR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
Accessible services					Bingle	y, situa	ting future residents in close proximity to key so	ervices and					
					- In	Ш	SD2 SD6 SD0 DS1 DS5 CO1 CO2 HO4						
		The site is located in the centre of Bingley, situating future residents in close proximity to key services and amenities along the Main Street. + P LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a											
13 Social cohesion	interaction		the de	sidents v velopme	within a ent beir	n existi	ng community, encouraging participation and c scale that may put pressure on local services a	ommunity					

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
14 Culture &							in the centre of Bingley, so residents would hav					
leisure	to a rang	e of cultur	e and I			nities in	cluding pubs, restaurants, churches, and an art	s centre.				
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a				
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.											
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Residents would be within 800m of the nearest medical centre, Bingley Medical Centre. Site is 5.8km north-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.											
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education		rest primai t School, is					y School, is 500m east of the site. The nearest .	secondary school,				
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centres of Bingley, including the Bingley Employment Zone approximately 620m south-east of the site, as well as slightly further afield towards the regional city in the south-east. It is uncertain the extent to which residential development would reduce employment opportunities at this location.											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	location. local eco potential											

Cottingley

- 1.1.20 There is one Preferred Option site within Cottingley (CO/002).
- 1.1.21 The only significant beneficial effect to be identified for this site is in relation to health (SA Objective 16).
- 1.1.22 A significant adverse effect has been identified for this site is in relation to land and buildings (SA Objective 3). This is due to the loss of >0.4ha of greenfield land.
- 1.1.23 À significant adverse effect has also been identified in relation to the biodiversity and geodiversity (SA Objective 6). The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is related to potential recreation impacts.
- 1.1.24 There is the potential for both positive and negative effects in relation to safety and security (SA Objective 15) for this site.
- 1.1.25 There are a further two sites in Cottingley that are Discounted (CO/001A and CO/010) and one Alternative (CO/011). These are assessed below.

Summary table of effect scores predicted for site options in Cottingley (Preferred Options):

РО	Cito		SA Objective																	
ref	Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
CO1/H	CO/002	-	-		+	-		-	-	-	+	+	+	+	+	+/-	++	-	+	+

Kev:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CO/002,		Three grazing fields, with a			Preferred Option:
Marchcote Lane	8.45	limited number of trees and hedgerow	Greenfield, Green Belt	155 dwellings	CO1/H

Summary of assessment for CO/002:

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

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

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. Minor adverse effects were also predicted for cultural heritage due to the adjacent Class II site (West Yorkshire Archaeology) and the Listed Building 45m north-east.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings	Develop which co	ment would ould potent	d resulti ially ind	t in the la clude BN	oss (>0 //V soils	.4ha) g s. Site c	reenfield site. ALC Grade at the site is predom coincides with sandstone and coal MSAs.	inantly Grade 3,
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
change resilience							nd at a low risk of surface water flooding. However, compared to current levels.	ever, development
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	approxin		m west				approximately 60m north of two ponds and at i evelopment at the site would be likely to result	
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	biodivers The site the site I identified	sity value a falls withir evel and c	at the si a SSS onsulta signifi	ite and r SI Impac ation with	educe l t Risk Z h Natur	local ed Zone. F al Engla	e biodiversity value. New development here co cological connectivity. urther consideration of the likely risks should b and undertaken if necessary. The HRA Screen uth Pennine Moors SPA/SAC are triggered and	e undertaken at ing process has
7 Landscape & townscape	National greenfie therefore residenti adverse developi	Parks or A d area tha e be likely the al built for effect on the	AONBs t conta to alter m, whice he loca s site c	. However ins GI enter the local character the	er, resi lements al towns I help to ape and	dential s of pot scape a limit the	SP2, EN1, EN3, EN5, EN6, DS2, DS3 a discernible effect on any landscape designat development at this site would result in the los ential visual amenity value and also Green Bel nd landscape character. The site is adjacent to me magnitude for potential effects, but at this stacepe cannot be ruled out. It is unclear the extetlement pattern or shape, by extending Cotting	s of a large open t land. It would existing age a minor ent to which
8 Cultural heritage	45m nor the site a at this la to some	th-east of t are two Gra rge greenf extent due	the site ade II L ield site to the	is the Calsted But the could p	Grade II uildings potentia	Listed associally resu	SP2, SP10, EN3, EN4, EN5, EN6, DS3 a Class II site (West Yorkshire Archaeology). Building 'Manor Farmhouse and Manor Farm Eated with Stock-a-Close Farmhouse. In each cult in a minor adverse effect on their setting. Thuilt form adjacent to the site, the topography an	ase, development is would be limited
	screenin	g vegetation	on.					
9 Air quality	Develop would be associat	- ment woul	P d not h to resumes ar	ult in a n nd transp	ninor incort	crease vement	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 act on an AQMA. The construction and occupatin air pollution in relation to existing levels due as. Site could also potentially increase traffic mane site.	to pollution

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
	B6146. 7	The neares	t railwa	ay statio	n, Bing	ley, is 2	quent services, including those along Airedale 2.3km north west. Site is very accessible for per ycle paths in the local area.			
	o j cc.c,	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	types an meet the	d tenures of minimum	of the h criteria	nousing of polic	provide ies HO	d being 4 and H	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develo HO5 (10 or more homes, or an area of more that able houses to reflect local need.	pment would		
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
Accessible	The near	rest area o	f key s	ervices	and am	enities	appears to be 500m north in Cottingley centre.			
services		+	P	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	interaction	ld situate r	new res	sidents v	within a ent beir	n existing of a s	ng community, encouraging participation and c scale that may put pressure on local services a	ommunity		
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure							culture and leisure opportunities in highly acces s, and a gym.	sible locations in		
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	location new dev	where ther	e are c could p	currently otentiall	none, y enhai	and so nce con	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na ne.	out. However,		
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	general I Resident countrys	hospital, B ts at the sit ide with op	radford te woul portun	l Royal I d have o ities for	nfirmar excellei outdoo	y. nt acces r exerci	medical centre, Cottingley Surgery. Site is 3.2k as to a diverse range of semi-natural habitats the se and community engagement, which could in the development.	nroughout the local nprove both		
17		-	P	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
Education							rimary School is 912m west of the site. The ne	arest secondary		
	SCHOOLIS		_				outh-east of the site. SP6 SP14 SP16 FC1 FC2 FC3 FC4	18a, 18b		
18 Employment	+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centres of Shipley and Baildon, with 3 Employment Zones within 4km of the site, as well as slightly further afield towards the regional city in the south.									
		+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy		creasing th					could have a minor beneficial impact on the loc d services and enhancing the pool of potential of			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CO/001A, Land off Cottingley	4.04	Two vacant	0 "110 "5"	57 L III	B:
Cliffe Road	1.84	fields	Greenfield, Green Belt	57 dwellings	Discounted

Summary of assessment for CO/001A:

A significant adverse effect has been predicted for the air quality SA Objective as a result of the eastern portion of the site being within the CAZ. This could potentially make achieving air quality improvement targets within the CAZ more difficult. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site and the small adjacent area of TPO woodland. The loss of the greenfield site would also be likely to have a negative impact on the local landscape and townscape character, as well as cultural heritage with Class II sites and three Listed Buildings in proximity to the site.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings							If greenfield site. ALC Grade at the site is predo coincides with a sandstone MSA.	ominantly Grade 3,
		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	Given th	e size of th	ne site i	n relatio	n to thi	s, it is e	nd around the perimeter at a high risk of surface expected that it would be avoided through a ca d to an increase in impermeable surfaces, com	reful layout of
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	could po	se a risk to	o water	quality.	Site is	not with	adjacent to the Site's north-western perimeter. hin a GSPZ. Development at the site would be location in relation to existing levels.	
		-	Р	LT	İR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity &							cological connectivity.	
geodiversity	The site	opment at falls within	the site	e, such a Il Impac	as throu t Risk Z	igh imp Zone. F	's western perimeter. This could potentially be pacts on tree root zones. urther consideration of the likely risks should be and undertaken if necessary.	·
	The site the site I	opment at falls within evel and c	the site a SSS onsulta P	e, such a I Impac tion with LT	as throu t Risk Z n Natura IR	ugh imp Zone. F al Engla M	eacts on tree root zones. urther consideration of the likely risks should be and undertaken if necessary. SP2, EN1, EN3, EN5, EN6, DS2, DS3	e undertaken at
	Develop National greenfiel be likely form, wh	opment at falls within evel and comment at thi Parks or Ald that conto alter the	the site of a SSS on sultary Properties Iocating AONBs. tains Gelocal thelp to	e, such a strong with the strong would be seen to be seen the strong with the	as thrount Risk Zen Natura IR Id not reger, resignts of permagnite magnites.	ugh imp Zone. Final Englated Measult in dential otential landsctude for the second sec	pacts on tree root zones. urther consideration of the likely risks should be and undertaken if necessary. SP2, EN1, EN3, EN5, EN6, DS2, DS3 a discernible effect on any landscape designated development at this site would result in the losely high visual amenity and Green Belt land, an ape character. The site is adjacent to existing a repotential effects, but at this stage a minor adverse.	e undertaken at 7a, 7b ion, including s of open d it would therefore residential built
geodiversity 7 Landscape	The site the site I Develop National greenfiel be likely form, whocal lands Site is in Listed Bein proximadverse	opment at falls within evel and c - ment at thi Parks or A ld that cont to alter the hich would dscape an - proximity uilding 'Banity to the seffect on the	the site of a SSS consultar P is locatiful AONBS. Itains G is local to help to d towns P ito two orn immesite. In heir set	e, such a strong with the stro	as through as through as through as through as the second	ugh imp Zone. Final Englater Mesult in dential otential landsc tude for eruled Mest Yost Yost Pelopmed be limited.	pacts on tree root zones. urther consideration of the likely risks should be and undertaken if necessary. SP2, EN1, EN3, EN5, EN6, DS2, DS3 a discernible effect on any landscape designated development at this site would result in the losely high visual amenity and Green Belt land, an ape character. The site is adjacent to existing a repotential effects, but at this stage a minor adverse.	e undertaken at 7a, 7b
geodiversity 7 Landscape & townscape 8 Cultural	The site the site I be likely form, who local land Site is in Listed Brin proximadverse adjacent Develop proposed proposed	opment at falls within evel and c - ment at thi Parks or A ld that cont to alter the sich would dscape an - proximity uilding 'Banity to the seffect on the to the site - ment would CAZ, it is d CAZ. De	the site of a SSS consultary Properties Incating AONBS. Itains Green to two of to two of to two of the incating and the incat	e, such a strong with LT on woul Howev I element cownsca limit the scape call LT Class II ediately each catting. The pograph LT ave a diore likelent at the strong the likelent at the strong the likelent at the strong the likelent at the strong the likelent at the strong the likelent at the strong the likelent at the strong the likelent at the strong the likelent at the strong the likelent at the strong the likelent at the strong the likelent at the strong the likelent at the strong the stro	as throut Risk Zen Natura IR IR IR IR IR IR IR IR IR IR IR IR IR	ugh impazone. Final Englate Messult in dential otential landsc tude for eruled Messer You will be limited by accessition could be second by accessition could be second by accessition could be second by accessition could be second by accessition could be second by accessition could be second by accessition could be second by accessition could be second by accessition could be second by accessition could be second by accessition could be second by accessition could be second by accessition could be second by accessition could be second by accessition could be second by accessition by accessing the second be second by accessing the second by accessi	urther consideration of the likely risks should be and undertaken if necessary. SP2, EN1, EN3, EN5, EN6, DS2, DS3 a discernible effect on any landscape designat development at this site would result in the losely high visual amenity and Green Belt land, and appear character. The site is adjacent to existing a repotential effects, but at this stage a minor advout. SP2, SP10, EN3, EN4, EN5, EN6, DS3 orkshire Archaeology). 240m east of the site is close Farmhouse'. There are two other Grade I cent at this large greenfield site could potentially nited to some extent due to the presence of sim	e undertaken at 7a, 7b ion, including s of open d it would therefore residential built verse effect on the 8a, 8b the Grade II* Listed Buildings result in a minor pa – 9d cides with hrough the

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	railway s		taire, is	2.1km	north e	ast. Site	quent services, including those along the B614 e is very accessible for pedestrians and cyclists a	
	a lack of	+	P	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures of minimum	of the h criteria	nousing a of polic	provide ies HO	ed being 4 and H	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develon HO5 (10 or more homes, or an area of more that houses to reflect local need.	opment would
12	open, s	-	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services		rest area o			and am	enities	appears to be 800m west in Cottingley centre,	putting it just
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the de	velopme	ent beir	ng of a s	ng community, encouraging participation and c scale that may put pressure on local services a ace.	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							culture and leisure opportunities in highly acces is, and a gym.	sible locations in
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	e are c could p	currently otentiall	none, y enhai	and so nce con	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na ne.	l out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	north-we Resident countrys	est of a ger ts at the sit ide with op	neral ho te woul portun	ospital, E ld have o nities for	Bradford excelled outdoo	d Royal nt acces r exerci	ottingley Surgery, putting it outside the target distribution. Infirmary. ss to a diverse range of semi-natural habitats the ise and community engagement, which could in the development.	nroughout the local
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education			ottingle	y Acade	emy, im	mediate	Primary School, is 287m south of the site. The rely adjacent to the site.	•
18 Employment	opportur	nities in the	reside centre	nts with es of Shi	good a pley an	ccess to	SP6, SP14, SP16, EC1, EC2, EC3, EC4 o a broad range of high quality and diverse empon, with 3 Employment Zones within 4km of the the south.	ployment
10.5		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the loc	19a, 19b cal economy, such
19 Economy		creasing th					d services and enhancing the pool of potential of	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CO/010, Cottingley Moor Road	0.32	Vacant field	Greenfield, Green Belt	11 dwellings (based on 35 dph)	Discounted

Summary of assessment for CO/010:

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

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site and the adjacent strip of TPO woodland.

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings		ment wouldy include					ofield site. ALC Grade at the site is Grade 3 coal MSA.	3, which could
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience		FZ1 and i able surfa					ding. However, development could lead to	an increase in
	ппреппе	-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources			ide with	a GSPZ.	The site	is app	roximately 20m east of Cottingley Beck at i	
esources	Develop	ment at the	e site wo	uld be lik	ely to re	sult in a	minor increase in water consumption.	
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 poliversity value. New development here co	6a – 6f
& geodiversity	adversel	y affect the urse, which	e woodla	nd, such	as throu	gh imp	 Beck. New development at this site could acts on tree root zones. It could also affect value, such as through an increased risk of 	the Beck
			_				·	1 .
7 Landscape & townscape	National greenfiel landscap townsca limit the	Parks or A Id and Gre be and tow pe and lan magnitude	AONBs. I en Belt la nscape o dscape o for pote	However, and that, character character ntial effe	, residen in its cur r. New de r. The site	tial dev rent co evelopn e is adj	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designat elopment at this site would result in the lost ndition, likely makes a positive contribution nent here would therefore be likely to alter tacent to existing residential built form, which tage a minor adverse effect on the local lar	s of open towards the local the local th would help to
_andscape & cownscape	National greenfiel landscap townsca limit the	Parks or A Id and Gre De and tow pe and lan	s location AONBs. It en Belt la nscape d dscape de for pote	n would in would in would in would in work that, where the character in the cout.	not result , residen in its cur r. New de r. The site	t in a di tial dev rent co evelopn e is adja at this s	scernible effect on any landscape designat elopment at this site would result in the lost ndition, likely makes a positive contribution nent here would therefore be likely to alter tacent to existing residential built form, which tage a minor adverse effect on the local lar	ion, including s of open towards the local the local th would help to
Landscape & cownscape B Cultural	National greenfiel landscap townsca limit the townsca	Parks or A ld and Gre be and tow pe and lan magnitude pe cannot O	s location AONBs. It en Belt la nscape of dscape of for pote be ruled N/A	n would in would in would in work and that, character character atial effeout.	not result , residen in its cur r. New de r. The site cts, but a	t in a di tial dev rent co evelopn e is adja at this s	scernible effect on any landscape designat elopment at this site would result in the lost ndition, likely makes a positive contribution nent here would therefore be likely to alter t acent to existing residential built form, whice	ion, including s of open towards the local the would help to hodscape and
Landscape & cownscape B Cultural	National greenfiel landscap townsca limit the townsca	Parks or A ld and Gre be and tow pe and lan magnitude pe cannot O	s location AONBs. It en Belt la nscape of dscape of for pote be ruled N/A	n would in would in would in work and that, character character atial effeout.	not result , residen in its cur r. New de r. The site cts, but a	t in a di tial dev rent co evelopn e is adja at this s	scernible effect on any landscape designat elopment at this site would result in the lost ndition, likely makes a positive contribution nent here would therefore be likely to alter tacent to existing residential built form, which tage a minor adverse effect on the local lar	ion, including s of open towards the local the would help to hodscape and
Landscape & cownscape B Cultural neritage	National greenfiel landscap townsca limit the townsca Develop area. Develop would be associated.	Parks or A Id and Gre De and tow De and lan Magnitude De cannot O Ment at the ment woul De expected De with ho	s location AONBs. It en Belt la nscape of dscape of for pote be ruled N/A e site wo P d not hav to result mes and	n would in However, and that, character character out. N/A uld be ur LT ve a discertion a min transpore	not result, resident, resident, in its curer. New determinent of the site of t	t in a ditial devirent coevelopme is adjust this s H have a M npact ouse in a nents. T	scernible effect on any landscape designatelopment at this site would result in the lose indition, likely makes a positive contribution ment here would therefore be likely to alter tacent to existing residential built form, which tage a minor adverse effect on the local land SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage at SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA. The construction and occupating pollution in relation to existing levels due the site is located 500m west of a CAZ, how	ion, including s of open towards the local the local the would help to adscape and None sset or historic 9a - 9d ion of new homes to pollution
Landscape &	National greenfiel landscap townsca limit the townsca Develop area. Develop would be associated.	Parks or A Id and Gre be and tow pe and lan magnitude pe cannot O ment at the ment woul e expected ed with ho	s location AONBs. It en Belt la nscape of dscape of for pote be ruled N/A e site wo P d not hav to result mes and	n would in However, and that, character character out. N/A uld be ur LT ve a discertion a min transpore	not result, resident, resident, in its curer. New determinent of the site of t	t in a ditial devirent coevelopme is adjust this s H have a M npact ouse in a nents. T	scernible effect on any landscape designate elopment at this site would result in the lost ndition, likely makes a positive contribution nent here would therefore be likely to alter tacent to existing residential built form, which tage a minor adverse effect on the local lares SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage at SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA. The construction and occupate ir pollution in relation to existing levels due the site is located 500m west of a CAZ, how to have a discernible impact. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	ion, including s of open towards the local the local the would help to adscape and None sset or historic 9a – 9d ion of new homes to pollution
Landscape & cownscape B Cultural neritage	National greenfiel landscap townsca limit the townsca Develop area. Develop would be associat scale of Site is w railway s	Parks or A Id and Gre De and tow De and lan Magnitude De cannot O Ment at the - Ment would De expected De ded with ho The develo The develo The develo The develo The develo The develo The develo The develo The develo	s location AONBs. It en Belt la nscape of dscape of for pote be ruled N/A e site wo P d not hav to result mes and pment th P of sever gley, is 1	n would in However, and that, character character ntial effeout. N/A uld be ur LT ve a discretion a minimal transporter site words. LT ral bus st .8km no	not result, resident in its cur r. New de r. The site cts, but a N/A nlikely to IR ernible in or increat movembuld be used in IR response with rth west.	t in a ditial devirent coevelopme is adjust this simple. He have a Mental Menta	scernible effect on any landscape designate elopment at this site would result in the lost ndition, likely makes a positive contribution nent here would therefore be likely to alter the acent to existing residential built form, which tage a minor adverse effect on the local land SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage at SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an an AQMA. The construction and occupating pollution in relation to existing levels due the site is located 500m west of a CAZ, how to have a discernible impact. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 at services, including those along the B614 trian and bicycle access of the site is good,	ion, including s of open towards the local the local the would help to indscape and None sset or historic 9a – 9d ion of new homes to pollution vever due to the 10a – 10d 6. The nearest

		Effect on	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	Site coul	d make a	minor po	sitive co	ntribution	toward	ds satisfying Bradford's housing needs, depe	ending on the
	types an meet the	d tenures minimum	of the ho criteria o	using proof	ovided be s HO4 ar	eing in I nd HO5	line with the Local Plan policies. The develop (10 or more homes, or an area of more that houses to reflect local need.	pment would
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services	The near	rest area c	f key sei	rvices an	d amenit	ies app	pears to be around 600m north-west in Cottin	ngley centre.
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the deve	elopmen	t being of	f a scal	community, encouraging participation and co e that may put pressure on local services an	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							ire and leisure opportunities in highly access and a gym.	sible locations in
		+/-	Р	LŤ	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are cu could pot	rrently notentially of	one, and enhance	so an i commu	uld introduce new potential targets and victin ncrease in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	general I Resident countrys	hospital, B ts at the si ide with op	radford F te would oportuniti	Royal Infi have ex es for ou	irmary. cellent ad utdoor ex	ccess to ercise a	dical centre, Cottingley Surgery. Site is 3.2km or a diverse range of semi-natural habitats the and community engagement, which could implevelopment.	roughout the local
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education							ary School, is 405m south-east of the site. T 25m north-east of the site.	he nearest
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportun		ecentres	of Shiple	ey and B	aildon,	broad range of high quality and diverse emp with 3 Employment Zones within 4km of the south.	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		reasing th					ld have a minor beneficial impact on the locarvices and enhancing the pool of potential e	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CO/011,		Three grazing fields, with a			
Cottingley Cliffe	6.02	limited number of trees and	Greenfield, Green Belt	150 dwellings	Alternative
Road		hedgerow			

Summary of assessment for CO/011:

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

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

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site and its proximity to a LWS.

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings	Develop	ment woul	d result i	n the los	s (>0.4ha	a) greer	field site. Site coincides with coal MSAs.	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience							ding. However, development could lead to a	n increase in
resilience	imperme	able surfa	ces, com	pared to	current	levels.		
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	Cottingle	y Beck is:	250m ea	st. Devel	lopment	here ma	atercourse runs along the eastern perimeter ay have an impact on water quality of the un a minor increase in water consumption.	
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	the sites	southern	perimete	r. There	is also T	PO woo	odiversity value. The West of Shipley High Modland within 100m of the site. New developed ecological connectivity.	
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National greenfiel local tow to limit the townscap	Parks or A d area of p rnscape ar ne magnitu pe cannot	AONBs. In cotential and landsolute for posterior be ruled	However, visual an ape chapter tential e out. It is	, residen nenity va racter. TI ffects, bu unclear	tial devi llue and ne site i It at this the exte	scernible effect on any landscape designation elopment at this site would result in the loss of also Green Belt land. It would therefore be is adjacent to existing residential built form, we stage a minor adverse effect on the local layent to which development of this site could any southwards further into the countryside.	of a large open likely to alter the which would help andscape and
		-	Р	LT	IR	Ĺ	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	effects o	n the WHS	are cond the pres	sidered sence of	to be unl existing	ikely, d built fo	s. The site falls within the Saltaire WHS Buffoue to it being approximately 2km south west rm between the site and the WHS, this may	of the site due to
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	would be	expected	to result mes and	in a min transpor	or increa	ise in a	n an AQMA. The construction and occupation in relation to existing levels due to the site is adjacent to the Shipley/Saltaire CA	pollution
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Cottingle	y Moor Ro	oad. The	nearest	railway s	tation,	nt services, including those along Cottingley Saltaire, is 2.3km north east. Site is very accedesignated cycle paths in the local area.	

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures minimum	of the ho criteria d	using pro of policies	ovided be s HO4 ar	eing in I nd HO5	ds satisfying Bradford's housing needs, depe line with the Local Plan policies. The develo (10 or more homes, or an area of more tha houses to reflect local need.	pment would
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services	The nea	rest area c	f key sei	vices an	d amenit	ies app	ears to be 500m north east in Cottingley ce	ntre.
		+	P	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction	lld situate ion, without er the loca	the deve	elopment	t being of	f a scal		ommunity nd facilities or
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	Cottingle		g a rang	e of pubs	s, restau	rants, a	rre and leisure opportunities in highly access nd a gym. Within 1km is Northcliffe Park (wl	
		+/-	Р	LT	IR	L	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	15a
15 Safe & secure	location new dev	where thei	re are cu could pot	rrently no tentially e	one, and enhance	so an i commu	ald introduce new potential targets and victin ncrease in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	of a general Resident countrys	eral hospit ts at the si ide with op	al, Bradf te would oportuniti	ord Roya have ex es for ou	al Infirma cellent ac utdoor ex	ry. ccess to ercise a	st medical centre, Mornington Clinic. Site is 2 to a diverse range of semi-natural habitats the and community engagement, which could im- development.	roughout the local
17		-	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education							ary School adjoins the site north western pe n, is 600m south-east of the site.	rimeter. The
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur		centres	of Shiple	ey and B	aildon,		
		+	Р	LT	ĪR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		creasing th					ld have a minor beneficial impact on the locarvices and enhancing the pool of potential e	

East Morton

- 1.1.26 One Preferred Option potential housing site has been identified within East Morton (EM/007).
- 1.1.27 There are no significant beneficial effects identified for EM/007. A significant adverse effect has been identified for EM/007 is in relation to land and buildings (SA Objective 3). This is due to the loss of >0.4ha of greenfield land.
- 1.1.28 A significant negative effect has also been identified for the biodiversity and geodiversity SA Objective 6. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is related to potential recreation impacts.
- 1.1.29 There is the potential for both positive and negative effects in relation to safety and security (SA Objective 15) and accessible services (SA Objective 12) for this site.
- 1.1.30 Minor adverse effects were predicted for a range of natural environment themed SA Objectives including landscape and townscape (SA Objective 7) and cultural heritage (SA Objective 8), primarily as a result of the impacts of new development on a predominantly greenfield site and due to the potential impact to the setting of historic assets.
- 1.1.31 In East Morton, there are also six alternative sites (EM/002, EM/004, EM/005, EM/009, EM/010 and EM/012) which are assessed below.

Summary table of effect scores predicted for site options in East Morton (Preferred Options):

PO ref	Cito		SA Objective																	
	Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
EM1/H	EM/007	-	-		+	-		-	-	-	-	+	+/-	+	+	+/-	+	+	+	+

Key:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/007, High Stead,		Open greenfield site	Predominantly		Preferred
Street Lane	0.79	with a road/track running through it.	greenfield, Green Belt	7 dwellings	Option: EM1/H

Summary of assessment for EM/007:

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

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

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

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

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings	Site is pi MSA.	redominan	tly gree	enfield. <i>A</i>	ALC Gra	ade at t	the site is Grade 4 i.e. not BMV. Site coincides	with a sandstone
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
change							flooding. However, development could lead to a	an increase in
resilience	imperme	able surfa	ces, co	mpared	IR	ent leve	eis. SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water	Site doe	s not coinc	ide wit	h a GSE			rithin 100m of a surface waterbody. Developme	
resources							ater consumption.	in at the site
0			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity							ees, and so it could be of some biodiversity values	
&							ue at the site and reduce local ecological conne	
geodiversity							likely significant effects on the South Pennine N	Moors SPA/SAC
	are trigg	ered and th	nus car	Inot be	IR	M at thi	s stage. SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
							a discernible effect on any landscape designati	
7 Landscape & townscape	Green B townsca landscap	elt land that pe charact pe charactential effects	at, in its er. Nev er. The	current v develo site is a	t conditi opment idjacent	on, like here w t to exis	opment at this site would result in the loss of opely makes a positive contribution towards the loculd therefore be likely to alter the local townscating residential built form, which would help to verse effect on the local landscape and townscape.	cal landscape and ape and limit the magnitude
	Green B townsca landscap for poter	elt land that pe charact pe charactential effects	at, in its er. Nev er. The	current v develo site is a	t conditi opment idjacent	on, like here w t to exis	ely makes a positive contribution towards the loc ould therefore be likely to alter the local townsc sting residential built form, which would help to	cal landscape and ape and limit the magnitude
	Green B townsca landscap for poter ruled out There ar marked i near roa	elt land that pe characte coe characte tital effects t. e three smrock at the d from East	et, in its er. Nev er. The der. The der. Dut at P deall Sch base cost Morto	s current w develor site is a t this sta LT meduled of a wall on to We	t condition cond	on, like here w to exis inor ad M ents w en East ton' and	ely makes a positive contribution towards the loc ould therefore be likely to alter the local townso sting residential built form, which would help to verse effect on the local landscape and townso	cal landscape and ape and limit the magnitude ape cannot be 8a, 8b b, ring and groove djacent to wall Morton and West
& townscape 8 Cultural	Green B townsca landscap for poter ruled out There ar marked near roa Morton'.	elt land that pe characte pe characte pe characte tital effects t.	at, in its er. Never. The er. the h, but an Pall Sch base cost Morto lopmer	current v develor site is a t this sta LT reduled of a wall on to We nt at the	condition condit	on, like here w to exist inor ad Ments wen East ton' and Id adv	ely makes a positive contribution towards the local therefore be likely to alter the local townso sting residential built form, which would help to verse effect on the local landscape and townso SP2, SP10, EN3, EN4, EN5, EN6, DS3 ithin 200m north-west of the site, including 'Cup Morton and West Morton', 'Cup marked rock and 'Cup and groove marked rock between East Nersely affect the setting of these important herit SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	cal landscape and ape and limit the magnitude ape cannot be 8a, 8b b, ring and groove djacent to wall Morton and West age assets. 9a – 9d
& townscape 8 Cultural	Green B townsca landscap for poter ruled out There ar marked near roa Morton'. Develop homes w	elt land that pe characte pe characte pe characte pe characte pe thick the period of the control	at, in itser. Never. The state of the state	current v develo site is a this sta LT reduled of a wall on to We at at the LT ave a di d to resu	condition conditions and conditions are conditions and conditions are conditional conditions are conditions are conditional conditions.	on, like here we to exist inor ad hents wents went and adverse manuald adverse minor in	ely makes a positive contribution towards the local development of the local townscenting residential built form, which would help to everse effect on the local landscape and townscenting landscape and townscential street of the local landscape and townscential street of the local landscape and townscential street of the local landscape and townscential street landscape and townscential street landscape landscape landscape and townscential street landscape lands	cal landscape and ape and limit the magnitude ape cannot be 8a, 8b 7, ring and groove djacent to wall Morton and West age assets. 9a – 9d 10ccupation of new
& townscape 8 Cultural heritage	Green B townsca landscap for poter ruled out There ar marked inear roa Morton'. Develop homes w associati	elt land that pe characte ce characte ce characte chital effects t.	at, in its er. Never. The property of the prop	current v develo site is a this sta LT reduled of a wall on to We at at the LT ave a di d to resu d transp	condition condition in the condition in the condition in the condition in the condition in the condition in the condition in a montimore in the condition in th	on, like here we to exist inor ad ments we ents we here adversed in Mental Ment	ly makes a positive contribution towards the local therefore be likely to alter the local townso ould therefore be likely to alter the local townso sting residential built form, which would help to verse effect on the local landscape and townso verse effect on the local landscape and townso verse effect on the local landscape and townso which is selected in the local landscape and townso which is selected in the local landscape and townso verse, selected in the local landscape and townso which is selected in the local landscape and townso which is selected in landscape	cal landscape and ape and limit the magnitude ape cannot be 8a, 8b and price of the cape cannot be 8a, 8b and proove diacent to wall forton and West age assets. 9a – 9d and procupation of new els due to pollution 10a – 10d
& townscape 8 Cultural heritage	Green B townsca landscap for poter ruled out There ar marked inear roa Morton'. Develop homes w associat The nea Crossflai	elt land that pe character pe character	P all Sch base cost Mortolopmer P d not had pected mes an P pop is 44 m south	current v develor site is a this sta th	I condition of the cond	on, like here we to exist inor ad here we ents we ents we ents and adverse imparison in wement Here exercises of the content o	In the steel of the setting of the set in air pollution in relation to an AQMA or CAZ. The construction and QMA or CAZ. The construction and PSP3, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 in the site would need to be improved; bicycle as frequent service. The nearest rafe the site would need to be improved; bicycle as frequent service. The nearest rafe the site would need to be improved; bicycle as frequent service. The nearest rafe the site would need to be improved; bicycle as frequent service.	cal landscape and ape and limit the magnitude ape cannot be 8a, 8b ape, ring and groove diacent to wall Morton and West age assets. 9a – 9d accupation of new els due to pollution 10a – 10d ailway station,
& townscape 8 Cultural heritage 9 Air quality	Green B townsca landscap for poter ruled out There ar marked inear roa Morton'. Develop homes w associat The nea Crossflai	elt land that pe character pe character	P all Sch base cost Mortolopmer P d not had pected mes an P pop is 44 m south	current v develor site is a this sta th	I condition of the cond	on, like here we to exist inor ad here we ents we ents we ents and adverse imparison in wement Here exercises of the content o	ly makes a positive contribution towards the local therefore be likely to alter the local townso ould therefore be likely to alter the local townso sting residential built form, which would help to verse effect on the local landscape and townso verse effect on the local landscape and townso verse effect on the local landscape and townso which is self-self-self-self-self-self-self-self-	cal landscape and ape and limit the magnitude ape cannot be 8a, 8b ape, ring and groove diacent to wall Morton and West age assets. 9a – 9d accupation of new els due to pollution 10a – 10d ailway station,
& townscape 8 Cultural heritage 9 Air quality	Green B townsca landscap for poter ruled out There ar marked i near roa Morton'. Develop homes w associat The nea Crossfla although Site coul types an meet the	elt land that pe characte characte characte characte characte characte characte characte characte characte characte characte characte characte characte characters ch	P all Sch base of the hours and pected and p	current v develor site is a this sta th	IR Monum betwee est Mort site could like scennibult in a noort mould like scennibult in a f design IR contribuprovide sies HO	on, like here we to exist inor ad here we here we here as ton' and all dadverse of the here we here are Larcess of the here we here are Larcess of the here we here we here we have a here	In the local service of the site, including 'Cup Morton and West Morton', 'Cup marked rock at Cup and groove marked rock between East Morton and West Morton', 'Cup marked rock at Cup and groove marked rock between East Morton and West Morton', 'Cup marked rock at 'Cup and groove marked rock between East Morton and West Morton', 'Cup marked rock at 'Cup and groove marked rock between East Morton and West Morton', 'Cup marked rock at 'Cup and groove marked rock between East Morton and Groove marked rock between East Morton and AQMA or CAZ. The construction and Groove in air pollution in relation to existing levels. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 TR6 TR6 TR6 TR9 TR9 TR9 TR9	cal landscape and ape and limit the magnitude ape cannot be 8a, 8b

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
12 Accessible services							rvices in proximity of the site. However, to acceup to 1.5km south to Bradford Road/Crossflatts	
13 Social cohesion	interaction		the de	velopme	ent beir	ng of a	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ng community, encouraging participation and c scale that may put pressure on local services a ace.	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		a pub, ch	urch, a	nd outd	oor leis			
15 Safe & secure	location new dev	where the	re are c could p	urrently otentiall	none, y enhai	and so nce cor		out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	7.6km ea Resident Morton 0	ast of a ge ts at the si Golf Club a	neral he te woul and the	ospital, d have (local co	Airedal exceller untrysi	e Gene nt acce de, with	rossflatts Surgery, putting it outside the target ral Hospital. ss to a diverse range of semi-natural habitats, is opportunities for outdoor exercise and commuealth for the residents of the development.	ncluding East
17 Education	school, E		ammar	School,	is 2.5k		SP6, SP14, SP16, EC3, DS5, CO2 rimary School, is 440m south of the site. The non-second the site. However, the nearest, non-second	
18 Employment	Site wou	+ Ild provide nities in the	P resider centre	LT nts with es of Kei	IR good a ighley a	and Bing	SP6, SP14, SP16, EC1, EC2, EC3, EC4 o a broad range of high quality and diverse emgley, including the Crossflatts and Worth Villagowell as slightly further afield towards the region	e Employment
19 Economy	as by inc						SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the locd services and enhancing the pool of potential of	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/002, Morton Lane	1.54	Open field	Greenfield, Green Belt	48 dwellings	Alternative

Summary of assessment for EM/002:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site has excellent access to education facilities, and good access to all other services and amenities that would be needed by residents here. Being adjacent to the Leeds Liverpool Canal, careful consideration around protecting water quality would be required. As a greenfield site, development here would likely result in minor adverse effects on all the natural environment themed SA Objectives. The site is immediately adjacent to Leeds and Liverpool Canal Conservation Area, the setting of which could be adversely affected as a result of new development.

SA Objective		Effect on SA Objective						
	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings		nent would ide with a N		in the los	s (>0.4ha	a) greer	nfield site. ALC Grade at 90% of the site is 'U	Jrban'. Site does
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
change resilience	is at high be avoide	risk from s	urface a caref	water floout	oding. Gi of develo	ven the	at risk from surface water flooding however, size of the site in relation to this, it is expec Development could lead to an increase in in	ted that it would
	,	-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	not coinc		GSPZ.	Developn	nent at th	ne site v	nd so development could pose a risk to wate would be expected to result in a minor net indevels.	
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversit	at the site opposite through in	e and reduce side of Mo	ce local rton La	ecologic ne as we	al conne Il as TPC	ctivity. trees.	value. New development here could reduce There are areas of TPO woodland 15m from GI at the site could adversely affected by de wetland habitat directly adjacent to the sites	the site on the velopment
-	perimete	<u>r. </u>						
-		-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape &	Developr National land, and adjacent	nent at this Parks or At I it would th to existing	location ONBs. erefore resider se effe	LT on would in However the be likely on the	IR not result , resident to adver form, while	M diadistial deversely altich wouldscape	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation elopment at this site could result in the loss of the local townscape and landscape charalld help to limit the magnitude for potential efford and townscape cannot be ruled out.	7a, 7b on, including of open greenfield octer. The site is fects, but at this
7 Landscape & townscape 8 Cultural	Developr National land, and adjacent stage a n The north this open Developr	ment at this Parks or At I it would th to existing ninor adver ern perime greenfield ment at the	location ONBs. Herefore resider rese effe P Herefore resider rese effe	LT on would it However be be likely outial built in ct on the LT he site accould be like	IR not result , resident to adver form, whi local land IR djoins wit	M tin a distial deversely altrich wouldscape M th the L sult in a	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation elopment at this site could result in the loss of the local townscape and landscape charalld help to limit the magnitude for potential ef	7a, 7b on, including of open greenfield octer. The site is fects, but at this 8a, 8b a. Development at ge asset.
7 Landscape & townscape 8 Cultural	Developr National land, and adjacent stage a n The north this open Developr	ment at this Parks or At I it would th to existing ninor adver ern perime	location ONBs. Herefore resider rese effe P Herefore site wo	LT on would it However be be likely outial built in ct on the LT he site accould be like	IR not result resident to adver form, whi local land IR djoins wit kely to res	in a diatial devolution devolution in a diatical devolution and the second multiple of the	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation elopment at this site could result in the loss of the local townscape and landscape charally the local townscape and landscape charally the local townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 eeds and Liverpool Canal Conservation Area and adverse effect on the setting of this heritation in no discernible impacts on any other heritations.	7a, 7b on, including of open greenfield octer. The site is fects, but at this 8a, 8b a. Development at ge asset. age assets such
7 Landscape & townscape 8 Cultural heritage	Developr National land, and adjacent stage a n The north this open Developr as Listed The cons on air qua	ment at this Parks or At I it would th to existing ninor adver - nern perime greenfield ment at the Buildings.	locatic ONBs. erefore resider rese effe Peter of t site wo site wo P d occup air poll	LT on would it However to be likely ntial built it ct on the LT he site ac ould be lik ould be ex LT cation of ution ass	IR not result , resident to adver form, whi local land IR djoins wit kely to re- kpected t IR new dwe	in a diatical deversely altrich wouldscape Meh the Louis or result Mellings a	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation elopment at this site could result in the loss of the local townscape and landscape charally help to limit the magnitude for potential efform and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 eeds and Liverpool Canal Conservation Areal and adverse effect on the setting of this herital	7a, 7b In, including Information of open greenfield Incter. The site is Infects, but at this 8a, 8b Information of the site is Infects, but at this 8a, 8b Information of the site is Information of the site i
7 Landscape & townscape 8 Cultural heritage	Developr National land, and adjacent stage a n The north this open Developr as Listed The cons on air qui impact or	ment at this Parks or Ad I it would th to existing ninor adver - nern perime greenfield ment at the Buildings struction an ality due to n an AQMA	locatic ONBs. lerefore resider resider se effe Peter of t site wo site wo P d occup air poll or CA.	LT on would it However to be likely outial built it ct on the LT he site accould be like ould be ex LT cation of ution ass Z. LT	IR not result , resident to adver form, whitelest land IR djoins wittely to respected to IR new dwe	in a diatial devisely altich wouldscape Mother in a diatial devisely altich wouldscape Mother in a diatiali	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation elopment at this site could result in the loss of the local townscape and landscape charally help to limit the magnitude for potential effect and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 eeds and Liverpool Canal Conservation Area an adverse effect on the setting of this herital in no discernible impacts on any other herit SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 the site would be expected to have a minor whomes and transport movements. Develop SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	7a, 7b on, including of open greenfield octer. The site is fects, but at this 8a, 8b a. Development at ge asset. age assets such 9a, 9b adverse impact ment would not
7 Landscape & townscape 8 Cultural heritage 9 Air quality	Developr National land, and adjacent stage a n The north this open Developr as Listed The cons on air qui impact or	ment at this Parks or Ad I it would th to existing ninor adver ern perime greenfield ment at the Buildings struction an ality due to n an AQMA + is within 30 ne nearest r	locatic ONBs. lerefore resider se effe Peter of t site wo site wo P d occup air poll or CA P Om of r railway	LT on would it However to be likely itial built it ct on the LT he site accould be like ould be ex LT cation of ution ass Z. LT multiple b station, C	IR not result , resident to adver form, whitelest land IR djoins wittelest to respected to IR IR new dwe occiated with IR US stops Crossflatt	in a did tial deversely alt tich wou dscape M th the L sult in a o result M Illings a with nev with fre s, is 1ki	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation elopment at this site could result in the loss of the local townscape and landscape charalld help to limit the magnitude for potential effort and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 eeds and Liverpool Canal Conservation Area and adverse effect on the setting of this heritation in o discernible impacts on any other heritation in one discernible impacts on any other heritation where and transport movements. Develop SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 equent services, including those on Morton Lem south. Site is accessible for pedestrians a	7a, 7b on, including of open greenfield octer. The site is fects, but at this 8a, 8b a. Development at ge asset. age assets such 9a, 9b adverse impact ment would not 10b ane and Keighley
7 Landscape & townscape 8 Cultural heritage 9 Air quality 10 Transport	Developr National land, and adjacent stage a n The north this open Developr as Listed The cons on air qui impact or The site i Road. Th	ment at this Parks or Ad I it would the to existing ninor adver ern perime greenfield ment at the Buildings. struction an ality due to n an AQMA + is within 30 ne nearest recom design	locatic ONBs. lerefore resider se effe Peter of t site wo site wo P d occup air poll or CA P Om of r railway nated cy	LT on would it However to be likely itial built it ct on the LT he site ac ould be like ould be ex LT cation of ution ass Z. LT multiple b station, C ycle paths	IR not result, resident to adverted to resident IR djoins wittely to respected to IR IR IR IR IR IR IR IR IR IR IR IR IR I	in a diatical devisely altich would decape Mother than the Legal to result in a coresult Mother than the Mothe	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation and landscape character the local townscape and landscape character the local townscape and landscape character the local townscape and landscape character the local townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 seeds and Liverpool Canal Conservation Area and adverse effect on the setting of this herital in no discernible impacts on any other herital in no discernible in no discernible in no discernible in no discernible in no discernible in no discernible in no discernible in no discernible in no discernible in no discernible in no discernible in no discernible in no discernible in no discernible in no discernible in no	7a, 7b on, including of open greenfield octer. The site is fects, but at this 8a, 8b a. Development at ge asset. age assets such 9a, 9b radverse impact ment would not 10b ane and Keighley nd cyclists, which
7 Landscape & townscape 8 Cultural heritage 9 Air quality	Developr National land, and adjacent stage a n The north this open Developr as Listed The cons on air qua impact or The site in Road. The	ment at this Parks or Ad I it would the to existing ninor adver ern perime greenfield ment at the Buildings. struction an ality due to n an AQMA + is within 30 ne nearest recom design	locatic ONBs. lerefore resider se effe P eter of t site wo site wo lerefore P d occup air poll or CA P Om of r railway nated c	LT on would it However to be likely initial built in ct on the LT he site accould be like ould be ex LT cation of ution ass Z. LT multiple b station, C ycle paths LT or positive	IR not result, resident to adverse form, while local land land land land land land land la	in a diatical devisely altich would decape Mother than the Legal to result in a coresult Mother than the Mothe	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation elopment at this site could result in the loss of the local townscape and landscape charalled help to limit the magnitude for potential effect and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 eeds and Liverpool Canal Conservation Area and adverse effect on the setting of this herital in no discernible impacts on any other herital in no discernible impacts on any other herital the site would be expected to have a minor whomes and transport movements. Develop SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 equent services, including those on Morton Lem south. Site is accessible for pedestrians a te vicinities. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	7a, 7b on, including of open greenfield octer. The site is fects, but at this 8a, 8b a. Development at ge asset. age assets such 9a, 9b radverse impact ment would not 10b ane and Keighley nd cyclists, which

		Effect on SA Objective						
SA Objective	eff		Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
12 Accessible services							to a diverse range of services and amenities in 800m of the site.	in highly
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	communi	ty interaction	on, with	nout the d	levelopm	ent beir	within an existing community, encouraging pages of a scale that may put pressure on local stand place.	
14 Cultura		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	recreation		ities in	highly ac	cessible l		ellent access to a diverse range of cultural, le s in the centre of Crossflatts. Open leisure s	
		+/-	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	15a
15 Safe & secure	at a locat new deve	ion where	there a ould po	re currentententententente	tly none, enhance	and so commu	ach would introduce new potential targets an an increase in crime at the site cannot be ru nity cohesion and wellbeing, or increase natu	led out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	The site in The site is outdoor e	s not the ta would provi	arget di ide nev d comr	stance of resident nunity en	a hospitats with extended a gagemer	al, the concept	Centre in Crossflatts,350m south east. closest of which is Airedale General Hospital, access to a diverse range of semi-natural hartunities, which could improve both physical a	bitats and
17		++	Р	LŤ	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education							nool, is 300m south east of the site. The near he site. Both are within target distance.	est secondary
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employme nt		00m south					ployment opportunities in Crossflatts (Crossf ss the Business Development Zones and Em	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	economy for local b	by increas	ing the	demand proveme	for local nt in the l	es at the goods a built en	ne site could have a minor beneficial impact of and services and enhancing the pool of pote vironment could lead to an improved attractive	on the local ntial employees

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/004, Street Lane	2.50	Open greenfield site (field)	Predominantly greenfield, Green Belt	66 dwellings	Alternative

Summary of assessment for EM/004:

Major adverse effects were predicted for the cultural heritage SA Objective, due to the site's proximity to several heritage assets. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities, education facilities and employment areas. Minor adverse effect is predicted on the health SA Objective as the site is outside the target distance for both hospitals and GP's.

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

SA Objective		Effect on SA Objective						
	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings	Develop sandstor		d result i	in the los	s (>0.4h	a) greer	field site. Western section of the site coinc	ides with a
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience		FZ1 and i eable surfa					ding. However, development could lead to a	an increase in
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							100m of a surface waterbody. Developme consumption.	nt at the site
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversity							and so it could be of some biodiversity valu the site and reduce local ecological conne	
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7							scernible effect on any landscape designati	
7 Landscape & townscape	National Green B townsca landscap for poter	Parks or A selt land that pe characted characted that all effects	AONBs. at, in its of ter. New er. The s	However current c develop site is adj	r, new de ondition ment her acent to	evelopmon, likely mage re would existing	ent at this site would result in the loss of op lakes a positive contribution towards the loc therefore be likely to alter the local townso residential built form, which would help to e effect on the local landscape and townso	en greenfield and cal landscape and ape and imit the magnitude
Landscape	National Green B townsca landscap	Parks or A selt land that pe characted characted that all effects	AONBs. at, in its of ter. New er. The s	However current c develop site is adj	r, new de ondition ment her acent to	evelopmon, likely mage re would existing	ent at this site would result in the loss of op lakes a positive contribution towards the loc therefore be likely to alter the local townso residential built form, which would help to e effect on the local landscape and townso	en greenfield and cal landscape and ape and imit the magnitude
Landscape &	National Green B townsca landscap for poter ruled ou There ar Farmhou '3-6, The and groot sites eas	Parks or A lelt land that pe characted the characted that all effects the characted that all effects the characted that all effects and attended the characted that all effects	AONBs. at, in its of ter. New er. The set, but at the set of Build tached but the ter also deter ined the also determined	However current control develops site is adjusted in the stage of the	r, new de ondition, ment he acent to e a mino IR hin 100r former curee Ancie of a wawith the	evelopme, likely mre would existing radvers Mre of the ottage, ient Schall betwe East Mo	ent at this site would result in the loss of op takes a positive contribution towards the local therefore be likely to alter the local townsor residential built form, which would help to be effect on the local landscape and townsor large site, including Grade II Listed Buildings 'Gre's Barn approximately 7m west of Green Endeduled Monuments within 400m of the site en East Morton and West Morton' which is rton Conservation Area. New development ge assets.	en greenfield and cal landscape and ape and imit the magnitude ape cannot be 8a, 8b een End Farmhouse' and including 'Cut, ring 220m west. The
Landscape & townscape 8 Cultural	National Green B townsca landscap for poter ruled ou There ar Farmhou '3-6, The and groot sites eas	Parks or A selt land that pe characted be characted that a self-ects that a self-ects are three Lisuse and attention of the self-ects are three that a self-ects are three that a self-ects are the self-ects are	AONBs. at, in its of ter. New er. The set, but at the set of Build tached but the ter also deter ined the also determined	However current control develops site is adjusted in the stage of the	r, new de ondition, ment he acent to e a mino IR hin 100r former curee Ancie of a wawith the	evelopme, likely mre would existing radvers Mre of the ottage, ient Schall betwe East Mo	ent at this site would result in the loss of op takes a positive contribution towards the local therefore be likely to alter the local townscoresidential built form, which would help to be effect on the local landscape and townscoresidential statement of the local landscape and townscoresidential statement of the local landscape and townscoresident of the local landscape and the local landscape and the local landscape and the local landscape and the local landscape and the local landscape and the local landscape and the local landscape and the local landscape and the local landscape and the local landscape and the local landscape and the local landscape and the local landscape and the local landscape and the local landscape and the local landscap	en greenfield and cal landscape and ape and imit the magnitude ape cannot be 8a, 8b een End Farmhouse' and including 'Cut, ring 220m west. The
Landscape & townscape 8 Cultural heritage	National Green B townsca landscap for poter ruled ou There ar Farmhou '3-6, The and groo sites eas adverse Develop homes v	Parks or A selt land that pe characted be characted be characted by the ch	AONBs. at, in its of ter. New er. The set. Set. Build tached by There and rock at the ter also e setting P d not ha expected	However current of develop site is adjusted in the base of the bas	r, new de ondition, ment he acent to e a mino IR hin 100r former caree Ance of a wawith the importa IR cernible in a min	evelopme, likely more would existing or advers More of the softage, ient Schell betwee East Moont herita More managed or increase or increase in the softage or increase in the softa	ent at this site would result in the loss of op takes a positive contribution towards the local therefore be likely to alter the local townsor residential built form, which would help to be effect on the local landscape and townsor site, including Grade II Listed Buildings 'Grade' Barn approximately 7m west of Green Endeduled Monuments within 400m of the site en East Morton and West Morton' which is siten Conservation Area. New development ge assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09	en greenfield and cal landscape and ape and imit the magnitude ape cannot be 8a, 8b een End Farmhouse' and including 'Cut, ring 220m west. The at the site could 9a – 9d occupation of new
Landscape & townscape 8 Cultural heritage	National Green B townsca landscap for poter ruled ou There ar Farmhou '3-6, The and groo sites eas adverse Develop homes v	Parks or A selt land that pe characted be characted be characted by the ch	AONBs. at, in its of ter. New er. The set. Set. Build tached by There and rock at the ter also e setting P d not ha expected	However current of develop site is adjusted in the base of the bas	r, new de ondition, ment he acent to e a mino IR hin 100r former caree Ance of a wawith the importa IR cernible in a min	evelopme, likely more would existing or advers More of the softage, ient Schell betwee East Moont herita More managed or increase or increase in the softage or increase in the softa	ent at this site would result in the loss of op takes a positive contribution towards the local therefore be likely to alter the local townsoresidential built form, which would help to be effect on the local landscape and townsoresidential built form, which would help to be effect on the local landscape and townsoresidential built form, which would help to be effect on the local landscape and townsoresidential built form, which would help to be effect on the local landscape and townsoresidential built form, which grant approximately 7m west of Green End eduled Monuments within 400m of the site en East Morton and West Morton' which is roon Conservation Area. New development ge assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09 n an AQMA or CAZ. The construction and contraction and contraction and contraction are supplied to the local townsoresidential built form, which would help to be effect on the local townsoresidential built form, which would help to be effect on the local landscape and townsoresidential built form, which would help to be effect on the local landscape and townsoresidential built form, which would help to be effect on the local landscape and townsoresidential built form, which would help to be effect on the local landscape and townsoresidential built form, which would help to be effect on the local landscape and townsoresidential built form, which would help to be effect on the local landscape and townsoresidential built form, which would help to be effect on the local landscape and townsoresidential built form, which would help to be effect on the local landscape and townsoresidential built form, which would help to be effect on the local landscape and townsoresidential built form, which is the local landscape and townsoresidential built form, which is the local landscape and townsoresidential built form, which is the local landscape and townsoresidential built form, which is the local landscape and townsoresidential built form.	en greenfield and cal landscape and ape and imit the magnitude ape cannot be 8a, 8b een End Farmhouse' and including 'Cut, ring 220m west. The at the site could 9a – 9d occupation of new
Landscape & townscape 8 Cultural	National Green B townsca landscap for poter ruled our There an Farmhou '3-6, The and grod sites eas adversel Develop homes v associat The site Crossfla	Parks or A selt land that pe characted be characted that a self-ects to the self-ects that a self-ects and attended a self-ects that a self-ects and attended that a self-ects and attended that a self-ects and attended that a self-ect that	AONBs. at, in its of ter. New er. The set of teres and t	LT dings with arn and re also the base of these LT ve a discrete transport LT cours stops east. Per cours of the course of the c	IR IR IN IN IN IN IN IN IN IN IN IN IN IN IN	welopme, likely mere would existing or advers Monof the ottage, ient Schell betwee East Moont herital Moreon ments. Hon Otler access	ent at this site would result in the loss of op takes a positive contribution towards the local therefore be likely to alter the local townsoresidential built form, which would help to be effect on the local landscape and townsoresidential built form, which would help to be effect on the local landscape and townsoresidential built form, which would help to be effect on the local landscape and townsoresidential built form, which would help to be effect on the local landscape and townsoresidential built form, which would help to be effect on the local landscape and townsoresidential built form, which would have approximately 7m west of Green End eduled Monuments within 400m of the site en East Morton and West Morton' which is roon Conservation Area. New development ge assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and case in air pollution in relation to existing levels of the site of the	en greenfield and cal landscape and ape and imit the magnitude ape cannot be 8a, 8b een End Farmhouse' and including 'Cut, ring 220m west. The at the site could 9a – 9d eccupation of new els due to pollution 10a – 10d station,

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	types an meet the	d tenures minimum	of the ho criteria	using prof	ovided b s HO4 a	eing in li and HO5	Is satisfying Bradford's housing needs, depoine with the Local Plan policies. The develo (10 or more homes, or an area of more tha houses to reflect local need.	pment would
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services	provide	some servi	ices inclu	ıding Ea	st Morto	n Comm	is in proximity of the site. East Morton (400r junity Shop. However, to access a broader tradford Road/Crossflatts.	
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the dev	elopmer	thin an e	xisting c	ommunity, encouraging participation and co e that may put pressure on local services ar	
4.4. Cultura 9		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	including	g a pub, ch	urch, an	d outdoo	or leisure	spaces	nd leisure opportunities in highly accessible in East Morton, 400m south of the site. Leis west from the site.	
		+/-	Р	LT	IR	L	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	15a
15 Safe & secure	location new dev	where the	re are cu could pot	rrently n tentially	one, and enhance	d so an ir commu	ld introduce new potential targets and victin ncrease in crime at the site cannot be ruled nity cohesion and wellbeing, or increase na	out. However,
		-	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Airedale Residen East Mo	General F ts at the si rton Golf C	lospital. te, howe llub and	Both of t ver, wou the loca	these he uld have I country	alth facili excellen side, wit sical and	sflatts Surgery. Site is 7.6km east of a generaties are outside the target distance. t access to a diverse range of semi-natural h opportunities for outdoor exercise and continued in mental health for the residents of the deve	habitats, including
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2 ry School, is 400m south of the site. The ne	17a – 17c
Education		Bingley Gra further af			s 2.2km s	south-ea	st of the site. However, the nearest, non-se	lective secondary
18 Employment	Site wou	+ Ild provide nities in the	P resident centres	LT s with go of Keigl	ood acce nley and	ess to a b Bingley,	SP6, SP14, SP16, EC1, EC2, EC3, EC4 proad range of high quality and diverse empiriculating the Crossflatts and Worth Village as slightly further afield towards the regional	Employment
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc						d have a minor beneficial impact on the loc rvices and enhancing the pool of potential e	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/005, Cliff		Greenfield with trees,			
Delph, Morton	2.6	buildings, and an access	Greenfield / Greenbelt	69 dwellings	Alternative
Lane		road			

Summary of assessment for EM/005:

The site has excellent access to education facilities, and good access to all other services and amenities that would be needed by residents here.

As a greenfield site, development here would likely result in minor or major adverse effects on all the natural environment themed SA Objectives. 80% of the site is occupied by priority deciduous woodland habitat and TPO woodland, and as such major adverse effects have been predicted for this habitat as it will likely be cleared for the development. No other major adverse effects predicted for the site.

		Effect on S	A Objec	tive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
3 Land & Buildings	boundary whether e site and s	could provexisting bui	ide op ldings v nent he	portunitie will be re ere may r	s for reusused at t	sing str this stag	de with a MSA. Existing buildings and the ructures or construction materials, however, ge. A small section of the site coincides with orted by the relevant studies, potential invol	is it unclear n a former landfill	
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience	extent wh	nich is high	risk fro through	m surfac n a carefu	e water f ıl layout	looding of deve	at risk from surface water flooding however . Given the size of the site in relation to this lopment. Development could lead to an inc	, it is expected that	
_ \\/_t_=		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources							coincide with a GSPZ. Development at the sonsumption at each location in relation to c		
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
Biodiversity							value. 80% of the site is TPO woodland and		
& geodiversity	woodland clearance	d; this sens e or impact ce local eco	itive ec on roo ologica	ological a t zones. / I connect	area coul Additiona ivity. Dev	d be ad illy, new relopme	Iversely affected by development at this site w development here could reduce biodiversi ent at this site would not affect any national	e in terms of ty value at the site or internationally	
& geodiversit y 7 Landscape &	woodland clearance and redu- designate Developm National land, incl- landscap	d; this sense or impact ce local ecoded sites.	on room ological Plants of ONBs. area of r. The s	ological a t zones. A I connect LT In would I However woodland site is adja	area coul Additiona ivity. Dev IR not result , residen d and it v	d be adully, new velopmed M tin a distial devivould the existing advers	lversely affected by development at this site v development here could reduce biodiversion at this site would not affect any national SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation elopment at this site could result in the loss herefore be likely to adversely alter the local residential built form, which would help to be effect on the local landscape and townscered.	e in terms of ty value at the site or internationally 7a, 7b on, including of open greenfield townscape and imit the magnitude	
& geodiversit y 7 Landscape	woodland clearance and redu- designate Developm National land, incl- landscap for potent ruled out.	d; this sense or impact ce local ecced sites.	P location ONBs. area of r. The stutt at 1	ological at zones. At zones. At zonect LT an would it However woodlandite is adjustic is adjustic is tage	IR IR IR IR IR IR IR IR IR IR IR IR IR I	d be adully, new velopmed M t in a distial devivould the existing advers	lversely affected by development at this site v development here could reduce biodiversion at this site would not affect any national SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation elopment at this site could result in the loss herefore be likely to adversely alter the local residential built form, which would help to be effect on the local landscape and townscernible SP2, SP10, EN3, EN4, EN5, EN6, DS3	e in terms of ty value at the site or internationally 7a, 7b on, including of open greenfield townscape and imit the magnitude ape cannot be 8a, 8b	
& geodiversit y 7 Landscape &	Development National land, included out. The Leeds site. Development Developm	d; this sense or impact ce local ecced sites. nent at this Parks or A0 uding and a e characterial effects, ds and Live elopment a asset. Deve	P location ONBs. area of r. The s but at the P rpool Ct this opelopme	LT woodland it is adjusted in the stage of t	IR not result, resident dand it vacent to ea minor	d be adulty, new relopmed by the in a distribution of the in a distribution of the in a distribution of the in a distribution of the in a distribution of the in a distribution of the in a distribution of the in a distribution of the in a distribution of the interest of	liversely affected by development at this site is development here could reduce biodiversion at this site would not affect any national SP2, EN1, EN3, EN5, EN6, DS2, DS3 recernible effect on any landscape designation elopment at this site could result in the loss rerefore be likely to adversely alter the local residential built form, which would help to be effect on the local landscape and townscape side. SP2, SP10, EN3, EN4, EN5, EN6, DS3 is within 300m of the eastern and southern be likely to result in an adverse effect on the spected to result in no discernible impacts of ed Ancient Monuments.	ty value at the site or internationally 7a, 7b on, including of open greenfield townscape and imit the magnitude ape cannot be 8a, 8b boundaries of the se setting of this n any other	
& geodiversit y 7 Landscape & townscape 8 Cultural	Development National landscape for potent ruled out. The Leed site. Development Leed and search landscape for potent ruled out.	d; this sense or impact ce local ecced sites.	P location ONBs. area of r. The s but at 1 P rpool C t this opelopmen as Lis	LT woodland it zones. A connect LT woodland it is adjustic is adjustic is adjustic is the stage LT anal Conpen green tat the stage LT LT anal Contact the stage LT LT LT LT LT LT LT LT LT LT LT LT LT	IR IR Inot result resident acent to e a minor IR IR IR Inot result resident acent to e a minor IR IS IS IS IS IS IS IR	d be adulty, new relopmed by the tin a distinguishment by the tin a distinguishment by the tin a distinguishment by the tin and the tin advers by the tin advers by the tin advers by the tin advers by the tin adversarial by the ti	liversely affected by development at this site is development here could reduce biodiversion at this site would not affect any national SP2, EN1, EN3, EN5, EN6, DS2, DS3 recernible effect on any landscape designation elopment at this site could result in the loss residential built form, which would help to leave effect on the local landscape and townscars within 300m of the eastern and southern be likely to result in an adverse effect on the pected to result in no discernible impacts of ed Ancient Monuments. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9, SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9, SP15, TR2, EN9, EN9, EN9, EN9, EN9, EN9, EN9, EN9	ty value at the site or internationally 7a, 7b on, including of open greenfield townscape and imit the magnitude ape cannot be 8a, 8b boundaries of the se setting of this n any other	
& geodiversit y 7 Landscape & townscape 8 Cultural	Development National landscap for potent ruled out. The Leed site. Development need out. The Leed site. Development need out.	d; this sense or impact ce local ecced sites.	P location ONBs. area of r. The subtract of this operation on as List P document as read occupair poll	LT would in the state of the st	IR not result, resident dand it vacent to ea minor IR IR IR IR IR IR IR IR IR IR IR IR IR	d be adulty, new velopmed by the tin a distinguishment by the control of the cont	development here could reduce biodiversice that this site would not affect any national SP2, EN1, EN3, EN5, EN6, DS2, DS3 secernible effect on any landscape designatice elopment at this site could result in the loss herefore be likely to adversely alter the local residential built form, which would help to less effect on the local landscape and townscape effect on the local landscape and townscape is within 300m of the eastern and southern be likely to result in an adverse effect on the local fancient Monuments. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 the site would be expected to have a minus whomes and transport movements. Develor	ty value at the site or internationally 7a, 7b on, including of open greenfield townscape and imit the magnitude ape cannot be 8a, 8b boundaries of the re setting of this n any other 9a, 9b or adverse impact	
& geodiversit y 7 Landscape & townscape 8 Cultural heritage	Development National landscap for potent ruled out. The Leed site. Development need out. The Leed site. Development need out.	d; this sense or impact ce local ecced sites.	P location ONBs. area of r. The subtract of this operation on as List P document as read occupair poll	LT would in the state of the st	IR not result, resident dand it vacent to ea minor IR IR IR IR IR IR IR IR IR IR IR IR IR	d be adulty, new velopmed by the tin a distinguishment by the control of the cont	liversely affected by development at this site is development here could reduce biodiversite that this site would not affect any national SP2, EN1, EN3, EN5, EN6, DS2, DS3 recernible effect on any landscape designating elopment at this site could result in the loss referred be likely to adversely after the local residential built form, which would help to live effect on the local landscape and townscars within 300m of the eastern and southern be likely to result in an adverse effect on the local function of the likely to result in an adverse effect on the local function of the likely to result in an adverse effect on the local function of the likely to result in an adverse effect on the local function of the likely to result in an adverse effect on the local function of the likely to result in an adverse effect on the local function of the likely to result in an adverse effect on the likely to result in no discernible impacts of the likely to result in the local function of the likely to result in an adverse effect on the local function of the likely to result in the local function of the local function o	ty value at the site or internationally 7a, 7b on, including of open greenfield townscape and imit the magnitude ape cannot be 8a, 8b boundaries of the se setting of this n any other 9a, 9b or adverse impact	
& geodiversit y 7 Landscape & townscape 8 Cultural heritage	woodland clearance and reduce designate Developm National land, included out. The Leed site. Developmentage a heritage a	d; this sense or impact ce local ecoded sites. Inent at this Parks or A0 uding and a e character tial effects, Is and Live elopment a asset. Development a distriction anality due to an AQMA H s within 30 te nearest r	P location ONBs. area of r. The s but at the proof C t this opelopmen as List P d occupair polls. or CA: P Om of reallway	LT would in the state of the station of utiple b station, Consider and constant and constant and constant and constant at the state of the state of the station of utiple b station, Constant at the state of the station, Constant at the station of utiple b station, Constant at the station, Constant at the station of utiple b station, Constant at the station, Constant at the station, Constant at the station, Constant at the station, Constant at the station, Constant at the station at	IR In IR IN IR IN IR IN IR IN IR IN IR IN IR IN IR IN IR IN IR IN IR IN IR IN IR IN IR IN IN IR IN IN IR IN IN IR IN IN IN IN IN IN IN IN IN IN IN IN IN I	d be addilly, new velopmed by the in a distingtion of the existing advers by the existing advers by the existing advers by the existing advers by the existing advers by the existing advers by the existing advers by the existing advers by the existing advers by the existing and the existing advers by the existing a with new by the existing a with free s, is 1.2	development here could reduce biodiversice that this site would not affect any national SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designatic elopment at this site could result in the loss perefore be likely to adversely after the local residential built form, which would help to be effect on the local landscape and townscernible effect on the local landscape and townscernible effect on the local landscape and townscernible in 300m of the eastern and southern be likely to result in an adverse effect on the pected to result in no discernible impacts on ed Ancient Monuments. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 the site would be expected to have a mind whomes and transport movements. Develor	ty value at the site or internationally 7a, 7b on, including of open greenfield townscape and imit the magnitude ape cannot be 8a, 8b boundaries of the setting of this in any other 9a, 9b or adverse impact pment would not 10b Lane and Keighley	

		Effect on S	A Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		could make ypes as re					wards satisfying Bradford's housing needs, in	ncluding a mix of				
12	Tiodoling t	+	Р	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible services		le locations					to a diverse range of services and amenities in 800m of the site. East Morton also provide					
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	communi		on, with	nout the d	levelopm	ent beir	within an existing community, encouraging on go a scale that may put pressure on local sand place.					
4.4 Outtons		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	recreation	The site would provide new residents here with excellent access to a diverse range of cultural, leisure and ecreation opportunities in highly accessible locations in the centre of Crossflatts. Open leisure spaces include East Morton Golf Club 300m west.										
		+/-	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	15a				
15 Safe & secure	at a locat	ion where	there a	re current tentially e	tly none, enhance (and so commu	ach would introduce new potential targets ar an increase in crime at the site cannot be ru nity cohesion and wellbeing, or increase nate	led out. However,				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	The site in The site in outdoor e	s not the ta would provi exercise an sidents of t	arget di ide nev d comr	stance of v resident nunity en evelopme	a hospita s with ex gagemer ents.	al, the c cellent nt oppor	Centre in Crossflatts, 500m south east. closest of which is Airedale General Hospital access to a diverse range of semi-natural hat tunities, which could improve both physical a	abitats and and mental health				
17	TI	++	P	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education			mmar S	School is	1.1km so	uth of t	ool, is 400m south east of the site. The near he site. Both are within the desired target dis	tance.				
18 Employme nt		00m south					SP6, SP14, SP16, EC1, EC2, EC3, EC4 ployment opportunities in Crossflatts (Cross ss the Business Development Zones and En					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	economy for local b	by increas	ing the	demand proveme	for local nt in the l	goods a	ne site could have a minor beneficial impact of and services and enhancing the pool of pote vironment could lead to an improved attractive	ntial employees				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/009, Morton Lane	3.40	90% Open field, with an existing farm building	Greenfield / Greenbelt	80 dwellings	Alternative

Summary of assessment for EM/009:

No major adverse effects have been predicted for the site.

The site has excellent access to education facilities, and good access to all other services and amenities that would be needed by residents here. Being adjacent to the Leeds Liverpool Canal, careful consideration around protecting water quality would be required.

As a greenfield site, development here would likely result in minor adverse effects on all the natural environment themed SA Objectives. The site is immediately adjacent to Leeds and Liverpool Canal Conservation Area, the setting of which could be adversely affected as a result of new development.

		Effect on S	A Objec	ctive							
SA Objective	Baseline trend	Score of effect	Of Several Duration Certainty Certainty Witigating or enhancing Local Plan policies		Mitigation code(s)						
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
3 Land & Buildings	opportun	Site is greenfield. Site does not coincide with a MSA. Existing buildings within the site boundary could provide opportunities for reusing structures or construction materials, however, is it unclear whether existing buildings will be re used at this stage.									
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience		itirely withir able surfac		npared to	current		face water flooding. Development could lead				
		-	P	LT	IR .	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	not coinc		GSPZ.	Developn	nent at th	ne site v	nd so development could pose a risk to water would be expected to result in a minor net inc evels.				
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
Biodiversity & geodiversit y	at the site	e and reduc	ce local rton La	ecologic ne as we	al conne	ctivity.	value. New development here could reduce lefter are areas of TPO woodland 15m from GI at the site could adversely affected by de	the site on the			
-		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National land, and adjacent	Parks or A0 I it would th to existing	ONBs. erefore resider	However be likely ntial built	, resident to adver form, whi	tial deve rsely alt ich wou	scernible effect on any landscape designatio elopment at this site could result in the loss of er the local townscape and landscape chara Id help to limit the magnitude for potential ef and townscape cannot be ruled out.	of open greenfield cter. The site is			
		-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	this open Developr	greenfield	site wo	ould be lik	cely to re	sult in a	eeds and Liverpool Canal Conservation Area in adverse effect on the setting of this heritage in no discernible impacts on any other heritage.	ge asset.			
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b			
9 Air quality	on air qua		air poli	ution ass			t the site would be expected to have a minor v homes and transport movements. Develop				
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b			
10 Transport	Road. Th	ne nearest r	ailway	station, C	Crossflatt	s, is 1.1	equent services, including those on Morton Likm south. Site is accessible for pedestrians amediate vicinities.	ane and Keighley and cyclists,			
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing		could make types as rec					wards satisfying Bradford's housing needs, i	ncluding a mix of			
		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			

		Effect on S	SA Obje	ctive						
SA Objective	Certainty Scote of Sc	Mitigating or enhancing Local Plan policies	Mitigation code(s)							
12	The site of	offers new	resider	nts here e	xcellent a	access	to a diverse range of services and amenities	in highly		
Accessible	The site offers new residents here excellent access to a diverse range of services and amenities in highly accessible locations in the centre of Crossflatts, within 800m of the site. East Morton also provides services 500m									
services	north.					,	•			
		+	Р	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social	Developn	nent at the	site wo	ould situa	te new re	sidents	within an existing community, encouraging	participation and		
cohesion							ng of a scale that may put pressure on local s	services and		
	facilities of	or could alt	er the I	ocal sens	e of com	munity	and place.			
4.4. Oveltoons		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
14 Culture & leisure	recreation		ities in	highly ac	cessible l		ellent access to a diverse range of cultural, le s in the centre of Crossflatts. Open leisure s			
		+/-	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	15a		
secure	at a locat new deve	ion where	there a ould po	re curren tentially e	tly none, enhance	and so commu	ach would introduce new potential targets an an increase in crime at the site cannot be ru nity cohesion and wellbeing, or increase natu	led out. However,		
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	The site i east. The outdoor e	s not the ta site would	arget di I provid d comr	stance of le new re nunity en	a hospita sidents w gagemer	al, the crith exce	Centre in Crossflatts, 400m south east. closest of which is Airedale General Hospital, ellent access to a diverse range of semi-naturunities, which could improve both physical a	ral habitats and		
17		++	Р	LŤ	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
17 Education	The near	est primary	/ schoo	I, Crossfl	atts Prim	ary Sch	ool, is 400m south east of the site. The near	est secondary		
Education							he site. Both are within target distance.	·		
10		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employme nt		00m south					ployment opportunities in Crossflatts (Crossf ss the Business Development Zones and Em			
	- 3	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	economy for local b	truction an	ing the	demand proveme	new hom for local nt in the l	es at the goods a built en	ne site could have a minor beneficial impact of and services and enhancing the pool of pote vironment could lead to an improved attractive	on the local ntial employees		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/010, Land off					
Hawthorne Way	3.94	Open fields	Greenfield / Greenbelt	104 dwellings	Alternative

Summary of assessment for EM/010:

The site has excellent access to education facilities, and good access to all other services and amenities that would be needed by residents here.

As a greenfield site, development here would likely result in minor adverse effects on all the natural environment themed SA Objectives. The site is immediately adjacent to Leeds and Liverpool Canal Conservation Area, the setting of which could be adversely affected as a result of new development.

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

		Effect on S	SA Objec	ctive				Mitigation code(s)
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings	Developn	nent would	result	in the los	s (>0.4ha	a) greer	field site. Site does not coincide with a MSA	١.
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	extent (no	orth east co	orner) v would l	vhich is lo be avoide	ow risk fred d throug	om surf jh a car	at risk from surface water flooding however, ace water flooding. Given the size of the site eful layout of development. Development co	in relation to this,
	morease	-	P	IT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	Developn		site wo	ould be ex	. Site is	120m w	est of Morton Beck. Site does not coincide with a minor net increase in water consumption	vith a GSPZ.
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversit y	and prior site in ter site and r	ity deciduo ms of impa	us woo act on ro al ecolo	dland; the oot zones gical con sites.	is sensiti s. Additio	ve ecolo nally, n Develo	value. The sites southern boundary adjoins to pogical area could be adversely affected by down development here could reduce biodiversely ment at this site would not affect any nation	evelopment at this sity value at the nal or
7 Landscape & townscape	National land, and adjacent	Parks or All it would the to existing	ONBs. erefore resider	However be likely ntial built	not resulinot residen to adversion when	tial deversely alt	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation elopment at this site could result in the loss of the local townscape and landscape charall dhelp to limit the magnitude for potential effects.	of open greenfield acter. The site is
	stage a n	ninor adver					and townscape cannot be ruled out.	10.01
8 Cultural heritage	developm the settin	nent bound g of this he	ary. De eritage a	evelopme asset. De	nt at this velopme	open g ent at the	SP2, SP10, EN3, EN4, EN5, EN6, DS3 surrounds the site, its closest point being 10 reenfield site would be likely to result in an a e site would be expected to result in no discorrected to re	dverse effect on
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b
9 Air quality	on air qua	struction an ality due to n an AQMA	air poll	lution ass	new dwe ociated v	ellings a with nev	t the site would be expected to have a minor w homes and transport movements. Develop	r adverse impact ment would not
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b
Transport	Road. Th	e nearest i	ailway	station, C	Crossflatt	ts, is 1.3	equent services, including those on Morton L 8km south east. Site is accessible for pedest amediate vicinities.	
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	The site of housing t	could make ypes as re	a mino	or positive by Local	e contribi Plan poli	ution to	wards satisfying Bradford's housing needs, i	ncluding a mix of
		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

		Effect on S	A Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
12	The site of	offers new	resider	nts here e	xcellent a	access	to a diverse range of services and amenities	in highly
Accessible							n south of the site. East Morton also provides	some services,
services	including	a Commur		1				Lia
40.0 : 1		+	., P	LT	IR .	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	communi		on, with	nout the d	levelopm	ent beir	within an existing community, encouraging pages of a scale that may put pressure on local stand place.	
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	recreation East Mor	n opportuni	ities in ub 400	highly acom	cessible l	location	ellent access to a diverse range of cultural, le is in the centre of Crossflatts. Open leisure s area of open space directly adjacent to the s	paces include
		+/-	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	15a
15 Safe & secure	at a locat new deve	ion where t	there a	re current tentially e	tly none, enhance	and so commu	ach would introduce new potential targets an an increase in crime at the site cannot be ru nity cohesion and wellbeing, or increase nate	led out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	The site in The site is outdoor e	s not the ta would provi	arget di de nev d comr hese d	stance of v resident nunity en evelopme	a hospitats with extended gagemer ents.	al, the o cellent nt oppor	Centre in Crossflatts, 650m south east. closest of which is Airedale General Hospital, access to a diverse range of semi-natural hartunities, which could improve both physical a	ibitats and and mental health
		+	P	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education							ry School, is 350m north west of the site. The n south of the site, which is just outside the c	
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employme nt	Residents Zone is 8 in Keighle	00m south	would west).	I have go Resident	od acces ts can als	s to em	ployment opportunities in Crossflatts (Cross ss the Business Development Zones and Em	latts Employment ployment Zones
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	economy for local b	by increas	d occu ing the . An im	demand proveme	new hom for local nt in the l	nes at the goods a built en	ne site could have a minor beneficial impact of and services and enhancing the pool of pote vironment could lead to an improved attractive	on the local ntial employees

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/012, Carr Lane	6.09	Fields, including golf course, some buildings and car park	Greenfield / Greenbelt	160 dwellings	Alternative

Summary of assessment for EM/012:

The site has good access to education facilities, and good access to all other services and amenities that would be needed by residents here.

As a greenfield site, development here would likely result in minor adverse effects on all the natural environment themed SA Objectives. The site is immediately adjacent to Leeds and Liverpool Canal Conservation Area and close to a number of Listed Buildings. The setting of these heritage assets could be adversely affected as a result of new development.

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

		Effect on S	SA Objec	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings	>0.4ha of and car p	f greenfield ark within	l site. A the site	small are boundar	ea in the y could p	south o	Morton Golf Course. Development would res of the site coincides with sandstone MSA. Exi copportunities for reusing structures or constru- be re used at this stage	ult in the loss of sting buildings
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience		tirely withir able surfac					ace water flooding. Development could lead	to an increase in
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	with a GS		opmen	t at the si	te would		orth west of Leeds and Liverpool Canal. Site ected to result in a minor net increase in water	
6 Biodiversity & geodiversit y	and there ecologica are two T the site a	is an area Il areas cou PO trees l	at the uld be a ocated local ed	western s adversely 90m sout cological	side of th affected th east of	e site the by develoner	SP10, SP11, EN1, EN2, EN3, EN7, EN9 value. The sites eastern boundary adjoins to nat is priority deciduous woodland habitat. The elopment at this site in terms of impact on rows. New development here could reduce biodically velopment at this site would not affect any national stress of the second secon	ese sensitive ot zones. There versity value at
	intornatio	-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
7 Landscape & townscape	National land, and adjacent	Parks or A it would th to existing	ONBs. erefore resider	However, be likely ntial built f	not result , resident to adver form, whi	in a distial deversely altrices	scernible effect on any landscape designation elopment at this site could result in the loss of er the local townscape and landscape charact ld help to limit the magnitude for potential eff and townscape cannot be ruled out.	n, including f open greenfield cter. The site is
		-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Listed Bu result in a result in r	ildings with an adverse	nin 300 effect o ble imp	m of the son the se	site in Ea tting of th ny other	st Mortenese he heritage	adjoins the sites north eastern boundary. The on. Development at this open greenfield site ritage asset. Development at the site would be assets such as Scheduled Ancient Monumer	ere are seven would be likely to be expected to ents or Historic
		-	P	LT	IR .	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b
9 Air quality	on air qua		air poll	lution ass			t the site would be expected to have a minor v homes and transport movements. Develop	
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b
10 Transport	Lane, wh		ectly ad	jacent to	the site.	The ne	quent services, including those on Morton La arest railway station, Crossflatts, is 1.5km so Lane.	
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing		could make ypes as re					wards satisfying Bradford's housing needs, ir	ncluding a mix of

		Effect on S	A Objec	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
12		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		
Accessible services	located in	nmediately	north o	of the site	. East M	orton pi	to a diverse range of services and amenities rovides a Community Shop, but residents mans a broader range of shops.			
		+	Р	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	communi		on, with	out the d	evelopm	ent beir	within an existing community, encouraging pag of a scale that may put pressure on local sand place.			
		+	Р	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
14 Culture & leisure	recreation East Mor the devel	n opportuni ton. It is un opment is o	ties in l clear a comple	highly aco t this stac te, but ot	cessible l ge how m her outdo	location nuch of oor leisu	ellent access to a diverse range of cultural, le s in the centre of Crossflatts (700m south ea the existing East Morton Golf Course will be ure spaces residents would have access to in east of the site.	st) as well as in operational after		
		+/-	Р	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	15a		
15 Safe & secure	at a locat	ion where t	here a	re current tentially e	tly none, enhance	and so commu	ach would introduce new potential targets an an increase in crime at the site cannot be ru nity cohesion and wellbeing, or increase natu	led out. However,		
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	The site i east. The outdoor e	s not the ta	rget di provid d comr	stance of e new res nunity en	a hospita sidents w gagemer	al, the co	Centre in Crossflatts, 750m south east. closest of which is Airedale General Hospital, ellent access to a diverse range of semi-naturtunities, which could improve both physical a	ral habitats and		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
17 Education	The near	est primary est second arget distar	ary sch	I, East Me nool, Bing	orton C E ley Gram	Prima	ry School, is 100m north of the site, also loca chool is 1.7km south of the site, which is just	ated on Carr Lane. outside the		
10		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employme nt		km south v					ployment opportunities in Crossflatts (Crossf s the Business Development Zones and Emp			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	economy for local b	by increas	ing the . An im	demand proveme	for local nt in the l	nes at the goods a built en	ne site could have a minor beneficial impact of and services and enhancing the pool of poter vironment could lead to an improved attractive ent.	ntial employees		

Keighley

- 1.1.32 Forty six Preferred Option potential housing sites and two Preferred Option employment sites have been identified within Keighley.
- 1.1.33 Significant adverse effects in relation to climate change resilience (SA Objective 4) have been identified for sites KY/064, KY/065A and KY/134A. This is due to potential flood risk which could be addressed through measures such as Sustainable Drainage Systems and by exploring alternative site layouts to avoid the highest risk areas.
- 1.1.34 Significant negative effects in relation to biodiversity & geodiversity (SA Objective 6) have been identified for all sites. This is largely due to the HRA Screening process, which has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is principally related to potential recreation impacts.
- 1.1.35 For some sites, more localised potential adverse effects have been identified. It may be possible to avoid or reduce these by incorporating green infrastructure and enhancing the biodiversity value of outdoor amenity spaces and local ecological connectivity, whilst meeting biodiversity net gain requirements.
- 1.1.36 Significant negative effects in relation to cultural heritage (SA Objective 8) have been identified for KY/003A and KY/175 due to potential effects on the setting of nearby heritage assets. This may be addressed through the design process of any future development to ensure that any likely significant adverse effects are avoided.
- 1.1.37 Site KY/083 is the only site expected to give rise to a major negative effect in relation to water resources (SA Objective 5).
- 1.1.38 A significant beneficial effect has been identified in relation to land & buildings (SA Objective 3) for sites KY/027 and KY/136 as these sites are located on brownfield land and comprise land with an Agricultural Land Classification (ALC) Grade of 'Urban'. The majority of the sites are greenfield and therefore are predicted to have a significant adverse effect on this SA Objective.
- 1.1.39 Significant beneficial effects have been identified in relation to transport (SA Objective 10) for sites KY/060, KY/064, KY/083, KY/099, KY/101and KY/172. Site KY/070/071 is the only site which negatively (minor) in relation to transport.
- 1.1.40 Significant beneficial effects have been identified in relation to social cohesion (SA Objective 13) for sites KY/009A, KY/012, KY/015, KY/017, KY/027, KY/164A, KY/167 KY/172 and KY/182.
- 1.1.41 Significant beneficial effects have been identified in relation to health (SA Objective 16) for sites KY/025, KY/027, KY/029a, KY/049, KY/056, KY/057, KY/064, KY/065A, KY/073, KY/075, KY/081, KY/083, KY/092, KY/099, KY/125, KY/133, KY/134A, KY/136, KY/159A, KY/167, KY/172 and KY/182.
- 1.1.42 Significant beneficial effects have been identified in relation to education (SA Objective 17) for sites KY/025, KY/027, KY/060, KY/070/071, KY/073, KY/075, KY/083, KY/092, KY/099, KY/101, KY/125, KY/136, KY/138, KY/158, KY/167 and KY/182. Sites KY/043, KY/046 and KY/054 are the only sites with the potential to negatively (minor) affect the education SA objective.
- 1.1.43 With respect to the potential employment sites, significant negative effects in relation to land and buildings (SA Objective 3), climate change resilience (SA Objective 4), water resources (SA Objective 5) and cultural heritage (SA Objective 8) have been identified for site EM31.
- 1.1.44 Significant beneficial effects in relation to employment (SA Objective 18) and economy (SA Objective 19) has been identified for all potential employment sites.
- 1.1.45 In Keighley, in relation to housing sites there are also four Alternative options (KY/009, KY/021, KY/105 and KY/151). There are four Discounted options (KY/002, KY/028, KY/053 and KY/095). These are assessed below.

Summary table of effect scores predicted for site options in Keighley (Preferred Options):

	able of effect)bje									
PO ref	Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
KY1/H	KY/003A	-	-		+	-		-		-	+	+	-	+	+	+/-	+	+	+	+
KY2/H	KY/009A	-	-		+	-		-	0	-	+	+	-	++	+	+/-	+	++	+/-	+
KY3/H	KY/012	-	-	+/-	+	-		+	0	-	+	+	+/-	++	+	+/-	+	+	+	+
KY4/H	KY/015	-	-		+	-		+	0	-	+	+	+/-	++	?	+/-	+	++	+	+
KY5/H	KY/017	-	-	-	+	-		+/-	0	-	+	+	+/-	++	+	+/-	+	++	+	+
KY6/H	KY/019	-	-		+	-		-	0	-	+	+	+/-	+	+	+/-	+	++	+	+
KY7/H	KY/021B	-	-		+	-		-	0	-	+	+	-	+	+	+/-	+	++	+/-	+
KY8/H	KY/022	-	-	+/-	-	-		+	0	-	+	+	-	+	+	+/-	+	+	+/-	+
KY9/H	KY/024B	-	-	+/-	+	-		-	0	-	+	+	+/-	+	+	+/-	+	+	+	+
KY10/H	KY/025	-	-		-	-		-	0	-	+	+	+	+	+	+/-	++	++	+	+
KY11/H	KY/027	-	-	++	+	-		+	0	-	+	+	+	++	+	+/-	++	++	+	+
KY12/H	KY/029a	-	-		+	-		-	0	-	+	+	+/-	+	+	+/-	++	+	+/-	+
KY13/H	KY/029b	-	-		+	-		-	0	-	+	+	+/-	+	+	+/-	+	+	+/-	+
KY14/H	KY/043	-	-		-	-		-	-	-	+	+	+	+	+	+/-	+	-	+	+
KY15/H	KY/046	-	-		-	-		-	-	-	+	+	+	+	+	+/-	+	-	+/-	+
KY16/H	KY/047		-	+/-	+	-		-	0	-	+	+	+	+	+	+/-	+	+	+	+
KY17/H	KY/049	-	-	+/-	+	-		-	-	-	+	+	+	+	+	+/-	++	+	+	+
KY18/H	KY/054	-	-		+	-		-	0	-	+	+	-	+	+	+/-	+	-	+/-	+
KY19/H	KY/056	-	-		+	-		-	0	-	+	+	_	+	+	+/-	++	+	+/-	+
KY20/HC	KY/057	_	_		+	_		_	0	_	+	+	_	+	+	+/-	++	+	+	+
KY21/HC	KY/059	_	_		+	_		_	0	_	+	+	+	+	+	+/-	+	+	+	+
KY22/H	KY/060	_	_		+	_		_	0	-	++	+	+	+	+	+/-	+	++	+	+
KY23/H	KY/064	_	_	-		_		+	+	-	++	+	+	+/-	+	+/-	++	+	+/-	+
KY24/H	KY/065A	-	_			_		_	0	-	+	+	+	+/-	+	+/-	++	+	+	+
KY25/H		-	_		+	_		_	0	_	+	+	+	+	+	+/-	+	+	+	+
KY26/H	KY/069A KY/070/071		_		+			_	0		-	+	+	+	+	+/-	+	++	+	+
KY27/H	KY/073	-	_	_				-	0	-	+	+	+	+	+	+/-	++	++	+	+
KY28/H		-	-	-	-	-			0	-										
KY29/H	KY/075	-	-	-	-	-		+		-	+	+	+	+	+	+/-	++	++	+	+
	KY/081	-	-		-	-		-	0	-	+	+	+	+/-	+	+/-	++	+	+	+
KY30/H	KY/083	-	-	+/-	-			+	+	-	++	+	+	+	+	+/-	++	++	+	+
KY31/H	KY/092	-	-	-	-	-		-	-	-	+	+	+	+	+	+/-	++	++	+	+
KY32/H	KY/099	-	-	-	+	-		-	0	-	++	+	+	+	+	+/-	++	++	+	+
KY33/H	KY/101	-	-	-	+	-		-	0	-	++	+	+	+	+	+/-	+	++	+	+
KY34/H	KY/125	-	-	+/-	+	-		+	0	-	+	+	+	+	+	+/-	++	++	+	+
KY35/H	KY/133	-	-		-	-		-	-	-	+	+	-	+	+	+/-	++	+	+/-	+
KY36/H	KY/134A	-	-	-		-		-	0	-	+	+	-	+	+	+/-	++	+	+/-	+
KY37/HC	KY/136	-	-	++	+	-		-	0	-	+	+	+	+	+	+/-	++	++	+	+
KY38/H	KY/138	-	-	+	+	-		+	0	-	+	+	+	+	+	+/-	+	++	+	+
KY39/H	KY/158	-	-	+/-	+	-		+	0	-	+	+	+	+	+	+/-	+	++	+	+
KY40/H	KY/159A	-	-	-	+	-		-	0	-	+	+	-	+	+	+/-	++	+	+	+
KY42/HC	KY/164A	-	-	-	+	-		-	-	-	+	+	-	++	+	+/-	+	+	+/-	+
KY43/H	KY/167	-	-	+/-	+	-		+	0	-	+	+	+	++	+	+/-	++	++	+	+
KY44/H	KY/172	-	-	+/-	+	-		+	-	-	++	+	+	++	+	+/-	++	+	+/-	+
KY45/HC	KY/175	-	-	-	+	-		-		-	+	+	-	+	+	+/-	+	+	+	+
KY46/H	KY/182	-	-	-	+	-		-	-	-	+	+	+	++	+	+/-	++	++	+	+
KY47/H	KY/183	-	-	+/-	+	-		-	0	-	+	+	+	+	+	+/-	+	+	+	+

Summary table of effect scores predicted for employment sites in Keighley (Preferred Options):

РО	Cito	Site SA Objective																		
ref	Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
KY49/E	EM31	-	-				-	-		-	+	0	+	0	0	+/-	0	+	++	++
KY50/E	EM32	-	-		-	-	-	-	-	-	+	0	+	0	0	+/-	0	+	++	++

Key:

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

	Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
١.	⟨Y/003A, Hollins _ane	0.51	Vacant field bordered by trees and gardens.	Greenfield	16 dwellings	Preferred Option: KY1/H

Summary of assessment for KY/003A:

Major adverse effects have been predicted for the site's impact on the cultural heritage SA Objective due to its location 60m south-east of Whinburn Registered Park/Garden, within which are three Grade II Listed Buildings, and its proximity to a listed building. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, education facilities and employment areas.

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

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect Beautiful Score of effect Be		Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings		ment woul		in the l	oss of >	0.4ha	of greenfield site. ALC Grade at the site is 'Urb	oan'. Site does not
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience		FZ1 and i able surfa					flooding. However, development could lead to els.	an increase in
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							ithin 100m of a surface waterbody. Developm ater consumption. SP10, SP11, EN1, EN2, EN3, EN7, EN9	ent at the site
6 Biodiversity & geodiversity	at the sit east and which co The HRA	e and redu I north wes ould be adv	uce loca st site b versely g proce	al ecologoundarion affected ess has	gical co es, and I by dev identifie	nnectiv decidu elopme d that	sity value. New development here could reductive. Site is bordered by TPO woodland and tre ous woodland priority habitat along the southent at the site such as through impacts on tree likely significant effects on the South Pennine sestage.	es along the north east site boundary root zones.
	are trigg	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National greenfiel townsca landscap	Parks or A Id that, in it pe charact be charact atial effects	AONBs ts curre er. Nev er. The	. Howevent cond or develo site is a	er, residition, lik ppment djacent	dential ely mal here we t to exis	a discernible effect on any landscape designa development at this site would result in the loskes a positive contribution towards the local labuld therefore be likely to alter the local towns sting residential built form, which would help towerse effect on the local landscape and towns	ss of open ndscape and cape and limit the magnitude
			Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Develop sensitive	ment at thi historic a	s open rea, alt	greenfion greenfiough the is the G	eld site nis wou Grade II	could p ld be lir Listed	Park/Garden, within which are three Grade II Le potentially result in an adverse effect on the se nited by the presence of screening vegetation Building 'Guidestone at junction with Barr Houduld be likely to be altered by development at	tting of this se Lane, opposite
	Carin Cr	oft'. The se	etting o	<u>t this ne</u>	mage c			<u>this greenfield</u> site.
	Carin Cr	oft'. The se	etting o	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	Develop homes v	oft'. The se - ment woul	etting o P d not h xpected	LT ave a di d to resu	IR scernib It in a n	M le impa ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing leves.	9a – 9d occupation of new
9 Air quality	Develop homes v	oft'. The so - ment would would be ex	etting o P d not h xpected	LT ave a di d to resu	IR scernib It in a n	M le impa ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev	9a – 9d occupation of new
9 Air quality 10 Transport	Develop homes v associat	oft'. The set of the s	etting of P d not hexpected mes ar P m from s 2km s	LT ave a did to resuld transp LT several south ea	IR scernib It in a noort more IR bus sto st. Site	M le impa ninor in vement H ops alor is very	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levs. SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5,	9a – 9d occupation of new rels due to pollution 10a – 10d The nearest railway

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Permanence belos Souration Duration Reversibility		Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
	Site coul	d make a	minor p	ositive	contribu	ution to	wards satisfying Bradford's housing needs, dep	ending on the
	types an meet the	d tenures minimum	of the h criteria	nousing a of polic	provide ies HO	ed being 4 and H	y in line with the Local Plan policies. The develo HO5 (10 or more homes, or an area of more that able houses to reflect local need.	pment would
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services		ts would na		travel up	to 1.6	km sou	th-east towards the centre of Keighley to acces	s a range of local
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the de	velopme	ent beir	ng of a s	ng community, encouraging participation and c scale that may put pressure on local services a ace.	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							culture and leisure opportunities in highly acces Rugby Union Football Club.	sible locations in
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are o could p	currently otentiall	none, y enhai	and so		out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	The site Resident countrys	is 3.2km s ts at the si ide with op	outh-eate would portun	ast of a lid have on the littles for	general exceller outdoo reside	I hospitant acces r exercints of the	ery, North Street Surgery, putting it outside the al, Airedale General Hospital. ss to a diverse range of semi-natural habitats the and community engagement, which could in the development.	nroughout the local
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education							hool is 1.15km south-east of the site. The near st of the site.	est secondary
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur	nities in the	centre	of Keig	iĥley, in	cluding	o a broad range of high quality and diverse emples Beechcliffe Employment Zone approximately regional city in the south-east.	
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		reasing th					could have a minor beneficial impact on the loc d services and enhancing the pool of potential of	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/009A, Black Hill Lane	0.89	Agricultural	Greenfield, Green Belt	28 dwellings	Preferred Option: KY2/H

Summary of assessment for KY/009A:

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

Minor positive effects were predicted for some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health facilities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site with an adjacent strip of TPO trees. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings		ment woul t the site is					reenfield site. Site coincides with a sandstor	ne MSA. ALC
4 Climate	Orace a	+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience		FZ1 and i					ding. However, development could lead to a	n increase in
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							n 100m of a surface waterbody. Development consumption.	nt at the site
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	at the sit could be The HRA	te and redu adversely	ice local affected g proces	ecologic by deve s has ide	al conne lopment entified th	ctivity. at the s at likel	value. New development here could reduce North-west corner of the site adjoins strip of site such as through impacts on tree root zo y significant effects on the South Pennine Nage.	TPO trees, which nes.
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National greenfiel landscap townsca limit the	Parks or A ld and Gre be and tow pe and lan	ONBs. I en Belt la nscape o dscape o for pote	However and that, characte characte ntial effe	, resident in its cur r. New de r. The site	tial dev rent co evelopn e is adj	scernible effect on any landscape designati- elopment at this site would result in the loss ndition, likely makes a positive contribution nent here would therefore be likely to alter the acent to existing residential built form, which tage a minor adverse effect on the local land	of open towards the local ne local n would help to
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop area.	ment at the	e site wo	uld be ui	nlikely to	have a	discernible effect on a sensitive heritage as	set or historic
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes v	ment would would be ex ed with ho	kpected t	o result	in a mino	r increa	n an AQMA or CAZ. The construction and case in air pollution in relation to existing leve	occupation of new Is due to pollution
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	nearest	railway sta	tion, Kei	ghley, is	2.2km ea	ast. Ped	uent service, including that along Braithwait destrian access of the site would require mineral lack of designated cycle paths in the loc	nor improvement;
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures minimum	of the ho criteria d	using proof	ovided be s HO4 ar	eing in I nd HO5	ds satisfying Bradford's housing needs, depline with the Local Plan policies. The develo (10 or more homes, or an area of more that houses to reflect local need.	pment would

	_	Effect on	SA Object	ve				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services		ts would n		avel up to	o 1.3km s	south-e	ast into the centre of Keighley to access a re	ange of local
13 Social cohesion	without o	disrupting of	cohesive oment be	ness of e	existing called the	ommur	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 nin an existing community in an area of high nity, encouraging participation and communi out pressure on local services and facilities of	ty interaction,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		ıld have go leisure spa		ss to a ra	ange of c	ulture a	and leisure opportunities including a church	and numerous
15 Safe & secure	location new dev	where the	re are cu could pot	rrently no entially e	one, and enhance	so an i	SP1, SP3, SP4, SP16, H09, DS5, C02 Ild introduce new potential targets and victir ncrease in crime at the site cannot be ruled inity cohesion and wellbeing, or increase na	out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	outside t Residen countrys	the target of ts at the si ide with or	distance. te would oportuniti	The site have executed the site of the sit	is 3.3km cellent ac itdoor ex esidents	n south- ccess to ercise a	orth Street Surgery and Farfield Group Pract east of a general hospital, Airedale General to a diverse range of semi-natural habitats th and community engagement, which could im levelopment.	Hospital. roughout the local
17		++	Р.	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education						orth-ea	nool, is 612m south of the site. The nearest st of the site.	secondary school,
18 Employment	opportur Zones w south-ea	nities in the hich are b	e centres oth within er, it is u	of Keigh 2km ea ncertain	ley and l st of the the exter	Bingley site, as	SP6, SP14, SP16, EC1, EC2, EC3, EC4 broad range of high quality and diverse emp, including the Beechcliffe and Worth Villages well as slightly further afield towards the relation the loss of agricultural land could impac	Employment gional city in the
19 Economy	The cons	+ struction a creasing th	P nd occup e deman dowever,	LT pation of d for loc	IR new hom al goods	and se	SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the loc rvices and enhancing the pool of potential et owhich the loss of agricultural land could	employees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/012, Whinfield Drive	1.24	Vacant land	Brownfield	39 dwellings	Preferred Option: KY3/H

Summary of assessment for KY/012:

This PDL site could be an efficient use of land, subject to effects on the MSA being ruled out. The site offers good access to key health facilities, employment areas, sustainable transport options (although the nearest railway station is 2.2km east), and particularly good access to schools. Residents may need to travel up to 2km east into the centre of Keighley to access a broader range of services and facilities, such as a supermarket, with only a limited number of small local shops and pubs in proximity to the site. The site falls within the South Pennine Moors SSSI/SPA/SAC Impact Risk Zone. However, due to the scale of the potential housing development on this site, it is unlikely that Natural England would need to be consulted. The development of this site would be an opportunity to deliver biodiversity net gain. No significant adverse effects have been predicted.

		Effect on S	A Objec	ctive							
SA Objective	Baseline trend	Score of effect	Permanence Duration		Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
Oland 9		+/-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3e			
3 Land & Buildings							use of land depending on the potential impaste is 'Urban'.	icts on the			
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience	Site is en	tirely within	FZ1 a		at risk of	surfac	e water flooding.				
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e			
5 Water resources							is not within 100m of a surface water body. I ase in water consumption at the site in relation.				
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	the biodiv	ersity value alls within t	e of the	e site and uth Penni	I their role ine Moors	e in the SSSI/	ited biodiversity value, could be an opportun local ecological networks. SPA/SAC Impact Risk Zone. However, due t unlikely that Natural England would need to b	to the scale of			
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	would res						amenity value adjacent to existing residentia ly be an opportunity to enhance their contrib				
8 Cultural		0	n/ a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Developn areas.	nent at the	site wo	ould be ex	xpected t	o result	in no discernible impacts on heritage assets	or historic			
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	construct	ion and occ rease in air	cupatio	n of new	homes a	t the sit	in no discernible impacts on an AQMA or Cate, which is currently vacant, would be expect evels due to pollution associated with homes	ted to result in a			
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	nearest ra The site i	ailway stati	on, Kei cessibl	ighley, is e for ped	2.2km ea estrians.	ast. They a					
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing		could make ypes as red					wards satisfying Bradford's housing needs, i	ncluding a mix of			
12	3	+/-	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible services There are a limited number of local shops and pubs in proximity to the site. However, to access a broader range of services, such as a supermarket, residents may need to travel up to 2km east into the centre of Keighley.											

		Effect on S	A Objec	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure							e spaces, including pubs, restaurants, and pare of Keighley, although this is up to 2km eas				
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	at a locat	ion where t	here a	re current tentially e	tly none, enhance	and so	it could introduce new potential targets and van increase in crime cannot be ruled out. At nity cohesion and wellbeing, or increase nature.	the same time,			
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	south-ease The site of	st. Airedale would provi	Gener de resi and co	al Hospita dents wit ommunity	al is appı h good a engager	oximate ccess to ment op	surgery, the nearest being St Andrew's Surgely 4km north. o a diverse range of semi-natural habitats with oportunities, which could improve both physic	th opportunities			
17 Education		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 EddCallon	Site is 35						1.3km south west of Holy Family Catholic S				
18 Employment	including		Village				SP6, SP14, SP16, EC1, EC2, EC3, EC4 ss to a broad range of employment opportun e Employment Zones nearby as well as the I				
19 Economy	economy for local b	by increas	ing the . An im	demand proveme	for local nt in the	goods built en	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ne site could have a minor beneficial impact of and services and enhancing the pool of potential provisionment could lead to an improved attractivent.	ntial employees			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/015, Braithwaite Avenue	5.07	Site is a mix of vacant greenfield land, with areas of concrete outdoor sports pitches and PDL (former school).	Mix of PDL and greenfield	173 dwellings	Preferred Option: KY4/H

Summary of assessment for:

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

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

The site offers good access to employment areas, health facilities, sustainable transport options (although the nearest railway station is 2.2km east), and excellent access to schools. The site could be an opportunity to deliver biodiversity net gains and improvements to the local character, depending on the implementation of development. Depending on the layout of development, in relation to the distribution of PDL and greenfield within the site, it could be an efficient use of land.

		Effect on S	A Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d
3 Land & Buildings		s of >0.4ha					t be an entirely efficient use of land. Devel site has an ALC Grade of 'Urban' and it d	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience		tirely withir in imperme		urfaces, c	compared	to curi		1
			P	LT	IR	_ M	SP9, EN1, EN2, EN7, EN9	5a - 5e
5 Water resources							is not within 100m of a surface water body ase in water consumption at the site in rela	
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversit y	Development at the site, which appears to be of limited biodiversity value, could be an opportunity to en							
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Landscape & townscape		he loss of o					amenity value adjacent to existing resident an opportunity to enhance their contribution	
8 Cultural		0	n/ a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Developn	nent at the	site wo	ould be ex	pected t	o result	in no discernible impacts on heritage asse	ets or historic areas.
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	construct	ion and oco rease in air	cupatio	n of new	homes a	t the sit kisting l	in no discernible impacts on an AQMA or te, which is currently vacant, would be exp evels due to pollution associated with hom	ected to result in a
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	approxim The site i	ately 2.2kn	n east a cessibl	at Keighle e for ped	ey. estrians.	It is als	quent services. The nearest railway station o accessible for cyclists via the local road	
							SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	

		Effect on S	SA Objec	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		could make types as re					wards satisfying Bradford's housing needs,	including a mix of
12 Accessible		+/-	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services							in proximity to the site. However, to access d to travel up to 2km east into the centre o	
13 Social cohesion	without d without th	isrupting co	hesive ment be	eness of e	existing coscale that	ommun	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 in an existing community in an area of high ity, encouraging participation and communut pressure on local services and facilities	ity interaction,
		?	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	cultural a site curre	nd leisure ontly include	offering es outd	is acces oor conci	sible in threte sport	ne centi ts pitche	e spaces, including pubs, restaurants, and re of Keighley, although this is up to 2km e es/playgrounds. It is uncertain if these area be replaced.	ast of the site. The
15 Safe & secure	currently location v developm	appears to where there	attract are cu potentia	: fly-tippin urrently no ally enhar	g. Howevene, and nce comr	ver, it co so an ir nunity o	SP1, SP3, SP4, SP16, HO9, DS5, CO2 ne risk of anti-social behaviour or crime at tould introduce new potential targets and viducease in crime cannot be ruled out. At the cohesion and wellbeing, or increase natura	ctims of crime at a same time, new
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Road, 1.5 The site of	5km south- would provi	east. A de resi and co	iredale G dents wit ommunity	eneral H h good a engager	ospital i ccess to nent op	surgery, the nearest being Holycroft Surge is approximately 4km north. In a diverse range of semi-natural habitats is portunities, which could improve both physical series.	with opportunities ical and mental
17 Education	220m no	++	P	LT Primory S	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
18 Employme nt	The site vincluding	+ would provi	P de resi Village	LT dents wit	IR h excelle	H nt acce	n north east is the Holy Family Catholic Sch SP6, SP14, SP16, EC1, EC2, EC3, EC4 ss to a broad range of employment opports e Employment Zones nearby as well as the	18a, 18b unities in Keighley,
19 Economy	The conseconomy for local b	+ truction an by increas	P d occuping the . An im	demand proveme	for local nt in the l	goods a	SP6, SP14, SP16, EC1, EC2, EC3, EC4 he site could have a minor beneficial impact and services and enhancing the pool of polyironment could lead to an improved attracent.	tential employees

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/017, North Dean Road	0.37	Vacant	Greenfield	12 dwellings	Preferred Option: KY5/H

Summary of assessment for KY/017:

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

As a small greenfield location, there could potentially be minor adverse effects on natural environment themed objectives,

As a small greenfield location, there could potentially be minor adverse effects on natural environment themed objectives, although depending on the implementation of development there could be an opportunity for biodiversity net gains and improvements to the local character.

The site offers good access to employment areas, health facilities, sustainable transport options (although the nearest railway station is 2km east), and excellent access to schools.

		Effect on S	SA Obje	ctive					
	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &		-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d	
Buildings							ere would be a less efficient use of the land rete is 'Urban'.	esource, although	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
resilience		tirely withir in imperme					e water flooding. However, development cou	ld lead to an	
	iliciease		P	IT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e	
5 Water resources					water SF	Z and	is not within 100m of a surface water body. It ase in water consumption at the site in relation	Development at	
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
Biodiversity & geodiversit y	well as lo designati The HRA	cal ecologi on).	ical cor proces	nectivity, ss has ide	particula entified th	arly as t nat likely	, development could diminish the site's biodi he site falls within Natural England's GI corri y significant effects on the South Pennine Mo	dor (which is not	
	anggorou	+/-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	residentia currently occurring	al developn appears to	nent wo attract nts), an	ould be ur fly tippin d so deve	nlikely to g and is i	discord	adverse impacts on the local character, alth with the adjacent to existing residential built ntained in a condition of high visual amenity totentially be an opportunity to positively imp	form. The site (beyond naturally	
8 Cultural heritage		0	n/ a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
nemaye	Developn	nent at the					in no discernible impacts on heritage assets		
		-	. P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality	construct	ion and oc	cupatio	n of new	homes a	t the sit	in no discernible impacts on an AQMA or Ca e, which is currently vacant, would be expect evels due to pollution associated with homes	ted to result in a	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	approxim The site i	ately 2km	east at cessibl	Keighley e for ped	estrians.	It is als	quent services. The nearest railway station to accessible for cyclists via the local road ne		
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
i i i lousilig		could make types as re					wards satisfying Bradford's housing needs, in	ncluding a mix of	
12		+/-	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
Accessible services							in proximity to the site. However, to access a d to travel up to 2km east into the centre of		

		Effect on S	A Objec	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		++	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	without di without th	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
& leisure							e spaces, including pubs, restaurants, and pare of Keighley, although this is up to 2km eas					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	currently location v developm	appears to where there	attract are cu potentia	fly-tippin irrently no ally enhar	g. Howevene, and noe comm	ver, it co so an in munity o	ne risk of anti-social behaviour or crime at thi buld introduce new potential targets and victi increase in crime cannot be ruled out. At the sochesion and wellbeing, or increase natural sochesion.	ms of crime at a same time, new				
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b				
16 Health	KY/017 is east. The opportuni and ment	outside the site would ties for out	e 800n provid door ex or the re	n target d e residen kercise ar esidents d	istance on ts with good comm of these of	of a GP ood acc unity er develop	al, with Airedale General Hospital approximal surgery, the nearest being St Andrew's Surgess to a diverse range of semi-natural habital agagement opportunities, which could improvements. de the 800m target distance of a GP set.	eries up to 990m ats with e both physical				
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education	Our Lady Site.	of Victorie	s prima	ary schoo	l is 260m	north o	of the site. Oakbank Secondary School is 1.2	2km south of the				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employme nt	including		Village				ss to a broad range of employment opportuni e Employment Zones nearby as well as the					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	economy for local b	by increas	ing the	demand proveme	for local nt in the l	goods a	Y/017 could have a minor beneficial impact of and services and enhancing the pool of pote vironment could lead to an improved attractive	ntial employees				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/019, Holme Mill Lane	3.25	Vacant greenfield including some woodland	Greenfield and former landfill	102 dwellings. The residential development will be on the western section of the site, with eastern section being occupied by a residential care facility and new scout hut.	Preferred Option: KY6/H

Summary of assessment for KY/019:

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

The site coincides with a former landfill and so any planning application here would need to be supported by the relevant studies. As predominantly greenfield site, minor adverse effects have been predicted for most natural environment themed SA Objectives. The site includes woodland, some of which is TPO protected, and so avoiding adverse effects on the local character, as well as the local ecological network, would be difficult.

The site offers good access to employment areas, health facilities, sustainable transport options (although the nearest railway station is 2km east), and excellent access to schools.

		Effect on S	A Objec	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d			
3 Land & Buildings	although ALC Grad developn	KY/019 is predominantly greenfield and so development here would be a less efficient use of the land resource, although it does not coincide with an MSA. Development would result in the loss of >0.4ha of greenfield site. ALC Grade at the site is 'Urban'. The north-eastern portion of KY/019 coincides with a former landfill site and so development here may need to be supported by the relevant studies, potential involving remediation with contaminated land a risk.									
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	A very limited area of the site, in its north-eastern corner, is in Flood Zone 2 and 3a, and is also at a low ris										
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
5 Water resources	The northern perimeter of the site is adjacent to the North Beck watercourse. The western p							ithin a GSPZ.			
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	KY/019 is a large greenfield site that is part of the wider grassland and woodland habitat networks and Natural England's GI network. Part of the woodland within the site is TPO protected. Adjacent to the site's western and northern perimeters is the Holme House Wood and Grassland LWS. The construction and occupation of up to 102 dwellings at this location would likely adversely impact the local wildlife and diminish the site's biodiversity value and its role in local ecological connectivity. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be										
	site level identified	and consul	tation v significa	with Natu	ral Engla s on the	ınd und	ertaken if necessary. The HRA Screening Pennine Moors SPA/SAC are triggered an	process has			
	site level identified ruled out	and consul that likely s at this stag	tation v significa e. P	with Natu ant effect LT	ral Engla s on the IR	and und South F	ertaken if necessary. The HRA Screening Pennine Moors SPA/SAC are triggered an SP2, EN1, EN3, EN5, EN6, DS2, DS3	process has d thus cannot be			
7 Landscape & townscape	site level identified ruled out Developr amenity therefore	and consulthat likely sat this stage - nent at KY/value. Depe	tation value in the second sec	with Natu ant effect LT buld resul on the lay	ral Englas on the IR t in the low pout of the erse imparents.	South F M Doss of a ie devel acts on	ertaken if necessary. The HRA Screening Pennine Moors SPA/SAC are triggered an SP2, EN1, EN3, EN5, EN6, DS2, DS3 large greenfield site as well as GI elementopment here, this could include the loss of the local character, although the residential built form adjacent to the site.	process has d thus cannot be 7a, 7b ts of high visual f woodland. It would			
& townscape 8 Cultural	site level identified ruled out Developr amenity therefore	and consulthat likely sat this stage - nent at KY/value. Depe	tation value in the second sec	with Natu ant effect LT buld resul on the lay	ral Englas on the IR t in the low pout of the erse imparents.	South F M Doss of a ie devel acts on	ertaken if necessary. The HRA Screening Pennine Moors SPA/SAC are triggered an SP2, EN1, EN3, EN5, EN6, DS2, DS3 large greenfield site as well as GI elementopment here, this could include the loss of the local character, although the residential	process has d thus cannot be 7a, 7b ts of high visual f woodland. It would			
& townscape	site level identified ruled out Developr amenity therefore would be	and consultated that likely stated at this stage at this stage and the stated at the s	tation visignificate. P 019 wording at to a discording a	with Natu ant effect LT buld resul on the lay void adve d with the	ral Englas on the IR t in the loyout of the erse impare existing n/a	M oss of a development of the second of the	ertaken if necessary. The HRA Screening Pennine Moors SPA/SAC are triggered an SP2, EN1, EN3, EN5, EN6, DS2, DS3 large greenfield site as well as GI elementopment here, this could include the loss of the local character, although the residential built form adjacent to the site.	rocess has d thus cannot be 7a, 7b ts of high visual f woodland. It would al development None			

		Effect on S	A Objec	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	construct	ion and ocores	cupatio	n of new	homes a	t the si	t in no discernible impacts on an AQMA or te, which is currently vacant, would be exp levels due to pollution associated with hom	ected to result in a
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	approxim The site i	ately 2km	east at cessible	Keighley e for ped	estrians.	It is als	quent services. The nearest railway station to accessible for cyclists via the local road	
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing		could make ypes as red					wards satisfying Bradford's housing needs	, including a mix of
12		+/-	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services							in proximity to the site. However, to accesed to travel up to 2km east into the centre of	
	,	+	Р	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	communi	ty interaction	on, with	out the d	levelopm	ent bei	s within an existing community, encouragin ng of a scale that may put pressure on loca and place.	
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							e spaces, including pubs, restaurants, and re of Keighley, although this is up to 2km e	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	However and so a	, it could into n increase i	troduce in crime	new pot cannot	ential tar be ruled	gets an out. At	he risk of anti-social behaviour or crime at advictims of crime at a location where there the same time, new development could poural surveillance, and so could help to com	e are currently none, tentially enhance
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Oakworth approxim habitats v	n Road. The ately 4km i with opporti	e site is north. T unities i ental h	within the he site with the si	e 8km ta ould pro or exerciathe resident	rget dis vide res se and	surgery, being up to 1.2km south west of he stance of a hospital, with Airedale General sidents with good access to a diverse rang community engagement opportunities, whi these developments.	Hospital e of semi-natural ch could improve
17 Education	Nessfield	++ Primary S	P chool is	LT s 460m so	IR outh of th	H e site a	SP6, SP14, SP16, EC3, DS5, CO2 and Oakbank Secondary School is 1km so	17a – 17c
18 Employment	KY/019 w	+ vould provid	P de resid Village	LT dents with	IR n exceller	H nt acces	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ss to a broad range of employment opportu	18a, 18b unities in Keighley,
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	economy for local b	by increas	ing the	demand proveme	for local nt in the	goods built en	(Y/019 could have a minor beneficial impac and services and enhancing the pool of po vironment could lead to an improved attrac	tential employees

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/021B, Wheathead Lane	0.84	Agricultural	Greenfield, Green Belt	22 dwellings	Preferred Option: KY7/H

Summary of assessment for KY/021B:

The site could deliver a major positive effect for residents on the education SA Objective as a result of being within the target distance for both primary and secondary education facilities. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health facilities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site.

		Effect on S	SA Object	ive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
Buildings		ment would andstone M		n the los	s of >0.4	ha of g	reenfield site. ALC Grade at the site is Grad	e 4. Site coincides	
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience							nt a low risk of surface water flooding. Howe compared to current levels	ver, development	
		-	Р	ĹT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources	risk to w	ater quality	/. Site is	not withi	n a GSP2	Z. Deve	the Site's western perimeter. Development elopment at the site would be expected to re- ation to existing levels.		
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
Biodiversity & geodiversity	at the sit	e and redu	ice local g proces	ecologic s has ide	al conne	ctivity. nat likel	value. New development here could reduce y significant effects on the South Pennine M age.	-	
	S. C 11.99	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	National greenfied landscape the local	Parks or A Id and Gre be and tow character otial effects	AONBs. I en Belt la nscape o . The site	However and that, character is adjac	resident in its cur r. New de cent to ex	tial dev rent co evelopn isting r	scernible effect on any landscape designation elopment at this site would result in the loss andition, likely makes a positive contribution nent here would be likely to adversely affect esidential built form, which would help to limite effect on the local landscape and townscape.	of open towards the local this and to alter it the magnitude	
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
heritage	Develop area.	ment at the	e site wo	uld be ui	nlikely to	have a	discernible effect on a sensitive heritage as	set or historic	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
9 Air quality	homes v		kpected t	o result	in a mino	r increa	n an AQMA or CAZ. The construction and case in air pollution in relation to existing leve		
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	station, I		s 2.7 km	north ea	st. Site is	fairly a	ane, which have an hourly service. The nea		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	types an meet the	d tenures minimum	of the ho criteria o	using proof	ovided be s HO4 ar	eing in I nd HO5	ds satisfying Bradford's housing needs, depo- line with the Local Plan policies. The develo (10 or more homes, or an area of more tha houses to reflect local need.	pment would	

		Effect on S	SA Objecti	ve				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services	Residen	ts would n		avel up to			vards Ingrow to access a range of local shop	
13 Social cohesion	interaction		the deve	elopment	t being of	a scal	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 community, encouraging participation and co e that may put pressure on local services an	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	outdoor		aces. For	a wider	range of		and leisure opportunities including a church a and leisure opportunities, residents would n	
15 Safe & secure	location new dev	where the	re are cu could pot	rrently no entially e	one, and enhance	so an i commu	SP1, SP3, SP4, SP16, H09, DS5, C02 Ild introduce new potential targets and victim ncrease in crime at the site cannot be ruled anity cohesion and wellbeing, or increase nat	out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	distance Resident proximity	. The site i ts at the si / to Bransh	s 5.1km te would naw Golf	south of have go Club, wi	a genera od acces th opport	al hospit s to a c unities	ny Group Medical Practice, putting it outside tal, Airedale General Hospital. diverse range of semi-natural habitats, being for outdoor exercise and community engage he residents of the development.	in close
17 Education	The nea	++	P ry school	LT , Nessfie	IR eld Prima	H ry Scho	SP6, SP14, SP16, EC3, DS5, CO2 ool, is 855m north-east of the site. The neare	17a – 17c est secondary
18 Employment	Site wou opportur the site,	+/- Ild provide nities in the as well as	P residents centres slightly f	LT s with go of Keigh urther af	IR ood acces ley, inclu ield towa	H ss to a lading W rds the	SP6, SP14, SP16, EC1, EC2, EC3, EC4 coroad range of high quality and diverse emp forth Village Employment Zones which is 3kr regional city in the south-east. However, it is pact on employment opportunities in agricult	m north-east of s uncertain the
19 Economy	as by inc	creasing th	e deman lowever,	d for loc	al goods	and se	SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the local rvices and enhancing the pool of potential entowhich the loss of agricultural land could in	mployees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/022, Higher Wheathead Farm	0.94	Agricultural buildings	Brownfield	29 dwellings	Preferred Option: KY8/H

Summary of assessment for KY/022:

Development at this site would be unlikely to result in a significant positive effect on any SA Objective.

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

As a PDL site, there are opportunities here for achieving biodiversity net gains and improvements to the local character, depending on the implementation of the development.

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

		Effect on S	SA Object	ive							
		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)							
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings	Site is brownfield. Site coincides with a sandstone MSA. ALC Grade at the site is Grade 4. Site would constitute an efficient use of land depending on the potential effects on the MSA.										
4 Climate change		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience	Site is in	FZ1 and I	nas a vei	ry limited	extent o	f land a	t a high risk of surface water flooding.				
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	Develop		e site wo				amed surface waterbody. Site is not within tin a minor increase in water consumption				
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	New developed the intro-	elopment duction of	here wou GI eleme g proces	uld be a g ents. ss has ide	good opp entified th	oortunity nat likel	ely that it is of limited biodiversity value in its to deliver biodiversity net gains at the site y significant effects on the South Pennine Nage.	such as through			
7	are angg	+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a			
Landscape & townscape	new dev	elopment a Inscape chent on the o	at the site naracter,	e would k such as nd impler	be an oppose an	portunit porating n of dev		e influence on the This is somewhat			
8 Cultural		0	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop area.	ment at the	e site wo	ula be ur	nlikely to	nave a	discernible effect on a sensitive heritage a	sset or historic			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes v		xpected t	to result i	in a minc	or increa	n an AQMA or CAZ. The construction and ase in air pollution in relation to existing leve				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	station, I		s 2.7 km	north ea	st. Site is	s fairly a	ane, which have an hourly service. The ne accessible for pedestrians and cyclists, alth				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an	d tenures	of the ho	using pro	ovided be s HO4 ar	eing in I nd HO5	ds satisfying Bradford's housing needs, dep ine with the Local Plan policies. The develo (10 or more homes, or an area of more that	opment would			
				using mix	x and affe	ordable	nouses to reflect local need.				
12 Accessible				using mix	x and aff	H H	houses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
	specify a	aspects su	ch as ho	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,				

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
13 Social cohesion	interaction		the deve	elopment	t being of	f a scal	community, encouraging participation and co e that may put pressure on local services an	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	outdoor		ces. For	a wider	range of		and leisure opportunities including a church a and leisure opportunities, residents would r	
15 Safe & secure	The consoleration new dev	+/- struction a where the	P nd occup re are cu could pot	LT pation of rrently no entially e	IR new hom one, and enhance	so an i commu	SP1, SP3, SP4, SP16, H09, DS5, CO2 Ild introduce new potential targets and victin ncrease in crime at the site cannot be ruled inity cohesion and wellbeing, or increase na	out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	distance Residen proximity	. The site i ts at the si / to Bransh	s 4.8km te would naw Golf	south of have go Club, wi	a genera od acces th opport	al hospi ss to a c unities	ny Group Medical Practice, putting it outside tal, Airedale General Hospital. diverse range of semi-natural habitats, being for outdoor exercise and community engage te residents of the development.	in close
17		+	P	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2 ool, is 830m north-east of the site. The neare	17a – 17c
Education		Dakbank S				of the	site.	-
18 Employment	opportur the site,	nities in the as well as	centres slightly f	of Keigh urther af	iley, inclu ield towa	iding W rds the	SP6, SP14, SP16, EC1, EC2, EC3, EC4 o a broad range of high quality and diverse of the village Employment Zones which is 3k regional city in the south-east. However, it is pact on employment opportunities in agricult	m north-east of s uncertain the
19 Economy	as by ind local bus	reasing th	e demar lowever,	d for loc	al goods	and se	SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the local rvices and enhancing the pool of potential et to which the loss of agricultural land could in	mployees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/024B, Former Bronte School Playing Fields	1.00	Site is a leftover section of a wider site that was previously occupied by a school and its playing fields. Remainder of the site now occupied by residential and care facility development.	Greenfield	41 dwellings	Preferred Option: KY9/H

Summary of assessment for KY/024B:

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

The site generally has good access to services and facilities, including those for sustainable transport options, jobs, schools, and health facilities. The site is greenfield and contains TPO protected woodland, although the site appears to be predominantly vacant and contains no other GI or biodiversity elements and so the scope for minor adverse effects on natural environment themed SA Objectives is somewhat limited.

		Effect on S	SA Object	tive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mi			
		+/-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d		
3 Land & Buildings	at the sit	e is 'Urbar	n' and so ftover se	it does	not cont a wider	tain BM	ntirely efficient use of the land resource, althow V soils. Site does not coincide with an MSA. It was previously occupied by a school and it	Whilst the site is playing fields.		
4 Climate		+	Р	LT .	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7			
change resilience	of the sit		w risk of	f surface	water fl		a medium risk of surface water flooding. An Development could lead to an increase in in			
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a - 5e		
resources		s not coind sult in a m					ot within 100m of surface waterbody. Develoption.	oment at the site		
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity & geodiversity	developr greenfiel along the The HRA	ment here. ld, it currer e perimete	Develop tly apper r. g proces	oment co ears to be ss has id	ould pote e vacant lentified	entially t of any that like	ting its border, which could potentially be advereduce local ecological connectivity, although GI or biodiversity elements except for the TF ely significant effects on the South Pennine Mage.	whilst the site is PO woodland		
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
Landscape & townscape	Development at the site would situate new residential built form adjacent to existing residential built form. However, the loss of open space and greenfield would be likely alter the local character.									
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
heritage	Develop	ment at the	e site wo	ould not l	be expe	cted to	have a discernible impact on any heritage as	set or historic		
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c		
9 Air quality	construc	tion and o	ccupatio	n of new	/ homes	at the	have a discernible impact on and AQMA or C site would be expected to result in a minor inc on associated with homes and transport move	crease in air		
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	3.1km so	is within 4 outh-west o eral lack of	of Keigh	ley Railv	vay Stati	ion. Ped		6143. KY/024B is d, although there		
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing		could mak types as re					owards satisfying Bradford's housing needs,	including a mix of		
12		+/-	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
Accessible services	such as		oermark				bs, and takeaways. To access a broader range in the second of the second			

		Effect on S	SA Object	tive								
SA Objective Baseline trend Score of effect Score of effect Witing Score of effect Mitigating or enhanced states and the second states of the second states		Mitigating or enhancing Local Plan policies	Mitigation code(s)									
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	commun	ity interact	ion, with	out the	developi	ment be	ts within an existing community, encouraging eing of a scale that may put pressure on loca y and place.					
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	KY/024E		access				community centre and open spaces in the loa					
		+/-	Р	LT	IR	M	TR5, TR8, EN8, DS5	15a				
15 Safe & secure	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.											
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	hospital excellent for outdo	KY/024B is 1.4km south-west of Kilmeny Group Medical Practice. Site is within the 8km target distance of a hospital with Airedale General Hospital approximately 6km north-west. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.										
17		+	Р	LT	İR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education		The nearest primary school, Worth Valley Primary School, is 850m west of the site. The nearest secondary school, Oakbank School, is 1km south-east of the site.										
18		+	Ρ	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment							cess to a broad range of employment opportu the Business Development Zones 3km north					
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	economy for local	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/025, Exley		Fields, mature trees,			Preferred Option:
Road/Oakworth Road	5.36	small area of existing buildings	Greenfield	125 dwellings	KY10/H

Summary of assessment for KY/025:

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

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

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a greenfield site which contains TPO woodland and trees and deciduous woodland priority habitat. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

		Effect on S	SA Object	ive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
Buildings							th of the site there is a small area containing .4ha of greenfield site. Site does not coincid		
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
4 Climate change resilience	the size	of the site	in relatio	n to this,	it is exp	ected th	ace water flood risk runs through the centre nat it would be avoided through a careful lay an increase in impermeable surfaces, comp	out of	
	10 4010.	-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources							n 100m of a surface waterbody. Developmer consumption.	nt at the site	
			P	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 Biodiversity & geodiversity	the site of the si	odland and would be li falls within evel and c	kely to ad a SSSI onsultation significations	dversely Impact F on with N ant effect	alter the Risk Zone Natural E s on the	se woo e. Furth ngland South	priority habitat, are within the site. New developments, such as through adverse effects on er consideration of the likely risks should be undertaken if necessary. The HRA Screening Pennine Moors SPA/SAC are triggered and	root zones. undertaken at ng process has thus cannot be	
	_	-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	National greenfiel adversel form, wh	Parks or A Id that con y alter the ich would dscape an	ONBs. I tains GI local tow help to li d townso	However elements rescape mit the mape can	, residen s of poter and land nagnitude not be ru	tial dev ntially h scape o e for po lled out		of open likely to sidential built erse effect on the	
8 Cultural	D -	0	N/A	N/A	N/A	<u> </u>	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
neritage	area.	ment at the	e site wo	uid be ur	nlikely to	nave a	discernible effect on a sensitive heritage as	set or historic	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
9 Air quality	homes w		kpected t	o result i	in a minc	r increa	n an AQMA or CAZ. The construction and o ase in air pollution in relation to existing leve	•	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	railway s		ghley, is	2km nor	th east.	Site is v	int services, including those along the B6143 erry accessible for pedestrians and cyclists,		

		Effect on S	SA Object	ive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigation of			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.									
12 Accessible	1	+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
services	There ar	e a numbe	r of loca	l shops a	and servi	ces app	proximately 550m east along Staveley Road			
		+	Р	LŤ	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	interaction	Ild situate ion, without er the loca	the deve	elopment	t being of	f a scal	community, encouraging participation and co e that may put pressure on local services an	mmunity d facilities or		
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure	Site wou Keighley	including	pubs, re	staurants	s, church	of cultues and	re and leisure opportunities in highly access a number of outdoor leisure opportunities.			
15 Safe & secure	location new dev	where thei	re are cu could pot	rrently no tentially e	one, and enhance	so an i commu	SP1, SP3, SP4, SP16, H09, DS5, C02 Ild introduce new potential targets and victin ncrease in crime at the site cannot be ruled inity cohesion and wellbeing, or increase na	out. However,		
	and so c	ould help t	o comba P	t the loca LT	al risk of IR	crime. H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	south-ea Resident outdoor	ist of a ger ts at the si	neral hos te would nd comm	pital, Airo have go nunity en	edale Ge od acces	eneral Has to a continuity	ical centre, Kilmeny Group Medical Practice lospital. diverse range of semi-natural habitats with o h could improve both physical and mental h	pportunities for		
17 Education							SP6, SP14, SP16, EC3, DS5, CO2 Nessfield Primary School to the north or Ing Beckfoot Oakbank School, is 370m south of			
	GCHOOL I	+	P	IT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a. 18b		
18 Employment	opportur	lld provide nities in the	resident centres	s with go of Keigh	od acces	ss to a luding W	oroad range of high quality and diverse emp forth Village Employment Zone which is 1.8k regional city in the south-east.	loyment		
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy		creasing th					ld have a minor beneficial impact on the locarvices and enhancing the pool of potential e			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/027, Devonshire Mill,		Vacant PDL plot			Preferred Option:
West Lane	0.93	that has greened over with scrub	PDL	48 dwellings	KY11/H

Summary of assessment for KY/027:

Site is 100% PDL, constituting an efficient use of land, and provides residents with excellent access to education and health facilities, as well as employment and economic areas and the wide array of services and facilities on offer in the centre of Keighley. Site is a good opportunity to achieve improvements to local ecological connectivity as well as townscape character. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. A major negative effect has been identified in relation to biodiversity and geodiversity.

The only other adverse effects predicted for the site are minor and related to increase in air pollution and water consumption (which has been predicted at nearly all sites).

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &		++	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d			
Buildings	Site is 10	0% on land	d with a	in ALC G	rade of 'l	Jrban'.	Site does not coincide with an MSA.				
4 Climate		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	extent of		e water	flood ris	k in relati		d medium surface water flood risk within the size of the site it is expected that it would				
E \Motor		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a - 5e			
5 Water resources		not coincid					erbodies are within 100m of KY/027. Deve	lopment at the site			
6			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
Biodiversity & geodiversit y	contributi The HRA	on to the c	onnecti proces	ivity of the	e wider e entified th	cologic nat likely	y significant effects on the South Pennine	Moors SPA/SAC are			
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
Landscape & townscape 8 Cultural							enhance its contribution towards the local g that incorporates GI elements. SP2, EN1, EN3, EN5, EN6, DS2, DS3	character by			
heritage	Davidani		a (007								
	Developr	nent at KY/	027 WC	LT	IR	M M	discernible impact on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c			
9 Air quality	construct	ion and oc	cupatio	n of new	homes a	t the sit	ave a discernible impact on and AQMA or e would be expected to result in a minor in associated with homes and transport mov	crease in air			
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
Transport	west of K	eighley Ra	ilway S	Station. Th	ne site is	highly a	quent services, including those along Wes accessible for pedestrians and also access paths in the local area.				
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing		could make ypes as re					wards satisfying Bradford's housing needs	, including a mix of			
		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
12		The site offers new residents with excellent access to a diverse range of key services and amenities. KY/027 is within 600m and a short walk of Keighley town centre with its wide array of services and amenities.									
12 Accessible services											

SA Objective	Baseline trend	Effect on SA Objective								
		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.									
14 Culture		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
& leisure	The site offers new residents with excellent access to culture and leisure spaces and activities. KY/027 is within 600m and a short walk of Keighley town centre with its wide and varied cultural and recreational offering.									
		+/-	Р	LT	IR	M	TR5, TR8, EN8, DS5	15a		
15 Safe & secure	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.									
		++	P	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	The site is within 110m of Farfield Group Practice. The site is within the 8km target distance of a hospital, with Airedale General Hospital approximately 4.5km north-west. The site would provide residents with good access to semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.									
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
Education	The nearest primary school, Keighley St Andrews CE Primary School, is 280m south-west of the site. The nearest secondary school, Holy Family Catholic School, is 1km north of the site.									
18		+	P	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
Employme	The site would provide residents with excellent access to a broad range of employment opportunities in Keighley,									
nt	including	the Worth	Village	Employn			the local Business Development Zones jus	t outside the site.		
		+	. P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19	The construction and occupation of new homes at the site could have a minor beneficial impact on the local									
Economy	economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/029a, Keighley Road, Exley Head	1.94	Agricultural	Greenfield	61 dwellings	Preferred Option: KY12/H

Summary of assessment for KY/029a:

As a large greenfield site containing GI elements, development here would be likely to have minor adverse effects on most natural environment themed SA Objectives. Significant adverse effects have been predicted for SA Objective 3. The site would provide residents with good access to most services and facilities, including public transport options, jobs, economic areas and cultural/recreational areas, as well as excellent access to schools and health facilities.

		Effect on SA Objective									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
0.1 1.0			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e			
3 Land & Buildings	Site is a large greenfield that coincides with an MSA. ALC Grade at the site is 'Urban'. Development would res in the loss of >0.4ha of greenfield site.										
		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7				
4 Climate change resilience	Site is in FZ1. KY/029a has a very small area at a high risk of surface water flooding but given the size of this area in relation to the size of the site, it is expected that this would be avoided through careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.										
Γ \Λ/ο+ο »		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a - 5e			
5 Water resources	Site does not coincide with a GSPZ and is not within 100m of surface waterbody. Development at the site would result in a minor increase in water consumption.										
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	The large greenfield site appears to be of some biodiversity value due to the presence of hedgerows and grasses. This could be diminished as a result of development, as well as a reduction in the connectivity of the wider ecological network. The site falls within SSSI Impact Risk Zones. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.										
				ant effec	cts on th	e South	n Pennine Moors SPA/SAC are triggered and	thus cannot be			
7	ruled out	t at this sta	ge. P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
Landscape & townscape	Develop Howeve	ment at the r, the loss of alter the	ge. P site wo of open local ch	LT ould situa space a aracter.	IR ate new nd greei	M resider nfield, a	SP2, EN1, EN3, EN5, EN6, DS2, DS3 ntial built form adjacent to existing residential and potentially visually attractive GI elements	7a, 7b built form. s, would be likely to			
Landscape & townscape 8 Cultural	Develop However	ment at the r, the loss of alter the	ge. P site wo of open i local ch	LT ould situa space a aracter. n/a	IR ate new nd greei	M residen nfield, a	SP2, EN1, EN3, EN5, EN6, DS2, DS3 Itial built form adjacent to existing residential and potentially visually attractive GI elements SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b built form. s, would be likely to None			
7 Landscape & townscape 8 Cultural heritage	Develop However	ment at the r, the loss of alter the	ge. P site wo of open i local ch	LT ould situa space a aracter. n/a	IR ate new nd greei	M residen nfield, a	SP2, EN1, EN3, EN5, EN6, DS2, DS3 ntial built form adjacent to existing residential and potentially visually attractive GI elements	7a, 7b built form. would be likely to None			
Landscape & townscape 8 Cultural heritage	Develop Develop Develop Develop Develop	t at this state	P e site wood of open site wood of open site wood of open site wood open site woo	LT buld situates space a aracter. n/a rould be LT buld not n of new	IR ate new nd greei n/a unlikely IR be expe	M resider of the state of the s	SP2, EN1, EN3, EN5, EN6, DS2, DS3 Intial built form adjacent to existing residential and potentially visually attractive GI elements SP2, EN1, EN3, EN5, EN6, DS2, DS3 e a discernible impact on any heritage asset SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09H09 have a discernible impact on and AQMA or site would be expected to result in a minor ir on associated with homes and transport move	7a, 7b built form. s, would be likely to None or historic area. 9a - 9c CAZ. The acrease in air			
Landscape & townscape 8 Cultural heritage 9 Air quality	Develop Develop Develop Develop Develop Develop Develop Construct pollution	t at this state	P e site wood of open silocal change //029a w P e site wood occupation to existing	LT ould situates space a aracter. n/a rould be LT ould not n of new ing level	IR ate new nd greei n/a unlikely IR be expe v homes s due to	M resider of field, a H to have M cted to at the spollution M	SP2, EN1, EN3, EN5, EN6, DS2, DS3 Initial built form adjacent to existing residential and potentially visually attractive GI elements SP2, EN1, EN3, EN5, EN6, DS2, DS3 e a discernible impact on any heritage asset SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9HO9 have a discernible impact on and AQMA or site would be expected to result in a minor in associated with homes and transport movel SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	7a, 7b built form. s, would be likely to None or historic area. 9a - 9c CAZ. The acrease in air vements. 10a – 10d			
Landscape & townscape 8 Cultural heritage 9 Air quality	Develop Howevel adversel Develop Develop Construct pollution The site 2.7km so	t at this state	Pe site wood of open site wood of open site wood of open site wood	LT ould situa space a aracter. n/a vould be LT ould not n of new ing level LT several be	IR ate new nd greei n/a unlikely IR be expe v homes s due to IR pus stop	M resider nfield, a H to have M cted to at the s pollution M s with fi	SP2, EN1, EN3, EN5, EN6, DS2, DS3 Initial built form adjacent to existing residential and potentially visually attractive GI elements SP2, EN1, EN3, EN5, EN6, DS2, DS3 e a discernible impact on any heritage asset SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9HO9 have a discernible impact on and AQMA or site would be expected to result in a minor in associated with homes and transport moves and SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	7a, 7b built form. s, would be likely to None or historic area. 9a - 9c CAZ. The acrease in air vements. 10a – 10d hley Road. Site is			
Landscape & townscape 8 Cultural heritage 9 Air quality 10 Transport	Develop Develop Develop Develop Develop Construct pollution The site 2.7km so for cyclis	ment at the r, the loss y alter the O ment at the tion and or in relation + is within 4 outh-west outs, althought	P e site wood of open in local change in local	LT ould situs space a aracter. n/a ould be LT ould not n of new ing level LT several t ey Railv is a gen LT	IR ate new nd greei n/a unlikely IR be expe v homes s due to IR bus stop vay Stat eral lack	M resider nfield, a H to have M cted to at the s pollution M s with fi ion. The c of des M	SP2, EN1, EN3, EN5, EN6, DS2, DS3 Initial built form adjacent to existing residential and potentially visually attractive GI elements SP2, EN1, EN3, EN5, EN6, DS2, DS3 e a discernible impact on any heritage asset SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9HO9 have a discernible impact on and AQMA or site would be expected to result in a minor in on associated with homes and transport movel of the services, including those along Keige esite is highly accessible for pedestrians an ignated cycle paths in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	7a, 7b built form. s, would be likely to None or historic area. 9a - 9c CAZ. The acrease in air rements. 10a – 10d hley Road. Site is d also accessible			
Landscape & townscape 8 Cultural heritage 9 Air quality 10 Transport	Develop Develop Develop Develop Develop Construct pollution The site 2.7km so for cyclis	ment at the r, the loss y alter the O ment at the tion and or in relation + is within 4 outh-west outs, althought	P e site woo of open i local change in a site woo of open i local change in a site woo open in a site woo op op op op op op op op op op op op o	LT ould situs space a aracter. n/a ould be LT ould not n of new ing level LT several t ey Railv is a gen LT or positiv	IR ate new nd greer n/a unlikely IR be experiment to the seriment resider nfield, a H to have M cted to at the s pollution M s with fi ion. The c of des M bution t	SP2, EN1, EN3, EN5, EN6, DS2, DS3 Initial built form adjacent to existing residential and potentially visually attractive GI elements SP2, EN1, EN3, EN5, EN6, DS2, DS3 e a discernible impact on any heritage asset SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9HO9 have a discernible impact on and AQMA or site would be expected to result in a minor in on associated with homes and transport movels of the services, including those along Keige esite is highly accessible for pedestrians an ignated cycle paths in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	7a, 7b built form. s, would be likely to None or historic area. 9a - 9c CAZ. The acrease in air vements. 10a – 10d hley Road. Site is d also accessible				
Landscape & townscape 8 Cultural heritage 9 Air quality 10 Transport 11 Housing	Develop Develop Develop Develop Develop Construct pollution The site 2.7km sc for cyclis The site housing	ment at the r, the loss by alter the Oment at KN - ment at the tion and or in relation + is within 4 outh-west could make types as re +/-	P e site woo of open i local change in a site woo of open i local change in a site woo open i local change i	LT suld situs space a aracter. n/a rould be LT suld not n of new ing level LT several t ey Railv is a gen LT or positiv by Local LT	IR ate new nd greer n/a unlikely IR be expe homes s due to IR le lack eral lack re contri Plan po	M resider resider resider field, a H resider for to have M cted to at the s pollution M s with fri ion. The c of des M bution to	SP2, EN1, EN3, EN5, EN6, DS2, DS3 Intial built form adjacent to existing residential and potentially visually attractive GI elements SP2, EN1, EN3, EN5, EN6, DS2, DS3 e a discernible impact on any heritage asset SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09H09 have a discernible impact on and AQMA or site would be expected to result in a minor in associated with homes and transport movels of the services, including those along Keige esite is highly accessible for pedestrians an ignated cycle paths in the local area. SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 towards satisfying Bradford's housing needs SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02	7a, 7b built form. s, would be likely to None or historic area. 9a - 9c CAZ. The acrease in air rements. 10a – 10d hley Road. Site is d also accessible 11a , including a mix of			
Landscape & townscape 8 Cultural heritage 9 Air quality 10 Transport	Develop Develop Develop Develop Develop Construct pollution The site 2.7km so for cyclis The site housing Site is w	ment at the r, the loss of y alter the Oment at KN ment at the Oment at KN ment at the tion and or in relation tion and or in relation cuth-west of the could make types as reference the could make types as	P e site woo of open i local change in a site woo of open i local change in a site woo open i local change i	LT suld situs space a aracter. n/a /ould be LT suld not n of new ing level LT several be ey Railv is a gen LT or positiv by Local LT us local	IR ate new nd greer n/a unlikely IR be expe homes s due to IR le contri IR re contri IR shops,	M resider resider resider field, a H resider for to have M cted to at the s pollution M s with fri ion. The c of des M bution to licies. M pubs, a	SP2, EN1, EN3, EN5, EN6, DS2, DS3 Intial built form adjacent to existing residential and potentially visually attractive GI elements SP2, EN1, EN3, EN5, EN6, DS2, DS3 e a discernible impact on any heritage asset SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09H09 have a discernible impact on and AQMA or site would be expected to result in a minor in on associated with homes and transport movels of the services, including those along Keige esite is highly accessible for pedestrians an ignated cycle paths in the local area. SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 towards satisfying Bradford's housing needs	7a, 7b built form. b, would be likely to None or historic area. 9a - 9c CAZ. The acrease in air rements. 10a – 10d hley Road. Site is d also accessible 11a , including a mix of			

SA Objective	Baseline trend	Effect on SA Objective								
		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
13 Social cohesion	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.									
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure	Site has	good acce	ss to pu	bs, a go	olf course	e, comn	nunity centre and open spaces in the local are	ea.		
		+/-	Р	LT	IR	M	TR5, TR8, EN8, DS5	15a		
15 Safe & secure	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.									
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	Site is 730m of Kilmeny Group Medical Practice. Site is within the 8km target distance of a hospital with Airedale General Hospital approximately 5km north-west. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.									
17		+	Р	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
Education	The nearest primary school, Nessfield Primary School, is 900m south of the site. The nearest secondary school, Oakbank School, is 550m south-west of the site.									
		+/-	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	The site would provide residents with excellent access to a broad range of employment opportunities in Keighley, including the Worth Village Employment Zoneand Business Development Zones 3km north-east. However, it is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.									
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/029b. Keighley Road, Exley Head	3.08	Agricultural	Predominantly greenfield, with some areas of farm buildings and track	80dwellings	Preferred Option: KY13/H

Summary of assessment for:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. As a large greenfield site containing GI elements, development here would be likely to have minor adverse effects on most natural environment themed SA Objectives. It is unclear if the farm buildings within the site would be retained, or if they could be reused.

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

The site would provide residents with good access to most services and facilities, including public transport options, jobs, economic areas and cultural/recreational areas, as well as excellent access to schools and health facilities.

		Effect on	SA Object	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e	
3 Land & Buildings	Development woul 'Urban'.	d result in	the loss	greenfi	eld. The	site co	incides with an MSA. ALC Grade at t	the site is	
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a - 4e	
change resilience	area in relation to t	he size of	the site	, it is exp	ected ti	nat this	of surface water flooding but given the would be avoided through careful lay ease in impermeable surfaces, compa	out of	
C \\/ata=		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a - 5e	
5 Water resources	Site does not coince result in a minor in					100m	of surface waterbody. Development a	at the site would	
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
6 Biodiversity & geodiversity	The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be								
		/ significa	nt effect	s on the	South P	ennine	Moors SPA/SAC are triggered and the	hus cannot be	
71	identified that likely ruled out at this sta	/ significa age. -	nt effects	s on the	South P	ennine M	Moors SPA/SAC are triggered and the SP2, EN1, EN3, EN5, EN6, DS2, DS3	hus cannot be	
	identified that likely ruled out at this state Development at the However, the loss	/ significal age. - e site wou of open s	Puld situat	LT te new red	South P IR esidentia	ennine M Il built f	Moors SPA/SAC are triggered and the	hus cannot be 7a, 7b uilt form.	
& townscape	identified that likely ruled out at this sta	/ significal age. - e site wou of open s	Puld situat	LT te new red	South P IR esidentia	ennine M Il built f	Moors SPA/SAC are triggered and the SP2, EN1, EN3, EN5, EN6, DS2, DS3 orm adjacent to existing residential between the spacetimes.	hus cannot be 7a, 7b uilt form.	
& townscape 8 Cultural	Development at th However, the loss to adversely alter to	y significating. age. e site would of open specification.	Puld situat pace and haracter n/a	LT te new red greenfing	South P IR esidentia eld, and n/a	ennine M Il built f I potent	Moors SPA/SAC are triggered and the Moors SPA/SAC are triggered and triggered	Ta, 7b uilt form. would be likely None	
7 Landscape & townscape 8 Cultural heritage	Development at th However, the loss to adversely alter to	y significating. age. e site would of open specification.	Puld situat pace and haracter n/a	LT te new red greenfing	South P IR esidentia eld, and n/a	ennine M Il built f I potent	Moors SPA/SAC are triggered and the Moors SPA/SAC are triggered and the Moors SPA/SAC are triggered and the Moors SPA, EN3, EN5, EN6, DS2, DS3 which is the Moors SPA/SAC are triggered and triggered and trigge	Ta, 7b uilt form. would be likely	
& townscape 8 Cultural heritage	Development at the Development at K Development at K Development at K Development at K	/ significating / significatin	Pulld situate pace and haracter n/a pulld be upulld not be of new	LT re new red d greenfi n/a unlikely to LT e expect	South P IR esidentialield, and n/a o have a IR ed to ha t the site	Mul built f I potent H A discer M Ive a die	Moors SPA/SAC are triggered and the SP2, EN1, EN3, EN5, EN6, DS2, DS3 orm adjacent to existing residential betally visually attractive GI elements, value impact on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 scernible impact on and AQMA or CA be expected to result in a minor increated with homes and transport mover	Ta, 7b uilt form. would be likely None r historic area. 9a - 9c AZ. The rease in air	
& townscape 8 Cultural heritage	Development at the Development at K Development at K Development at K Development at K	/ significating / significatin	Pulld situate pace and haracter n/a pulld be upulld not be of new	LT re new red d greenfi n/a unlikely to LT e expect	South P IR esidentialield, and n/a o have a IR ed to ha t the site	Mul built f I potent H A discer M Ive a die	Moors SPA/SAC are triggered and the SP2, EN1, EN3, EN5, EN6, DS2, DS3 orm adjacent to existing residential betially visually attractive GI elements, value impact on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 scernible impact on and AQMA or CA	Ta, 7b uilt form. would be likely None r historic area. 9a - 9c AZ. The rease in air	
& townscape 8 Cultural heritage 9 Air quality	Development at the Development at the Development at the Development at the Development at the Development at the Construction and opollution in relation. The site is within 4 3.1km south-west.	/ significating / significatin	Puld situate pace and haracter n/a puld be upuld not be of new ag levels peveral but by Railway	LT e new red d greenfi n/a unlikely to LT e expect homes a due to p LT us stops ay Statio	South P IR ssidential eld, and on have a lR ed to ha at the site ollution IR with free n. The s	M I built fi potenti H a discer We a die would associa	Moors SPA/SAC are triggered and the SP2, EN1, EN3, EN5, EN6, DS2, DS3 orm adjacent to existing residential betially visually attractive GI elements, which is supported by the second of	Ta, 7b uilt form. would be likely None r historic area. 9a - 9c AZ. The rease in air ments. 10a – 10d ey Road. Site is	
& townscape 8 Cultural heritage 9 Air quality 10 Transport	Development at the Development at the Development at the Development at the Development at the Development at the Construction and opollution in relation. The site is within 4 3.1km south-west.	/ significating / significatin	Puld situate pace and haracter n/a puld be upuld not be of new ag levels peveral but by Railway	LT e new red d greenfi n/a unlikely to LT e expect homes a due to p LT us stops ay Statio	South P IR ssidential eld, and on have a lR ed to ha at the site ollution IR with free n. The s	M I built fi potenti H a discer We a die would associa	Moors SPA/SAC are triggered and the SP2, EN1, EN3, EN5, EN6, DS2, DS3 orm adjacent to existing residential betially visually attractive GI elements, which is supported by the second of	Ta, 7b uilt form. would be likely None r historic area. 9a - 9c AZ. The rease in air ments. 10a – 10d ey Road. Site is	
& townscape 8 Cultural heritage 9 Air quality	Development at the Development at the However, the loss to adversely alter to Development at the Construction and opollution in relation. The site is within 4 3.1km south-west for cyclists, although	/ significating / significating / significating / significating / significating / signification / significatio	Puld situate pace and haracter n/a puld be up puld not be of new ag levels peveral but a gene per positive	LT e new red greenfith. n/a unlikely to LT e expect homes a due to p LT us stops ay Statio ral lack of LT e contribute.	South P IR sidential eld, and on have a lR ed to ha the site ollution IR with free n. The sof design IR ution tow	M I built fil potent H a discer M ve a di e would associa M quent so ite is heated c	SP2, EN1, EN3, EN5, EN6, DS2, DS3 orm adjacent to existing residential betially visually attractive GI elements, visually attractive GI elements, visually attractive GI elements, visually attractive GI elements, visually attractive GI elements, visually attractive GI elements, visually attractive GI elements, visually attractive GI elements, visually attractive GI elements, visually attractive GI elements, visually attractive GI elements, visually attractive GI elements, visually specification and AQMA or CA be expected to result in a minor increated with homes and transport mover SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, TR6 ervices, including those along Keighleighly accessible for pedestrians and a sycle paths in the local area. SP8, H01, H02, H03, H04, H05, H06,	Ta, 7b uilt form. would be likely None r historic area. 9a - 9c AZ. The tease in air ments. 10a – 10d tey Road. Site is also accessible	

		Effect on	SA Object	tive									
SA Objective	Baseline trend Score of effect Baseline trend Score of effect Score of effect Score of effect Baseline trend Score of effect Score of		Mitigating or enhancing Local Plan policies	Mitigation code(s)									
12 Accessible services	Site is within 600m of various local shops, pubs, and takeaways. To access a broader range of services, such as a large supermarket, residents would likely need to travel up to 3km north-east into Keighley, or 1km south-west into Oakworth.												
13 Social		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
cohesion		tion, witho	out the d	evelopm	ent bein	g of a s	an existing community, encouraging pacale that may put pressure on local soce.						
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Site has good acce	ess to pub		course,		nity cer	ntre and open spaces in the local area						
		+/-	Р	LT	IR	M	TR5, TR8, EN8, DS5	15a					
15 Safe & secure	location where cur	rently thei	re are no	ne. How	ever, ne	ew deve	w potential victims or targets of crime elopment could potentially enhance on the so could help to combat the local ri	ommunity					
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	General Hospital a range of semi-natu	ipproxima iral habita ement opp	tely 6km ts throug	north-w ghout the	est. Re local c	sidents ountrys	the 8km target distance of a hospital at the site would have excellent acceide with opportunities for outdoor exe both physical and mental health for t	ess to a diverse ercise and					
		+	Р	LT	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17 Education	The nearest prima Oakbank School, i				e.		uth-west of the site. The nearest second	ondary school,					
		+/-	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	The site would provide residents with excellent access to a broad range of employment opportunities in Keighley and Oakworth, including the Worth Village Employment Zone and the Business Development Zones 3km northeast. However, it is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.												
		+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	economy by increation for local businesse	asing the ose. An impendence	demand rovemer e further	for local nt in the inward i	goods a built env nvestme	and servironme ent. Hov	ould have a minor beneficial impact of vices and enhancing the pool of poter ent could lead to an improved attractive wever, it is uncertain the extent to who.	ntial employees reness to the					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/043, Bradford Road,	0.10			00 1 11	Preferred Option:
Riddlesden	0.59	Vacant field	Greenfield	22 dwellings	KY14/H

Summary of assessment for KY/043:

Minor positive effects were predicted for a range socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities, health facilities and employment areas. However, access to both primary and secondary schools is somewhat limited due to distance. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

The Leeds Liverpool Canal Conservation Area is 60m north-east of site meaning careful consideration around protecting water quality would be required, and there are two Grade I Listed Buildings in proximity to the site, the setting of which could potentially be impacted upon.

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
Buildings							of greenfield site. ALC Grade at the site is predude BMV soils. The site does not coincide with		
4 Climate		-							
change resilience		e water flo					s with land in FZ2. Site has a limited extent of it could lead to an increase in impermeable sur		
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources	Develop	ment here	could	oose a r	isk to w	ater qu water c	eeds and Liverpool Canal are within 100m of th ality. Site is not within a GSPZ. Development a onsumption at this location in relation to existin	t the site would be g levels.	
6			Р	LT	IR		SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
Biodiversity & geodiversity	Site is greenfield and could be of some biodiversity value. New development here could reduce biodivers at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SP.								
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	National greenfiel townsca characte	Parks or A ld that, in it pe charact er. The site	AONBs ts curre er. Nev is adja	. Howevent cond w develo acent to	er, resi ition, lik opment existing	dential cely mal here we reside	a discernible effect on any landscape designation development at this site would result in the lossibles a positive contribution towards the local larguld be likely to adversely affect this and to alternate built form, which would help to limit the masse effect on the local landscape and townscape	s of open adscape and er the local agnitude for	
		-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	between 140m we Hall'. 19 II Listed there is	the site arest of the s 0m south-v Buildings i extensive s	nd the site is the west of n proxiscreeni	Conserverse Grade the site in	ration A e I Liste is the (hese G tation b	rea, the d Build Grade I rade I a etweer	anal Conservation Area. Due to the presence of scope for potential effects is somewhat limiteding 'Barn approximately 80m to north-east of E Listed Building 'East Riddlesden Hall'. There a assets. The site is adjacent to existing residential the site and the Grade I Listed Buildings. How sitive assets cannot be ruled out at this stage.	d. ast Riddlesden re also six Grade al built form and	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.								
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	Keighley		south				oad, which has frequent services. The nearest is ssible for pedestrians and cyclists, with a desig		

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigatio	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures minimum	of the h criteria	nousing of polic	provide ies HO	d being 4 and H	wards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo HO5 (10 or more homes, or an area of more that able houses to reflect local need.	pment would
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services	Residen	ts would be	e within	600m	of key s	ervices	and amenities in both directions along adjacer	nt Bradford Road.
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the de	velopme	ent beir	ng of a s	ng community, encouraging participation and c scale that may put pressure on local services a ace.	
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	restaura accessib	nts and pla	aces of e is wit	worship hin 600r	along	adjacer	o a range of culture and leisure opportunities in nt Bradford Road and in the centre of Keighley, Cricket Club and Marley Playing Fields, and 800	which is easily
		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	e are c could p	currently otentiall	none, a y enhar	and so nce con	would introduce new potential targets and victing an increase in crime at the site cannot be ruled naminity cohesion and wellbeing, or increase name.	l out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	surgeries General Resident outdoor	s, putting it Hospital. ts at the si	t outsid te woul nd com	e the ta d have munity	rget dis good ac	tance.	2.2km north-west of Crossflatts Surgery, the ne The site is 6.2km south-east of a general hospi o a diverse range of semi-natural habitats with on which could improve both physical and mental h	tal, Airedale
47		-	Р	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education						nily Catl	vs CE Primary School, is 1.2km north-east of the nolic School, is 2.7km west of the site.	e site. The
18 Employment	Site wou	+ Ild provide nities in the	P resider centre	LT nts with es of Kei	IR good a ghley, i	H ccess to ncludin	SP6, SP14, SP16, EC1, EC2, EC3, EC4 o a broad range of high quality and diverse employme g the Beechcliffe and Worth Village Employme slightly further afield towards the regional city	nt Zones which
19 Economy	The cons	+ struction a	P nd occi	LT upation	IR of new	H homes	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the local services and enhancing the pool of potential of	19a, 19b cal economy, such

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/046, Carr Bank,	F 04	A	0	400 desallia sa	Preferred
Riddlesden	5.31	Agricultural/grazing	Greenfield	139 dwellings	Option: KY15/H

Summary of assessment for KY/046:

Minor positive effects were predicted for a range socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local amenities, health facilities and employment areas. However, access to both primary and secondary schools is somewhat limited due to distance. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings							greenfield site. Site does not coincide with ar	MSA. ALC
	Grade at	t the site is	predo				could include BMV soils.	T 4 4
4 Climate	Cita ia ia	- 	P	LT - m : limaita	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience							d at a low and high risk of surface water floodi eable surfaces, compared to current levels.	ng. However,
resilierice	developi	-	P	IT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water	How Bed	ck is adiac	ent to th	ne Site's			eter. Development here could pose a risk to w	
resources							be expected to result in a minor increase in v	
	at this lo	cation in re	elation t	o existin	ig levels	S.	·	·
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	at the site The site north of	e and redu falls within the site. Th	uce loca n an SS ne HRA	al ecolog SI Impad Screen	ical con ct Risk Z ing proc	nectivit Zone for ess has	ty value. New development here could reduce y. The western perimeter of the site adjoins TI r the South Pennine Moors SAC/SPA/SSSI, w is identified that likely significant effects on the e ruled out at this stage.	PO woodland. hich is 1.8km
		-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National greenfiel would th existing	Parks or A d that con erefore be residential	AONBs. tains G likely to built fo	However l element o advers rm, which	er, resid its of po ely alter th would	ential d tentially r the loo I help to	discernible effect on any landscape designati evelopment at this site would result in the loss high visual amenity, including trees and hedgeal townscape and landscape character. The solimit the magnitude for potential effects, but a cownscape cannot be ruled out.	of open gerows, and it ite is adjacent to
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	bank of I	How Beck,	east of	f path fro	m West	t Mortoi	eduled Monument of prehistoric rock art called n to Riddlesden and 440m south west of Barn e setting of this heritage asset.	
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes w		xpected	to resul	t in a m	inor inc		
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport							around 500m away along Bradford Road. The essible for pedestrians and cyclists, with a cyc	
	,	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures minimum	of the h criteria	ousing polici	orovided ies HO4	l being and H	ards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo 05 (10 or more homes, or an area of more that ble houses to reflect local need.	pment would
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services	There ar	e a numbe	er of loc	al shops	and se	rvices i	n proximity to the site along the B6265.	

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	interaction		the de	velopme	nt being	g of a so	g community, encouraging participation and co cale that may put pressure on local services ar se.		
14 Culture &		+	Р	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
leisure		ıld have go leisure spa					e and leisure opportunities along the B6265 ar	nd via numerous	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	location new dev	where ther	e are could p	urrently otentially	none, a ⁄ enhan	nd so a ce comi	vould introduce new potential targets and victir n increase in crime at the site cannot be ruled munity cohesion and wellbeing, or increase na e.	out. However,	
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	site is 6. Residen outdoor	8km south ts at the sit	east one e woul nd com	f a gene d have g munity e	ral hosp Jood acc	ital, Airo cess to	ry, Crossflatts Surgery, putting it outside the ta edale General Hospital. a diverse range of semi-natural habitats with on hich could improve both physical and mental h	pportunities for	
17		-	P	LT	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
Education							nary School, is 1km south-east of the site. The pol, is 3.5km north-east of the site.	nearest	
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centres of Keighley, including the Beechcliffe and Worth Village Employment Zones which are both within 1.5km of the site, as well as slightly further afield towards the regional city in the south-east. However, it is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.								
19 Economy	as by ind	creasing th	e dema Ioweve	and for lo	cal goo	ds and	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ould have a minor beneficial impact on the loc services and enhancing the pool of potential e ent to which the loss of agricultural land could	employees for	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/ greenfield split	Potential development	Status
KY/047, Carr Bank, Riddlesden	0.51	The site formerly occupied by Local Authority housing (prefabs) that have been demolished. The plots have since been grassed over. It is suggested that this site is PDL	PDL	16 dwellings	Preferred Option: KY16/H

Summary of assessment for KY/047:

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. A major negative effect has been identified in relation to the biodiversity and geodiversity SA Objective.

As a PDL site situated away from sensitive designations, the scope for adverse effects on natural environment themed SA Objectives is limited. The site is well situated for providing access to services, schools, jobs, health facilities and cultural places, although no significant positive effects have been predicted for any of the socio-economic themed SA Objectives.

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect			Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &		+/-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a - 3d				
Buildings	Site doe		ide with	an MSA	. KY/04	7 is PD	L but is also comprised of Grade 3 ALC soils,	which could				
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	Site is in	FZ1 and i	s not at	risk of su	urface w	ater flo	oding.					
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							f a surface waterbody. Development at the sit					
	expected	d to result					consumption at each location in relation to cu					
			P	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9 nsitive biodiversity designation.	6a – 6h				
6 Biodiversity & geodiversity	Develop land. The perimete The HRA	ment at thi e site is wi er of the sit	s site co thin Natu e. g proces	ould pote ural Engl ss has id	entially re land's G lentified	educe to I netwo that like	he biodiversity value of the site due to the loss ork and could also pose a risk to TPO woodlar ely significant effects on the South Pennine M	nd adjacent to the				
7	are myg	-	P P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
Landscape & townscape		aracter. Th			ult in the		greenfield and open space and so could adve d be adjacent to existing residential built form	ersely affect the				
8 Cultural		0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None				
heritage	Develop	ment at thi	s site wo	ould be ι		o have	a discernible impact on any heritage asset or	historic area.				
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c				
9 Air quality	construc	tion and o	ccupatio	n of new	/ homes	at the	have a discernible impact on and AQMA or C site would be expected to result in a minor inc on associated with homes and transport move	rease in air				
4.0		+	Р	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b				
10 Transport	Crossfla	The only bus stops within 400m, those along Carr Lane, have infrequent services. The nearest railway station, Crossflatts, is 2.3km south-east. More frequent services are available at stops 600m south along Bradford Road. Site is accessible for pedestrians and cyclists, with a cycle lane nearby.										
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing		could mak types as re					owards satisfying Bradford's housing needs,	ncluding a mix o				
12		+	P	LT	IR .	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible services	KY/047 i	s within 60	00m of a	range o	f service	s and a	amenities along the B6265.					
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	commun	ity interact	ion, with	out the	developr	ment be	its within an existing community, encouraging eing of a scale that may put pressure on local by and place.					

		Effect on S	SA Object	ive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure	Site is w		rt walk a	nd 600n	n of a ra	nge of	cultural and leisure spaces and facilities, inclu	iding those along		
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	crime at Howeve	The construction and occupation of new homes at the site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.								
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	Airedale with exc	General Hellent acceneration	lospital, ss to a c	which is liverse r	north-ea	ast with semi-na	lite Medical Centre in Crossflatts 1.5km south the target distance. The site would provide atural habitats and outdoor exercise and com oth physical and mental health for the residen	new residents munity		
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
Education							ary School, is 600m west of the site. The nea west of the site.	rest secondary		
40	,	+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment							mployment opportunities in Crossflatts as we ones in Keighley.	ll as at the		
		+	Р	LT	İR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	The construction and occupation of new homes at the site could have a minor beneficial impact on the local									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status	
KY/049, Bradford,	0.44	Former church	551		Preferred Option:	
Riddlesden	0.41	and grounds	PDL	14 dwellings	KY17/H	

Summary of assessment for KY/049:

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. A major negative effect has been identified in relation to the biodiversity and geodiversity SA Objective.

Minor adverse effects have been predicted for most natural environment themed SA Objectives, primarily as a result of replacing the property and gardens with 14 dwellings and it being adjacent to the canal. The site is well situated in terms of access to key services and amenities, schools transport options and employment areas, with particularly good access to health facilities.

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		+/-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a - 3d				
3 Land & Buildings	include I		ıncerta				PDL but is also comprised of Grade 3 ALC soil rty within the site could be reused or would pro					
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	Site is in	FZ1 and i	s not a									
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	water qu		elopme	nt at the	site wo	ould be	Leeds Liverpool Canal and so development or expected to result in a minor net increase in w					
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity & geodiversity	KY/049 in enhance potential England partially The HRA	is adjacent its biodive ily reduce t 's GI netwo within the	to the ersity vanishe biodork and site.	wetland alue and diversity I could a ess has	I habitated its converse value of also postidentific	t netwon nnectivitof the sise a risk	sensitive biodiversity designation. rk (Leeds and Liverpool Canal) and could be a ty to the local ecological network. Developmen te due to the loss of space for gardens. The si t to TPO woodland adjacent to the perimeter of tikely significant effects on the South Pennine s stage	t at KY/049 could te is within Natural f the site and				
7	are angg	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
Landscape & townscape	local cha	Development at KY/049 would result in the loss of open space that has greened over and could adversely impact local character. The potential residential development would be adjacent to existing residential built form and so potential impacts would be minor.										
3 Cultural		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
heritage							sensitive heritage asset but could potentially im Area that runs adjacent to the site's northern p					
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c				
9 Air quality	construc	tion and o	ccupati	on of ne	w hom	es at th	to have a discernible impact on and AQMA or e site would be expected to result in a minor in ution associated with homes and transport mov	ncrease in air				
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b				
Transport	1.2km so		site is a				h frequent services. The nearest railway statio ans and cyclists, particularly due to designated					
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
i i i lousilig		could mak types as re										
12		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible	KY/049 i	is within 60	00m of	a range	of serv	ices an	d amenities along the B6265.					
services	1(1/0431		Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
13 Social cohesion	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	Site is within a short walk and 600m of a range of cultural and leisure spaces and facilities, including thos the B6265.											
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	crime at Howeve	The construction and occupation of new homes at the site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	The nearest GP surgery is the GP Satellite Medical Centre in Crossflatts, 500m east of KY/049. The site is within the target distance of Airedale General Hospital, which is north-east. The site would provide new residents with excellent access to a diverse range of semi-natural habitats and outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.											
17		+	Р	ĹT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education		rest primar School, is					School, is 300m west of the site. The nearest s	secondary school,				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment							o employment opportunities in Crossflatts as we Zones in Keighley.	ell as at the				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	economy for local	y by increa	sing th s. An ir	e dema nprover	nd for lo	ocal goo the buil	at the site could have a minor beneficial impactods and services and enhancing the pool of pot t environment could lead to an improved attractestment.	ential employees				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/054, Moss Carr Road, Long Lee	4.94	Agricultural/grazing, with small area of existing agricultural buildings	Greenfield	103 dwellings	Preferred Option: KY18/H

Summary of assessment for KY/054:

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

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

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, health facilities and employment areas. However, access to both primary and secondary schools is somewhat limited due to the distances involved. Minor adverse effects were also predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site containing hedgerows with adjacent TPO woodland.

		Effect on S	SA Object	ive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e					
Buildings	Development would result in the loss of >0.4ha of greenfield site. ALC Grade at the site is a combination or Grade 4 and 'Urban'. Site coincides with sandstone and coal MSAs.												
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	Site is in	FZ1 and h	nas a lim	ited exte	nt of land	at a lo	w risk of surface water flooding. However, or ared to current levels.	levelopment could					
	lead to a	-	P	LT	IR	M Compa	SP9. EN1. EN2. EN7. EN9	5a – 5e					
5 Water resources			ide with	a GSPZ	and is no	t withir	100m of a surface waterbody. Developmen						
resources	would be	e likely to r					consumption.						
			Р	LT_	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 value. New development here could reduce	6a – 6f					
6 Biodiversity & geodiversity	could be The site the site I identified	adversely falls within evel and c	affected a SSSI onsultati significa	I by deve Impact F on with N	lopment Risk Zone Vatural Ei	at the s e. Furth ngland	Western perimeter of the site adjoins TPO waster, such as through impacts on root zones. er consideration of the likely risks should be undertaken if necessary. The HRA Screening Pennine Moors SPA/SAC are triggered and	undertaken at ng process has					
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
7 Landscape & townscape	National greenfiel would th existing	Parks or A ld that con erefore be residential	AONBs. I tains GI likely to built forr	However elements adversel n, which	, resident s of poten ly alter th would he	tial dev tially h e local elp to lir	scernible effect on any landscape designation elopment at this site would result in the lossing the visual amenity, including trees and hedge townscape and landscape character. The somit the magnitude for potential effects, but a procape cannot be ruled out.	of open erows, and it ite is adjacent to					
0.0		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None					
8 Cultural heritage	Develop area.	ment at the	e site wo	uld be ur	nlikely to	have a	discernible effect on a sensitive heritage as	set or historic					
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d					
9 Air quality	homes v	ment would would be ex ed with ho	xpected t	to result i	in a mino	r increa	n an AQMA or CAZ. The construction and case in air pollution in relation to existing leve	ccupation of new ls due to pollution					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	railway s		ghley, is	1.5km n	orth west	t. Site is	ites Brow Road, which has an hourly servic s very accessible for pedestrians and cyclist						
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					

		Effect on S	SA Object	ive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	types an meet the	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.											
12		-	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
Accessible services	and Long	g Lee limite	ed to a s	hop, pha	ırmacy, a	nd GP es, suc	ities is somewhat poor, with the offering in surgery. Residents would likely need to trav h as a supermarket, just outside the centre	el up to 1.4km					
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	commun	ity interact	ion, with	out the d	levelopm	ent bei	s within an existing community, encouraging ng of a scale that may put pressure on loca and place.						
4.4. O It		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
14 Culture & leisure	including	Residents at the site would have good access to cultural and leisure spaces in Thwaites Bow and Long Lee, including the local pub, cricket club and church. However, for a more diverse and extensive range of cultural and leisure spaces residents may need to travel up to 2km north-west into the centre of Keighley.											
15 Safe & secure	locations	s where cu	rrently th	ere are i	none, but	could	SP1, SP3, SP4, SP16, H09, DS5, CO2 duce new potential victims or targets of crim potentially enhance community cohesion ar combat the local risk of crime.						
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	of a gene Resident outdoor	Residents would be within 450m of the nearest medical centre, Long Lee Surgery. The site is 6.7km south-east of a general hospital, Airedale General Hospital, putting it outside the target distance Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.											
17		-	P	LT .	IR .	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education							ool, is 894m west of the site. The nearest senorth-west of the site and Oakbank School						
18 Employment	opportur 1.13km i	nities in the north of the n the exter	centres site, as	of Keigh well as	nley and I slightly fu	Bingley irther at	SP6, SP14, SP16, EC1, EC2, EC3, EC4 proad range of high quality and diverse empty, including the Worth Village Employment Z field towards the regional city in the south-eland could impact on employment opporture.	one which is ast. However, it is					
19 Economy	The cons	+ struction a creasing th	e deman lowever,	d for loc	al goods	and se	SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the loc rvices and enhancing the pool of potential e to which the loss of agricultural land could	employees for					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/056, Moss Carr Road,	1.05	Agricultural		40 1 11	Preferred Option:
Long Lee	1.25	fields	Greenfield	40 dwellings	KY19/H

Summary of assessment for KY/056:

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

As a large greenfield site, minor adverse effects have been predicted for most natural environment themed SA Objectives. The site is well located to provide access to services and facilities, including bus links, shops, schools, and jobs, with particularly good access to health facilities.

		Effect on S	SA Object	ive									
SA Objective	Baseline trend	Score of effect Permanence		Duration Reversibility		Certainty	Mitigating or enhancing LOCAL PLAN and DM policies	Mitigation code(s)					
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d					
3 Land & Buildings		ment at the		uld resu	It in the	loss of	greenfield, although the ALC classification fo	r the site is					
4 Climate		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e					
change resilience	area of la	Site is in FZ1. A small portion of the site, in its western area, is at a low risk of surface water flooding. Given the area of land at flood risk in relation to the size of the site, it is expected that it would be avoided through a careful layout of development.											
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a - 5e					
5 Water resources	developr		s greenfi				rbodies are not within 100m of the site. New reted to increase water consumption at these leads						
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h					
6 Biodiversity & geodiversity	The replate the site and ecological The HRA	acement o and its pote al network	f agricul ential for g proces	tural field support	ds with raing dive	esident rse hab that like	a discernible impact on a sensitive biodiversi- ial development would risk diminishing the bi- pitats, whilst also reducing the connectivity of ely significant effects on the South Pennine Matage.	odiversity value o the local					
7		-	Р	LT	IR	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
Landscape & townscape	Development at the site would replace flat and open greenfield with residential built form. Whilst this development would be in-keeping with existing residential built form adjacent to the site's perimeter, an adverse impact on the local character is considered to be likely.												
8 Cultural		0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None					
heritage	Develop	ment at K					a discernible impact on any heritage asset or						
9 Air quality	construc	tion and o	ccupatio	n of new	homes	at the	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09 have a discernible impact on and AQMA or C site would be expected to result in a minor incomes and transport moves.	rease in air					
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	Site is within 400m of multiple bus stops with frequent services and is approximately 1.6km south-east of Keighley Railway Station. Pedestrian and cycling access at the site is good although there is a lack of local designated cycle paths.												
14 Hausing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing		could mak types as re					owards satisfying Bradford's housing needs,	including a mix o					
12		-	Р	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2						
Accessible services	Access to a broad range of keys services and amenities is somewhat poor, with the offering in Thwaites Broad												
		+	Р	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	commun	ity interact	tion, with	out the	developr	ment be	ts within an existing community, encouraging eing of a scale that may put pressure on local y and place.						

		Effect on S	SA Object	ive										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing LOCAL PLAN and DM policies	Mitigation code(s)						
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a						
leisure	including	Residents at the site would have good access to cultural and leisure spaces in Thwaites Bow and Long Lee, including the local pub, cricket club and church. However, for a more diverse and extensive range of cultural and leisure spaces residents may need to travel up to 1.7km north-west into the centre of Keighley.												
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a						
15 Safe & secure	locations	s where cu	rrently th	nere are	none, b	ut could	oduce new potential victims or targets of crim I potentially enhance community cohesion an combat the local risk of crime.							
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b						
16 Health	The site has excellent access to Long Lee Surgery, adjacent to the site. Airedale General Hospital is approximately 6.7km north-west. Residents at the site would have excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.													
17		+	Р	LT	ΙŔ	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c						
Education							nool, is 650m north-west of the site. The near north-west of the site.	est secondary						
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
18 Employment	Centre a	ns well as went the exter	vithin the	e establi	shed Em	ployme	mployment opportunities in and adjacent to kent Zone and Business Development Zone. Heal land could impact on employment opportun	lowever, it is						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
19 Economy	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.													

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/057, Redwood Close	1.13	Open field of grass	Greenfield	45 dwellings	Preferred Option (Commitment) KY20/HC

Summary of assessment for KY/057:

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

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

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. Any negative impact this may have on the local landscape and townscape is somewhat limited due to the site being surrounded by existing residential built form.

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d				
Buildings	Site is gr	eenfield. A	ALC grad	le at the	site is 'Ur	rban'. S	ite coincides with a coal MSA.					
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e				
resilience			crease in				at a low risk of surface water flooding. However, the compared to current levels.	ver, development				
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							n 100m of a surface waterbody. Developmer consumption.	nt at the site				
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity & geodiversity	at the sit	e and redu	ice local g proces	ecologic s has ide	al conne	ctivity. nat likel	value. New development here could reduce y significant effects on the South Pennine Mage.	•				
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National greenfiel townsca characte	Parks or A d that, in it pe charact r. The site	AONBs. I ts curren er. New is adjac	However t condition developrent to ex	, resident on, likely ment here isting res	tial dev makes e would idential	scernible effect on any landscape designation elopment at this site would result in the loss a positive contribution towards the local land libe likely to adversely affect this and to alter libuilt form, which would help to limit the magnifiect on the local landscape and townscape	of open dscape and the local gnitude for				
8 Cultural		0	N/A	N/A	N/A	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None				
heritage	Develop	ment at KY	//057 wo	uld be u	nlikely to	have a	discernible impact on any heritage asset or	historic area.				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	homes w		xpected t	to result i	in a mino	r increa	n an AQMA or CAZ. The construction and o ase in air pollution in relation to existing level					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	nearest	Site is within 400m of several bus stops with an hourly service, including those along Dale View Road. The nearest railway station, Keighley, is 1.1km north west. Site is accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.										
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an meet the	d tenures of minimum	of the ho criteria o	using pro of policies	ovided be s HO4 ar	eing in I nd HO5	ds satisfying Bradford's housing needs, depe ine with the Local Plan policies. The develop (10 or more homes, or an area of more that houses to reflect local need.	oment would				

		Effect on S	SA Objecti	ve									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
12		-	Р	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
Accessible services	and Lon	Access to a broad range of keys services and amenities is somewhat poor, with the offering in Thwaites Brow and Long Lee limited to a shop, pharmacy and GP surgery. Residents would likely need to travel up to 1.1km west in order to access services and amenities, such as a supermarket.											
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	commun	ity interact	ion, with	out the d	evelopm	ent beii	s within an existing community, encouraging ng of a scale that may put pressure on local and place.						
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Residents at the site would have good access to cultural and leisure spaces in Thwaites Bow and Long Lee, including the local pub, cricket club and church. However, for a more diverse and extensive range of cultural and leisure spaces residents may need to travel up to 1.2km north-west towards the centre of Keighley.												
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	locations	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.											
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	of a general Resident outdoor	eral hospit ts at the si	al, Aireda te would nd comm	ale Gene have goo unity en	ral Hosp od acces gagemer	ital. s to a c nt, whic	lical centre, Long Lee Surgery. The site is 6. diverse range of semi-natural habitats with oh could improve both physical and mental h	pportunities for					
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education		rest primaı k, is 2.5km					ool, is 385m north of the site. The nearest s	econdary school,					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	opportur	nities withir	n, and ad	jacent to	the cent	re of K	o a broad range of high quality and diverse of eighley, including the Worth Village Employn field towards the regional city in the south-e	ment Zone which ast.					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy		creasing th					ld have a minor beneficial impact on the loc- rvices and enhancing the pool of potential e						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/059, Parkwood Rise	0.74	Vacant plot	Greenfield	28 dwellings	Preferred Option (Commitment) KY21/HC

Summary of assessment for KY/059:

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site with nearby TPO woodland. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

		Effect on	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration Reversibility Certainty		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d			
Buildings	Site is gr	reenfield. A	ALC Grad	de at the	site is 'U	rban'. S	Site does not coincide with an MSA.				
4 Climate change		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience							ding. However, development could lead to a	n increase in			
	imperme	eable surfa	D P	I T	IR	M M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water	Site doe	s not coinc	cide with				100m of a surface waterbody. Developmen				
resources							consumption.	it at the one			
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	at the sit priority h the site, The HRA	te and redunabitat is 40 such as th	uce local Om west rough ar g proces	ecologic of the sit increas ss has ide	cal connecte. This we in recrease the contraction in the continuity and the contraction in the contraction i	ctivity. roodlan ational at likel	value. New development here could reduce 20m west of the site is TPO woodland. Decid could potentially be indirectly affected by disturbances. You significant effects on the South Pennine Mage	duous woodland development at			
	aro trigg	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
7 Landscape & townscape	National greenfiel townsca characte	Parks or A ld that, in in pe character. The site	AONBs. I ts curren ter. New is adjac	However t condition developrent to ex	, resident on, likely ment here isting res	tial dev makes e would idential	scernible effect on any landscape designation elopment at this site would result in the loss a positive contribution towards the local land libe likely to adversely affect this and to alter built form, which would help to limit the magnifiect on the local landscape and townscape	of open dscape and the local gnitude for			
8 Cultural		0	N/A	N/A	N/A	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None			
heritage	Develop	ment at K	<u>//059 wo</u>	uld be u	nlikely to	have a	discernible impact on any heritage asset or	historic area.			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes v	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.									
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport											
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an meet the	d tenures minimum	of the ho criteria o	using pro of policies	ovided be s HO4 ar	eing in I nd HO5	ds satisfying Bradford's housing needs, depeine with the Local Plan policies. The developing or more homes, or an area of more that houses to reflect local need.	oment would			

		Effect on S	SA Object	ive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
services		o a broad Vorth Way					ities can be found 500m north-west of the s	ite along the	
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	interaction		the deve	elopment	t being of	f a scal	community, encouraging participation and co e that may put pressure on local services ar		
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure							o a diverse range of culture and leisure oppositions and theatres.	ortunities in	
1		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	location new dev	where the	re are cu could pot	rrently no entially e	one, and enhance	so an i commu	uld introduce new potential targets and victir ncrease in crime at the site cannot be ruled inity cohesion and wellbeing, or increase na	out. However,	
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b	
16 Health	5.8km so to a dive	outh-east or rse range	of a gene of semi-r	ral hospi natural ha	tal, Airec abitats w	lale Ge ith oppo	oft Surgery, putting it outside the target distance of the control	nave good access	
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
Education							ool, is 475m north of the site. The nearest s of the site.	econdary school,	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities within, and adjacent to the centre of Keighley, including the Worth Village Employment Zone which is 550m north-east of the site, as well as slightly further afield towards the regional city of Bradford in the southeast of district.								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	as by inc	creasing the	e deman n improv	d for loca ement in	al goods n the buil	and se t enviro	Id have a minor beneficial impact on the loc rvices and enhancing the pool of potential enment could lead to an improved attractiver help tackle local deprivation.	mployees for	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/060, Parkwood Rise	1.04	Vacant greenfield	Greenfield	33 dwellings	Preferred Option: KY22/H

Summary of assessment for KY/060:

As a large greenfield site, minor or major adverse effects have been predicted for most natural environment themed SA Objectives. The site is well located to provide access to services and facilities, including shops, health facilities, and jobs, with particularly good access to schools and sustainable transport modes.

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered

and thus cannot be ruled out at this stage.

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect			Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d			
Buildings	Site does not coincide with an MSA. Development at KY/060 would result in the loss of greenfield, although its ALC classification is 'Urban'.										
Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e			
change esilience							oding. However, development could lead to a	an increase in			
	imperme	able surfa	ces, con			1		T			
- \^/	0:4	-	P	LT - CODE	IR	H	SP9, EN1, EN2, EN7, EN9	5a - 5e			
5 Water resources	developr		s greenfi				rbodies are not within 100m of the site. New sted to increase water consumption at these				
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6							stand of Ancient Woodland 40m east of the				
Biodiversity							e in recreational disturbances or impacts on t				
&					could re	educe th	ne biodiversity value at the site as well as the	ir connectivity rol			
geodiversity		cal ecologi			lontified	that like	ally aignificant affacts on the South Danning N	Acoro SDA/SAC			
		ered and t					ely significant effects on the South Pennine N	1001S SPA/SAC			
7	are trigg	-	P	LT	IR	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
_andscape	-					1					
& cownscape		of green or se impact				s well a	s some visually attractive GI elements, could	potentially have			
3 Cultural		0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None			
neritage	Develop	ment at K		ould be ι		1	a discernible impact on any heritage asset o				
		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c			
Air quality							have a discernible impact on and AQMA or (
							site would be expected to result in a minor in on associated with homes and transport move				
4.0	polition	++	P	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	south-ea		nley Rail	way Sta			k Lane with frequent services and is approxi and cycling access at the site is good althou				
1 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
Triousing		could mak types as re					owards satisfying Bradford's housing needs,	including a mix o			
12 Accessible		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
ervices	The site	is within 6	00m of a	broad r			rvices and amenities on offer in the centre of				
		+	P	LT_	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
3 Social cohesion	commun	ity interact	ion, with	out the	develop	ment be	ts within an existing community, encouraging eing of a scale that may put pressure on loca y and place.				
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
eisure		offers new		ts with e	excellent	access	Keighley town centre with its wide and varie	ed cultural and			

		Effect on S	SA Object	ive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe &							oduce new potential victims or targets of crim-		
secure							ment at the site could potentially enhance cor		
	and well	being, or ir	ncrease	natural s	surveillar	nce, an	d so could help to combat the local risk of crir	ne.	
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b	
16 Health							Oakworth Road, is 900m west. Airedale Gene		
To Health	semi-nat	tural habita	ats with c	pportun	ities for	outdoo	vide new residents with excellent access to a r exercise and community engagement oppor the residents of these developments.		
17	Could IIII	++	P	IT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
Education	Site is 2						nd Oakbank Secondary School is 1.8km south		
	One io 2	+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a. 18b	
18 Employment							mployment opportunities in and adjacent to Kent Zone and Business Development Zone.	eighley Town	
		+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	The construction and occupation of new homes at the site could have a minor beneficial impact on the lo								

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/064, The Walk	1.69	Industrial containing existing buildings	Brownfield	55 dwellings	Preferred Option: KY23/H

Summary of assessment for KY/064:

The site could deliver major positive effects for residents on both the health and transport SA Objectives, as a result of being within the target distances for all necessary health facilities, as well as bus stops and a railway station.

A major adverse effect arises for the climate change resilience SA objective due to the site falling within the active zone flood zones FZ2, FZ3a and FZ3b. More detailed flood risk assessments would likely be required for the site.

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

The site falls within the South Pennine Moors SSSI/SPA/SAC Impact Risk Zone. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Minor positive effects were also predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to local amenities and education facilities.

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &		+	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3f				
Buildings	Site is P materials	Site is PDL. Existing buildings withing the site could provide opportunities for reusing structures or construction materials. ALC Grade at the site is 'Urban'. Site does not coincide with an MSA.										
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience							in FZ3a and FZ3b. Approximately 30% of the which are at medium to high risk of surface w					
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	Site is no		GŚPZ.	Develop	ment at	the sit						
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9 likely that it is of limited biodiversity value in its	6a – 6f				
6 Biodiversity & geodiversity	New development of the site I identified	velopment duction of orth, which ment here , than the of falls within evel and c d that likely t at this sta	here wood of the second of the	ould be a nents. It mportant pose a g site use I Impact tion with cant effe	a good of should be the ecological reater of t	opportui de note- ical cor r lesser one. Fu l Englai ne Sout	nity to deliver biodiversity net gain at the site sid that the western perimeter of the site runs actridor of high biodiversity value. It is uncertain it risk of adverse effects on the watercourse, surther consideration of the likely risks should be ad undertaken if necessary. The HRA Screenith Pennine Moors SPA/SAC are triggered and	uch as through djacent to the new ach as through undertaken at ng process has				
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a				
Landscape & townscape	that new influence	developm on the lo	ent at t cal tow	he site v nscape d	vould be characte	an opp r, such	at appear to be in commercial use. It is considered that this location has a more as by incorporating GI elements of high visual applementation of development.	e positive				
8 Cultural heritage	'Low Brid	dge at Jun	ction of	Coney I uld be a	_ane, Pa n oppor	ark Lan tunity to	SP2, SP10, EN3, EN4, EN5, EN6, DS3 O Grade II Listed Buildings, namely the 'Mill at e and Long Croft'. It is considered to be likely enhance the setting of these sensitive herita	that development ge assets.				
9 Air quality	P LT IR M SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09 9a – 9d Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes is likely to result in a minor increase in air pollution in relation to existing levels due to pollution associated with 59 homes and transport movements.											
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	railway s	Site is within 400m of multiple bus stops with frequent services, including those along Park Lane. The nearest railway station, Keighley, is 750m north east. Site is accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.										
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	types an meet the	d tenures minimum	of the h criteria	ousing policion	provided ies HO4	being and H	ards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo O5 (10 or more homes, or an area of more that ole houses to reflect local need.	pment would
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services							f services and amenities 300m west of the site e, around 280m to the north west.	along South
001 11000	Otroct (ti	+/-	P	IT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction could alta line; the Services	on, without er the loca Keighley a along this	the de I sense and Wo I line te	velopme of coming th Valle and to be	ent being munity a y Railwa season	of a so and plac ay. This al and/o	g community, encouraging participation and coale that may put pressure on local services a see. Site is within 100m of A6035, and is adjace railway is a heritage/tourist line rather than an or weekend only, thus the potential impact on visual disturbances) is expected to be less that	nd facilities or ent to a railway n active main line. quality of life
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							s to a diverse range of culture and leisure opp vorship and theatres.	ortunities in
15 Safe & secure	location out. How	where thei ever, new	re are d develo	currently pment c	no resid	lential r entially	SP1, SP3, SP4, SP16, H09, DS5, CO2 rould introduce new potential targets and viction eceptors, and so an increase in crime at the solution enhance community cohesion and wellbeing, end ocould help to combat the local risk of crime.	ite cannot be ruled
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b
16 Health	a genera Resident outdoor	al hospital, ts at the si	Aireda te woul nd com	le Gener d have g imunity e	al Hosp good acc	ital. cess to	edical centre, Holycroft Surgery. The site is 5 a diverse range of semi-natural habitats with chich could improve both physical and mental h	opportunities for
17		+	P	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education		rest Prima Dakbank, i					School, is 500m north-east of the site. The nea	arest secondary
	oonoon, o	+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur is 320m east of th	would pronities within north-east	vide res n, and a of the It is un	sidents v adjacent site, as v certain t	vith good to, the d well as s	d acces centre of lightly f	s to a broad range of high quality and diverse f Keighley, including the Worth Village Employ urther afield towards the regional city of Bradfich residential development would reduce em	employment yment Zone which ord in the south-
	5 5 5 5 1 1	+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	location. local eco potential	However, nomy, suc employee	the con th as by s for lo	which in the struction of the struction	esidenting and or sing the nesses.	al deve ccupation demand An imp	elopment would reduce employment opportunition of new homes could have a minor beneficial for local goods and services and enhancing rovement in the built environment could lead to be further inward investment to help tackle local	ties at this al impact on the the pool of o an improved

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/065A, Marriner Road	1.21	Vacant field bordered by trees	Greenfield	30 dwellings	Preferred Option: KY24/H

Summary of assessment for KY/065A:

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

A major adverse effect arises for the climate change resilience SA objective due to the site falling entirely within the active zone flood zones FZ2 and FZ3. More detailed flood risk assessments would likely be required for the site, and careful consideration given to the layout of the development. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

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

		Effect on S	SA Object	ive							
SA Objective	Baseline trend			Mitigating or enhancing Local Plan policies	Mitigation code(s)						
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings	Site is gr	Site is greenfield. Site does not coincide with an MSA. ALC Grade at the site is 'Urban'.									
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	risk of su through	urface wate	er floodin	g. Given developm	the size nent. Hov	of the	ited area of the Site (north and eastern peri site in relation to this, it is expected that it wo development could lead to an increase in im	ould be avoided			
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	Site is no		GŠPZ. D	evelopm	nent at th	e site v	rimeter. Development here could pose a risk yould be expected to result in a minor increativels.				
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	at the sit woodlan this woo The HR	e and redu d, as well a dland, sucl	ice local as areas h as thro g proces	ecologic of decid ugh impa s has ide	al conne- uous woo acts on re entified th	ctivity. odland oot zon nat likel	y significant effects on the South Pennine M	site adjoin TPO d adversely affect			
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National greenfiel would the existing	Parks or A d that conferefore be residential	ONBs. I tains GI likely to built forr	However elements adversel n, which	, resident of potenty y alter the would headscape a	tial dev itially h e local elp to lir	scernible effect on any landscape designation elopment at this site would result in the lossing the visual amenity, including trees and hedge townscape and landscape character. The simit the magnitude for potential effects, but a vinscape cannot be ruled out.	of open erows, and it ite is adjacent to			
		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
8 Cultural heritage	Development at the site would be unlikely to have a discernible effect on a sensitive heritage asset or historic area. The Grade II Listed Building 'Knowle Mill' is 125m south-west of the site but due to the topography and the extensive presence of screening vegetation it would be unlikely to be discernibly affected by development at the site.										
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes w	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.									
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			

		Effect on S	SA Object	ive				
SA Objective	Baseline trend							Mitigation code(s)
	railway s		ghley, is	950m no	orth east.	. Site is	nt services, including those along the A629 accessible for pedestrians and cyclists, although the company of th	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures minimum	of the ho criteria d	using pro of policies	ovided be s HO4 ar	eing in I nd HO5	ds satisfying Bradford's housing needs, dep ine with the Local Plan policies. The develo (10 or more homes, or an area of more tha houses to reflect local need.	pment would
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services	Resident Street (tl	ts would ha	ave acce	ss to a b within th	road ran	ge of socentre,	ervices and amenities 250m west of the site around 300m to the north.	along South
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction could alt Railway main line	on, without er the loca line by the e. Services lough expo	the deve I sense of River W along th	elopment of commo orth and his line te	being of unity and areas of nd to be	f a scal I place. f plantin seasor	community, encouraging participation and concept that may put pressure on local services and The site is separated from the Keighley and g. This railway is a heritage/tourist line ratholal and/or weekend only, thus the potential and visual disturbances) is expected to be lessent and the control of the con	nd facilities or d Worth Valley er than an active impact on quality
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							o a diverse range of culture and leisure opp ship and theatres.	ortunities in
15 Safe & secure	location new dev	where thei	e are cu could pot	rrently no tentially e	one, and enhance	so an i commu	SP1, SP3, SP4, SP16, H09, DS5, CO2 Ild introduce new potential targets and viction nerease in crime at the site cannot be ruled inity cohesion and wellbeing, or increase nations.	out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b
16 Health	a genera Residen outdoor	al hospital, ts at the si	Airedale te would nd comm	General have go nunity en	Hospita od acces	l. ss to a c	lical centre, Holycroft Surgery. The site is 5 diverse range of semi-natural habitats with on the could improve both physical and mental h	opportunities for
17		+	P	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education		rest primaı k, is 1.5km				ry Scho	ol, is 620m west of the site. The nearest se	condary school,
18 Employment	opportur is 830m	nities withir	n, and ad	ljacent to	the cent	tre of K	SP6, SP14, SP16, EC1, EC2, EC3, EC4 broad range of high quality and diverse empeighley, including the Worth Village Employ ther afield towards the regional city of Bradf	ment Zone which
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc						ld have a minor beneficial impact on the loc rvices and enhancing the pool of potential of	cal economy, such

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/069A, Hainworth Road	0.23	Small vacant plot containing trees	Greenfield	6 dwellings	Preferred Option: KY25/H

Summary of assessment for KY/069A:

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

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

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

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings	Site is g	reenfield. S	Site does	not coin	cide with	an MS	A. ALC Grade at the site is 'Urban'.				
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience		FZ1 and i					ding. However, development could lead to a	n increase in			
r Matan	ľ	-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources							100m of a surface waterbody. Developmer consumption.	nt at the site			
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	Site is greenfield with a large tree coverage and it could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site is almost entirely TPO woodland and deciduous woodland priority habitat, which would likely be adversely affected by new development here, such as through a direct loss of trees or impacts on root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.										
7 Landscape & townscape	National greenfie would th existing	Parks or A ld that con erefore be residential tverse effe	AONBs. I tains GI likely to built forr ct on the	However elements adverselm, which local lar	, resident s of poter ly alter th would he adscape a	tial dev ntially h le local elp to lin and tov	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designation elopment at this site would result in the lossing hydrogen and landscape character. The simit the magnitude for potential effects, but a procape cannot be ruled out.	of open erows, and it ite is adjacent to t this stage a			
8 Cultural	_	0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop area.	ment at the	e site wo	uld be ur	nlikely to	have a	discernible effect on a sensitive heritage as	set or historic			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes v	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.									
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Site is within 400m of coveral bus stops along Haipworth Boad, which has an hourly convice between 9am and										
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an meet the	d tenures minimum	of the ho criteria o	using pro of policies	ovided be s HO4 ar	eing in nd HO5	ds satisfying Bradford's housing needs, depoine with the Local Plan policies. The develor (10 or more homes, or an area of more that houses to reflect local need.	pment would not			

		Effect on SA Objective										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
services		There are a number of local shops and services in proximity to the site. However, to access a broader range of services, residents may need to travel up to 1km north into the centre of Keighley.										
		+	P	LT	IŘ	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	interaction		the deve	elopment	t being of	f a scal	community, encouraging participation and co e that may put pressure on local services an					
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure							diverse range of culture and leisure opportur and the centre of Keighley, which is easily a					
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b				
16 Health	distance Resident outdoor	. The site i ts at the si	s 6km so te would nd comm velopme	outh-east have go nunity en nt.	of a ger od acces gagemer	neral hoss to a cont, which	ey Group Medical Practice, putting it outside spital, Airedale General Hospital. diverse range of semi-natural habitats with our could improve both physical and mental hour.	pportunities for ealth for the				
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education		rest primaı ry school,					rimary School, is 620m west of the site. The te.	nearest				
- 		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	opportur	nities within north of th	broad range of high quality and diverse emp Keighley, including the Worth Village Employ afield towards the regional city of Bradford in	ment Zone which								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		reasing th					ld have a minor beneficial impact on the loc rvices and enhancing the pool of potential e					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/070/071, Hainworth Wood Road	3.23	Vacant greenfield comprising trees and grasses	Greenfield	75 dwellings	Preferred Option: KY26/H

Summary of assessment for KY/070/071:

A significant adverse effect on the biodiversity SA Objective cannot be ruled out as there is a woodland surrounding a stream onsite, which is part of an LWS and is TPO protected, and is linked with an Ancient Woodland just outside of the site. loss of open space and greenfield, containing visually attractive GI elements, would be likely to adversely alter the local character. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site is situated in a location with good access to most key services, amenities, and facilities, including shops, cultural spaces and jobs. Access to schools is particularly good. Access to sustainable transport modes is somewhat limited, with both a bus stop with frequent services and a railway station being outside the target distances.

		Effect on S	SA Objec	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d
Buildings							rely efficient use of the land resource, althoso it does not contain BMV soils. Site is no	
4 Climata		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
4 Climate change resilience	the size of	of the site in	n relatio	n to this	watercou	ırse, it i	I risk is in the site, associated with a small s expected that it would be avoided through an increase in impermeable surfaces, comp	h a careful layout of
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a - 5e
5 Water resources		tion. A sma					t the site would result in a minor increase in le of the site. Development could impact up	
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversit y	Developring potentially woodland within the affect the The site I site level identified	nent could y resulting d (the section Natural Education Education) the term of	place the lost on of the lost	nis sensites of fur e LWS was of fur e LWS was of the corridate of the country of	tive habitanctionally vithin the or (which dieduce Risk Zone all Engla	at area linked site is r is not a local ed . Furthe and und	which is also an LWS and is TPO protecte at risk of harm, exposing it to increased distand. The LWS extends through the site, who marked as being Ancient Woodland). The constraint). Development here would be loological connectivity. For consideration of the likely risks should be ertaken if necessary. The HRA Screening pennine Moors SPA/SAC are triggered and	sturbances and hich is also TPO ne site falls entirely ikely to adversely e undertaken at the process has
7		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Landscape & townscape	However						al built form adjacent to existing residential luding visually attractive GI elements, woul	
8 Cultural		0	n/ a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
heritage	Developr	nent at the	site wo	uld be ur	nlikely to	have a	discernible impact on any heritage asset o	r historic area.
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c
9 Air quality	construct	ion and oc	cupatio	n of new	homes a	t the sit	ave a discernible impact on and AQMA or one would be expected to result in a minor in a associated with homes and transport moves.	crease in air
10		-	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	south, of		ailway	Station. I	Pedestria	n and	, appear to be 500m west on South Street. cycling access of the site is good, although	

		Effect on S	A Objec	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
TTTIOUSING		The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of nousing types as required by Local Plan policies.											
12 Accessible		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
services	Site is wit	thin 600m d	of vario	us local s	ervices a	and am	enities, including shops, just off Halifax Roa	ad.					
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	communi		n, with	out the d	evelopm	ent beir							
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
α leisure	Site has	good acces	s to pu	bs, cultu			pen spaces in the local area.						
		+/-	Р	LT	IR	M	TR5, TR8, EN8, DS5	15a					
15 Safe & secure	location v	vhere curre	ntly the	ere are no	one. How	ever, n	luce new potential victims or targets of crim ew development could potentially enhance ance, and so could help to combat the local	community					
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	Airedale diverse ra	General Ho ange of sen	spital a ni-natu nent op	approxima ral habita	ately 6km ts throug	n north- Jhout th	e. Site is within the 8km target distance of a west. Residents at the site would have excelled a countryside with opportunities for our mprove both physical and mental health for	cellent access to a utdoor exercise and					
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education	The near		schoo	l, St Jose	•	holic, is	650m north-west. The nearest secondary	school, Oakbank,					
18		+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employme nt	The site would provide residents with excellent access to a broad range of employment opportunities within, adjacent to, the centre of Keighley, including the Worth Village Employment Zone and the Business Development Zone 3km north-east.												
		+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	economy for local b	by increas	ing the . An im	demand proveme	new hom for local nt in the l	goods : built en	ne site could have a minor beneficial impac and services and enhancing the pool of po vironment could lead to an improved attrac	t on the local tential employees					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/073, Hainworth Lane/ Halifax	0.40	Vacant plot	Crantiald	44 duralliana	Preferred
Road	0.40	with scrub and trees	Greenfield	11 dwellings	Option: KY27/H

Summary of assessment for KY/073:

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

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

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site which overlaps deciduous woodland priority habitat and adjoins TPO woodland.

		Effect on S	SA Object	ive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancingLocal Plan policies	Mitigation code(s)		
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e		
Buildings	Site is gr	reenfield S	ite does	not coind	cide with	an MS	A. ALC Grade at the site is 'Urban'.			
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	through		ayout is e	xpected	to be av	oided. I	t a low and medium risk of surface water f However, development could lead to an ind			
5 Water		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
esources							n 100m of a surface waterbody. Developmo	ent at the site		
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 value. New development here could reduc	6a – 6f		
6 Biodiversity & geodiversity	priority h through The HRA	nabitat and a direct los	adjoins ss of trees	TPO woo s or impa s has ide	odland, w acts on re entified th	hich co oot zon at likel	y significant effects on the South Pennine	ment here such as		
-		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National greenfiel likely to built forn	Parks or A Id that con adversely	AONBs. I tains GI o alter the ould help	However elements local tow to limit	, resident s of poten nscape a the magn	tial dev itially hi and land itude fo		s of open ould therefore be xisting residential		
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
heritage	Develop area.	ment at the	e site wo	uld be ur	nlikely to	have a	discernible effect on a sensitive heritage a	sset or historic		
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution.									
7 All quality							associated transport movements and hous	ehold pollution.		
	construc	tion and o	ccupation P	of new LT	homes a	nd the H	associated transport movements and hous SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	ehold pollution. 10a – 10d		
10 Transport	Site is w station, I	tion and of + rithin 150m	P of multips 2km no	LT ble bus sorth east.	IR tops alon Site is a	nd the H ng Halifa	associated transport movements and hous SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	ehold pollution. 10a – 10d e nearest railway		
	Site is w station, I designat	tion and on the tithin 150m Keighley, is ted cycle p	of multips 2km no aths in the	LT LT ble bus s orth east. he local a	IR tops alon Site is acarea. IR	nd the H ng Halificcessib	associated transport movements and hous SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ax Road which have frequent services. The	ehold pollution. 10a – 10d e nearest railway ere is a lack of		

		Effect on SA Objective										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancingLocal Plan policies	Mitigation code(s)				
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
services		ts would ha		ess to a b	road ran	ge of se	ervices and amenities 450m north-west of the	ne site along				
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure		Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, and places of worship in Ingrow and in the centre of Keighley.										
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where thei	re are cu could pot	rrently no tentially e	one, and enhance	so an i commu	uld introduce new potential targets and victir ncrease in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	out. However,				
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Residents would be within 600m of the nearest medical centre, Kilmeny Group Medical Practice. Site is 6.2km south-east of a general hospital, Airedale General Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.											
17		++	P	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education		rest primai					, is 500m north of the site. The nearest seco	ndary school,				
<u> </u>		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	opportur is 1.9km	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities within, and adjacent to the centre of Keighley, including the Worth Village Employment Zone which is 1.9km north-east of the site, as well as slightly further afield towards the regional city of Bradford in the southeast of the district.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		creasing th					ld have a minor beneficial impact on the loc rvices and enhancing the pool of potential e					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/075, Staveley Way, Keighley	0.30	Derelict PDL plot with existing industrial buildings that have fallen into disrepair	Brownfield	10 dwellings	Preferred Option: KY28/H

Summary of assessment for KY/075:

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

As a PDL site, there are opportunities here for achieving biodiversity net gains and improvements to the local character, depending on the implementation of the development.

The River Worth is within 10m of the site and as such careful consideration around protecting water quality would be required. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Pla policies	Mitigation code(s)			
3 Land &		+	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3f			
Buildings	Site is P	DL and co	ntains ex	isting bu	ildings a	nd mac	le ground that could present opportunities fo	r reusing			
ŭ	structures or construction materials. Site does not coincide with an MSA. ALC Grade at the site is 'Urban'.										
4 Climate change		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience	Site is in	FZ1 and h	nas a ver	v limited	extent o	f land a	It a low and medium risk of surface water flo	odina.			
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	quality. S	Site is not v	within a (GSPZ. D	evelopm	ent at tl	perimeter. Development here could pose a rine site would be expected to result in a minoting levels.	sk to water or increase in			
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	Site is PDL containing buildings. It is considered to be likely that it is of limited biodiversity value in its current condition. New development here would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.										
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a			
7 Landscape & townscape	of disrep this local elements	eair. It is co tion has a s of high vi by various	nsidered more pos sual ame	I to be lik sitive infl enity valu	cely that ruence or uence or ue or by e	new den the loc ensurin	appear to be potentially derelict and to have velopment at the site would be an opportunit cal townscape character, such as by incorporting that the new development is of a high qual newhat dependent on the design and impler	y to ensure that rating GI ity design (as			
0.0 11 1		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
8 Cultural heritage	Develop area.	ment at the	e site wo	uld be ur	nlikely to	have a	discernible effect on a sensitive heritage as	set or historic			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes w		kpected t	to result i	in a mind	r increa	n an AQMA or CAZ. The construction and o ase in air pollution in relation to existing leve				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	nearest	Site is within 150m of multiple bus stops with frequent services, including those along Staveley Road. The nearest railway station, Keighley, is 2km north east. Pedestrian and bicycle access to the site is sufficient, although there is a lack of designated cycle paths in the local area.									
11 Housing	J	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Pla policies	Mitigation code(s)				
	types an meet the	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
Accessible services		ts would had Ashbour			road ran	ge of se	ervices and amenities within 300m of the site	e along Staveley				
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	interaction		the deve	elopmen	t being of	f a scal	community, encouraging participation and co e that may put pressure on local services an					
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	Resident pubs, res	ts at the si staurants,	te would and plac	es of wo	rship in I	ss to a c	diverse range of culture and leisure opportur and in the centre of Keighley, which is easily	accessible.				
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development and the replacement of derelict buildings could potentially enhance community cohesion and wellbeing, and increase natural surveillance, and so could help to combat the local risk of crime.										
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	south-ea Resident outdoor	Residents would be within 350m of the nearest medical centre, Kilmeny Group Medical Practice. Site is 5.7km south-east of a general hospital, Airedale General Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.										
17	Theman	++	P	LT	IR Drive e m	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education		rest primai k, is 530m	•		Primary	School	, is 250m north of the site. The nearest seco	ndary school,				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	opportur is 1.9km	nities withir	n, and ad	ljacent to	, the cen	itre of K	broad range of high quality and diverse emp Keighley, including the Worth Village Employ ther afield towards the regional city of Bradf	ment Zone which				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		creasing th					ld have a minor beneficial impact on the loc rvices and enhancing the pool of potential e					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/081, Woodhouse	0.70	Greenfield plot	Greenfield	0.4 1 111	Preferred Option: KY29/H
Road, Keighley	0.79	with trees		24 dwellings	

Summary of assessment for KY/081:

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

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

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site which is almost entirely deciduous woodland priority habitat.

SA Objective		Effect on S	SA Object	ive								
	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
Buildings	Site is gr	eenfield. S	Site does	not coin	cide with	an MS	A. ALC Grade at the site is 'Urban'.					
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	relation t	Site is in FZ1. Site has a limited extent of land at a high risk of surface water flooding. Given the size of the site in relation to this, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.										
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							thin a GSPZ. Development at the site would nis location in relation to existing levels.	be expected to				
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	nabitat, whilst TPO woodland is just west of the site. This woodland could be adversely affected by new											
		•	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National greenfiel likely to a built form	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site would result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.										
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
heritage	Development at the site would be unlikely to have a discernible effect on a sensitive heritage asset or historic area.											
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.											
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
	but site i Keighley	The closest bus stops along Hainworth Wood Road have only an hourly service between 8.30am and 6.30pm, but site is within 400m of bus stops along South Street with frequent services. The nearest railway station, Keighley, is 1.2km north. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.										
11 Housing	•	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				

		Effect on S	SA Object	ive				Mitigation code(s)					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies						
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.												
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
services		Residents would have access to a broad range of services and amenities within 600m of the site along South Street (the A629).											
13 Social	Site wou interaction could alto	+/- Id situate ion, withouter the loca	the deve I sense o	elopment of commi	t being of unity and	f a scal place.	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 community, encouraging participation and coe that may put pressure on local services are	nd facilities or					
cohesion	active m	ain line. Se f life (thou	ervices a	long this	line tend	to be	ailway line. This railway is a heritage/tourist seasonal and/or weekend only, thus the potoise, and visual disturbances) is expected to	ential impact on					
14 Culture &		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
leisure		Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, places of worship and theatres in the centre of Keighley.											
	pubs, res	+/-	Places o	LT	IR	atres in	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	struction a where the	re are cu could pot	rrently no entially e	new homone, and enhance	so an i commu	Ild introduce new potential targets and victir ncrease in crime at the site cannot be ruled inity cohesion and wellbeing, or increase na	ns of crime at a out. However,					
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b					
16 Health	location Resident outdoor	within the sits at the si	site. The te would nd comm	site is 5. have go nunity en	.8km sou od acces gagemer	th-east s to a c	Group Medical Practice or Holycroft Surgery, of a general hospital, Airedale General Hosdiverse range of semi-natural habitats with oh could improve both physical and mental h	spital. pportunities for					
17 Education		+ rest primar ry school,					SP6, SP14, SP16, EC3, DS5, CO2 rimary School, is 520m west of the site. The the site	17a – 17c nearest					
		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	opportun is 1.1km	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities within, and adjacent to the centre of Keighley, including the Worth Village Employment Zone which is 1.1km north-east of the site, as well as slightly further afield towards the regional city of Bradford in the southeast of the district.											
19 Economy		reasing th					SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the loc rvices and enhancing the pool of potential e						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/083, Beck Street/Bridge	0.50	Vacant PDL plot	D	39 dwellings	Preferred Option: KY30/H
Street	0.56	covered in scrub	Brownfield		

Summary of assessment for KY/083:

As a PDL site in the centre of Keighley, KY/083 would be an efficient use of the land resource and would provide residents with excellent access to key services and amenities, including shops, cultural spaces, and recreational areas, with particularly good access to schools and sustainable transport options.

The site is a good opportunity to deliver biodiversity net gain and improvements to the local townscape character, as well as the vitality of Keighley's centre.

A large portion of the site is at a risk of surface water flooding, which may require careful consideration through any planning application for development here.

A major negative effect is predicted in relation to water resources due to the presence of the North Beck onsite (classified as a main river by the Environment Agency).

SA Objective		Effect on S	SA Obje	ctive							
	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
2 Land 9		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a - 3e			
3 Land & Buildings		As a PDL site on land with an ALC Grade of 'Urban', the site would constitute an efficient use of the land									
Dullulings	resource depending on the potential impacts of development on the sand and gravel MSAs it coincides with.										
		-	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate change resilience	flood risk A very si	Approximately half of KY/083 is at a medium risk of surface water flooding with some areas of high surface water flood risk. A very small area in the south eastern corner of the site is in FZ2 and FZ3. Given the size of the site in relation to the area of flood risk, it is expected that it would be avoided through the layout of development.									
	lile alea	01 11000 118	P P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a - 5e			
	Site doe	s not coinc									
5 Water resources	I connected with the River Worth to the east. The Environment Agency classities the North Beck as a main										
6	20.0.00		P	IT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
Biodiversity & geodiversity	Development at the site would be an opportunity to enhance the biodiversity value of the site and to improve their contribution to the connectivity of the wider ecological network. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.										
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
Landscape & townscape	Development at the site would be an opportunity to enhance their contribution towards the local character by replaced vacant PDL plots with high-quality housing that incorporates GI elements.										
		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	8a, 8b			
8 Cultural heritage	KY/083 is situated in the Keighley Town Centre Conservation Area. Within and adjacent to the site's northern perimeter, are several Grade II Listed Buildings, situated on Church Street. With the site being a vacant PDL plot, new development of a high-quality with due consideration for local heritage that incorporates GI elements could improve the contribution of the site to the setting of the Listed Buildings and the character of the Conservation Area.										
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c			
9 Air quality	construc	tion and o	ccupati	on of ne	w hom	es at th	to have a discernible impact on and AQMA or one of the would be expected to result in a minor in the ution associated with homes and transport moves.	crease in air			
10		++	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	services	. Keighley	Railwa	y Statio	n is 725	m nortl	s just outside the site, in the centre of Keighley h-east. The site is highly accessible for pedestr al lack of designated cycle paths in the local ar	ians and also			
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
i i Housing		could mak types as re					n towards satisfying Bradford's housing needs, s.	including a mix of			

		Effect on SA Objective								
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
12		+	Р	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		
Accessible services	Site is immediately adjacent to Keighley Town Centre. The site is within 600m of various local services and amenities, including shops, in the centre of Keighley.									
		+/-	Р	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	without of without to local ser	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to A629, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.								
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure	Site has	excellent a	access	to pubs	, cultura	al space	es, and open spaces in the local area in the cer	ntre of Keighley		
		+/-	Р	LT	IR	M	TR5, TR8, EN8, DS5	15a		
15 Safe & secure	location	where curr	ently tl	nere are	none.	Howeve	ntroduce new potential victims or targets of crimer, new development could potentially enhance reillance, and so could help to combat the local	community		
		++	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c		
16 Health	Farfield Group Practice is 300m north-west. The site is within the 8km target distance of a hospital, with Airedale General Hospital approximately 4.5km north-west. The site would provide residents with good access to seminatural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.									
		++	Р	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
17 Education	17 Site is within 600m of several primary schools, including Holycroft, Keighley St Andrew's and Parkwo									
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	adjacent	The site would provide residents with excellent access to a broad range of employment opportunities within, and adjacent to, the centre of Keighley, including the Worth Village Employment Zone (650m to the north east) and the Business Development Zone.								
		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	The construction and occupation of new homes at the site could have a minor beneficial impact on the loc							ential employees		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/092, Cark Road,		Greenfield plot			Preferred Option:
Keighley	0.32	covered with trees	Greenfield	11 dwellings	KY31/H

Summary of assessment for KY/092:

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

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

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a site which is almost entirely TPO woodland. The site is 55m east of the Devonshire Park and Cliffe Castle Conservation Area, the setting of which could potentially be impacted upon.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings	Site is gr	reenfield. S	Site doe	s not co	oincide	with an	MSA. ALC Grade at the site is 'Urban'.				
4 Climata		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate change resilience	Site is in FZ1. Site has a limited extent of land at a low risk of surface water flooding and a very limited extent at high and medium risk, however, this may be difficult to avoid given the site's relatively small size. Development could also lead to an increase in impermeable surfaces, compared to current levels.										
E \Motor		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources			esult in	a mino	rincrea	se in w	rithin 100m of a surface waterbody. Developme ater consumption.				
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	reduce b woodlan adverse	oiodiversity d, which co effects on	value ould be root zo	at the si adversones.	te and i	educe cted by	is of some biodiversity value. New developmen local ecological connectivity. The site is almost new development here, such as through a dire likely significant effects on the South Pennine N	entirely TPO ect loss of trees or			
		ered and the						WOOIS SPAYSAC			
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site would result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.										
		-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a. 8b			
8 Cultural heritage	screenin	g vegetation	on betv	een the	e Park a	and Clif	fe Castle Conservation Area. There is existing sensitive historic area. However, a minor adversely ruled out at this stage.	built form and			
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes v		xpected	d to resu	ılt in a r	ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levels.				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	railway s		ghley,	is 900m	south 6	east. Si	quent services, including those along Skipton I te is accessible for pedestrians and cyclists, all				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an meet the	d tenures minimum	of the h criteria	ousing of polic	provide ies HO	d being 4 and H	wards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo HO5 (10 or more homes, or an area of more that able houses to reflect local need.	opment would			

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services							of services and amenities along Hard Ings Roa 600m south of the site.	d 350m east on
		+/-	Р	LT	İR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction could alt Site is w	on, without er the loca ithin 100m	the de I sense of the	velopmon of com A650 ar	ent bein munity nd adjad	ng of a s and pla cent to	ng community, encouraging participation and or scale that may put pressure on local services and ace. a railway line, which would be likely to impact of air pollution and noise and visual disturbances	nd facilities or
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	Residen pubs, reseast of the	staurants a	te woul and pla	d have ces of w	good ac orship	ccess to in the c	o a diverse range of culture and leisure opportu entre of Keighley. The Leisure Centre, Keighley	nities including y, is 550m south
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where thei	re are c could p	urrently otentiall	none, a y enhar	and so	would introduce new potential targets and victing an increase in crime at the site cannot be ruled naminity cohesion and wellbeing, or increase name.	out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	east of a Resident outdoor	general h ts at the si exercise a s of the de	ospital, te woul nd com	Airedal d have munity ent.	e Gene good ac engage	eral Hos ccess to ment, v	o a diverse range of semi-natural habitats with on the could improve both physical and mental habitats.	opportunities for nealth for the
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education					School,		Primary School, is 640m south of the site. The m west of the site.	nearest secondary
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur	ities in the	centre urther	of Keig	hley, in wards tl	cluding he regio	ss to a broad range of high quality and diverse the Beechcliffe Employment Zone which is 10 pnal city of Bradford in the south-east of the dis	Om east of the site, trict.
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		reasing th					could have a minor beneficial impact on the loc d services and enhancing the pool of potential of	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/099, James Street East	0.22	Partially PDL plot with car parking spaces and scrub	Mix	10 dwellings	Preferred Option: KY32/H

Summary of assessment for KY/099:

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

As a partial greenfield site, in proximity to woodland, there is the potential for minor effects on biodiversity and local townscape character. The site's location provides good access to key services and amenities, including shops, jobs, and cultural and recreational areas. The site has excellent access to sustainable transport modes, schools, and health facilities.

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence Duration		Reversibility Certainty		Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d
Buildings		s not coind ld, althoug					at KY/099 would result in the loss of a limited i'.	area of
4 Climate	J	+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a - 4e
change resilience		FZ1 and i					oding. However, development could lead to a	n increase in
resilierice	impenne	- Janie Sulla	D D	I IT	IR	H	SP9, EN1, EN2, EN7, EN9	5a - 5e
5 Water	Sito doo	c not coinc	ido with				rbodies are not within 100m of the site. New re	
esources	develop		s greenfi				cted to increase water consumption at these lo	
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	here cou opportur The HRA	uld reduce nities for re	ecologic alising b g proces	al conne liodivers ss has ic	ectivity. I ity net g lentified	Howeve ains. that like	ness contain areas of scrub and grasses, and ser, it is a mix of PDL and greenfield and so the ely significant effects on the South Pennine Metage.	re could be
7 Landscape	are myy	-	P	IT	IR	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
& townscape	The loss	of areen a	•				entially have an adverse impact on the local of	
Cultural	1110 1033	O	n/a	n/a	n/a	H H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
eritage	Develon	•					a discernible impact on any heritage asset or	
icitage	Develop	-	P	I IT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c
9 Air quality	construc	tion and o	ccupatio	n of new	homes	at the	have a discernible impact on and AQMA or Casite would be expected to result in a minor incomes associated with homes and transport move SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	rease in air
10 Transport	south-ea	ithin 400m	of multi nley Rail	l ple bus : way Sta	l stops ald	l ong Par	TR6 k Lane with frequent services and is approxim and cycling access at the site is good althou	nately 800m
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
I1 Housing		could mak types as re					owards satisfying Bradford's housing needs, i	ncluding a mix o
2 Accessible		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
ervices	The site	is within 7				key se	rvices and amenities on offer in the centre of h	
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
3 Social cohesion	commun facilities Valley R tend to b	nity interact or could a ailway line oe seasona	tion, with Iter the lo . This ra al and/or	nout the ocal sen ilway is weeker	developouse of co a heritage ad only, t	ment be mmunit ge/touri thus the	its within an existing community, encouraging eing of a scale that may put pressure on local by and place. Site is within 100m of the Keighle st line rather than an active main line. Service potential impact on quality of life (though expoected to be less than that of an active line.	services and ey and Worth s along this line
14 Culture &	pondion	+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
eisure		offers new		its with e	excellent	access	s Keighley town centre with its wide and varied	d cultural and
		+/-	P	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
			•					•

		Effect on S	SA Object	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
15 Safe & secure	New residential development at KY/099 would introduce new potential victims or targets of crime at vacant locations where currently there are none. Development at the site could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.											
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b				
16 Health	is approx of semi-r	kimately 5k natural hab	m north	-west. T h opport	he site v unities f	vould p or outd	Oakworth Road, is 775m north-west. Airedale rovide new residents with excellent access to oor exercise and community engagement opp the residents of these developments.	a diverse range				
17 Education		++	Р	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Eddodion	Site is 350m south of Parkwood Primary School. Oakbank Secondary School is 1.6km south-west.											
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment							mployment opportunities in and adjacent to Kent Zone and the Business Development Zone					
		+	Р	LT	IR	Ĥ	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	economy for local	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/101, Parkwood Rise	0.21	Small greenfield plot covered in scrub	Greenfield	7 dwellings	Preferred Option: KY33/H

Summary of assessment for KY/101:

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

As a small greenfield site, minor adverse effects have been predicted for most natural environment themed SA Objectives. The site is well located to provide access to services and facilities, including shops, health facilities, and jobs, with particularly good access to schools and sustainable transport modes.

		Effect on	SA Objec	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &		-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d			
Buildings	Site does not coincide with an MSA. Development at KY/101 would result in the loss of greenfield, al ALC classification is 'Urban'.										
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e			
change resilience		FZ1 and able surfa					oding. However, development could leads.	to an increase in			
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a - 5e			
5 Water resources	developi		s greenf levels.		would b	e expe	rbodies are not within 100m of the site. Noted to increase water consumption at the	ese locations in			
6	D 1		P	LT "	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
Biodiversity & geodiversity	trees, so	rub, and g	rasses. Ig proce	Develop ss has id	ment he dentified	ere coul that lik		nectivity.			
7		-	Р	LT	IR	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
Landscape & townscape		of green or rse impact				ıs well a	as some visually attractive GI elements, o	could potentially have			
8 Cultural		0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None			
heritage	Develop	ment at K'	Y/101 w	ould be ι	unlikely 1	to have	a discernible impact on any heritage ass	et or historic area.			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c			
9 Air quality	Development at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.										
		++	Р	LT	IR	Н	SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	south of		Railway	Station.			rk Lane with frequent services and is app cycling access at the site is good althou				
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing		could mak types as r					towards satisfying Bradford's housing ne	eds, including a mix of			
12 Accessible		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
services	The site	is within 3	00m of	a broad i	range of	key se	rvices and amenities on offer in the centr	e of Keighley.			
13 Social cohesion	commun	ity interac	tion, with	hout the	develop	ment b	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 hts within an existing community, encoura eing of a scale that may put pressure on ty and place.				
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure		offers nev		nts with e	excellen	t acces	s Keighley town centre with its wide and	varied cultural and			

		Effect on	SA Objec	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	locations	s where cu	ırrently tl	nere are	none. D	evelop	roduce new potential victims or targets of ment at the site could potentially enhance ad so could help to combat the local risk o	community cohes	sion			
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	The nearest GP surgery, the Holycroft Surgery on Oakworth Road, is 775m west. Airedale General Hospital is approximately 5km north-west. The site would provide new residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.											
17		++	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	-			
Education	Site is 23	35m south	-west of	Parkwo	od Prima	ary Sch	nool. Oakbank Secondary School is 1.8km	south-west.				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment							employment opportunities in and adjacent Zone and Business Development Zone.	to Keighley Town				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	economy for local	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/125, Former Branshaw	0.54	Vacant PDL plot	5 (1)	00 1 11	Preferred Option:
School	0.51	with car parking spaces	Brownfield	30 dwellings	KY34/H

Summary of assessment for KY/125:

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

The only minor adverse effects predicted are those related to increases in air pollution and water consumption, which have been predicted at nearly all sites. As a PDL site within the Keighley urban area, residents here would have excellent access to services and amenities, including jobs, shops, and transport options, with particularly good access to schools and health facilities.

		Effect on S	SA Objec	tive										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a - 3e						
S Land & Buildings		As a PDL site on land with an ALC Grade of 'Urban', the site would constitute an efficient use of the land resource												
	dependi						nt on the sand and gravel MSAs it coincides							
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e						
change resilience	The site	is in FZ1.					water flooding.	-						
5 Water		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e						
resources		s not coinc e likely to in					aterbodies are within 100m of KY/125. Devel	opment at the site						
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h						
6 Biodiversity & geodiversity	contribut woodlan habitat, The HR	tion to the d priority h although o	connecti abitat th nce com g proces	ivity of the lat is TP lipleted the ss has id	ne wider O proted ne devel lentified	ecologicted. The lopment that like	to enhance the biodiversity value of the site all ical network. Adjacent to KY/125's northern place construction of homes at the site could post could provide a boost to the habitat throughely significant effects on the South Pennine Natage.	perimeter is some se a risk to this tree planting.						
7 andasana		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None						
7 Landscape & townscape							o enhance its contribution towards the local or or or or or or or or or or or or or	haracter by						
8 Cultural		0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b						
heritage	Develop	ment at K\	//125 wo	ould be ι	ınlikely t	o have	a discernible impact on any heritage asset o	r historic area.						
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c						
9 Air quality	Development at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.													
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d						
10 Transport	approxin		m south	-west of	Keighle	y Railw	ient services, including those along Oakwortl ray Station. Pedestrian and cycling access at eaths.							
44 11	_	+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a						
11 Housing		could mak					owards satisfying Bradford's housing needs,	including a mix of						
		+	P	LT	IR	М	SC2, SC6, SC10	12a						
12 Accessible services	just off a		the B61				s to a diverse range of key services and ame ous services and amenities, whilst also havir							
					IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a						
		+	Р	LT										
13 Social cohesion	Develop	ment at the lity interact	e site wo	ould situation	ate new develop	residen ment be	this within an existing community, encouraging of a scale that may put pressure on locally and place.	participation and						

		Effect on S	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
14 Culture & leisure	off a stre	The site offers new residents with excellent access to culture and leisure spaces and activities. KY/125 sits just off a stretch of the B6143 where there are various takeaways, cafes/restaurants and community facilities, whilst also having good access to Keighley town centre.									
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	there are could po	currently	none, ar hance c	nd so an commun	increas	e in crir	e new potential targets and victims of crime a me at the site cannot be ruled out. However, r d wellbeing, or increase natural surveillance, a	new development			
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	General natural h	Hospital a abitats wit	pproxima h opport	ately 4.5 tunities f	ikm nortl or outdo	h-west. or exer	within the 8km target distance of a hospital, v The site would provide residents with good a cise and community engagement opportunities sidents of these developments.	ccess to semi-			
17 Education		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Tr Eddodtion	Holycrof	•					bank Secondary School is 1km south.	T			
18 Employment	adjacent		y Town	Centre,			SP6, SP14, SP16, EC1, EC2, EC3, EC4 cess to a broad range of employment opportuly forth Village and Hard Ings/Beechcliffe Emplo				
		+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	economy for local	/ by increa	sing the s. An im	demand proveme	d for loca ent in the	al good: e built e	the site could have a minor beneficial impact and services and enhancing the pool of pote nvironment could lead to an improved attracti ment.	ential employees			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/133, Land Off Golden View Drive, Thwaites	0.99	Vacant greenfield/ Potentially agricultural.	Greenfield, Green Belt	30 dwellings	Preferred Option: KY35/H

Summary of assessment for KY/133:

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

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

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

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. Being on raised ground atop a small hill, the site would likely be visible from a distance and as such development at the site could impact the landscape and alter the local character.

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
3 Land &		1	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e					
Buildings	Site is gr	eenfield. S	ite doe	s not co	oincide	with an	MSA. ALC Grade at the site is a mix of Grade	4 and 'Urban'.					
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in												
resilience	impermeable surfaces, compared to current levels.												
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources							ithin 100m of a surface waterbody. Developme	nt at the site					
103001003	would be	likely to re		a minor		se in w	ater consumption.	1					
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
Biodiversity							sity value. New development here could reduce	biodiversity value					
&		t the site and reduce local ecological connectivity.											
geodiversity							likely significant effects on the South Pennine N	loors SPA/SAC					
goodivoloky	are triggered and thus cannot be ruled out at this stage.												
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
7 Landscape	National greenfiel	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site would result in the loss of open greenfield and Green Belt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter											
& townscape	the local for poter ruled out	character. tial effects t. This is pa	The si	te is adj this sta	acent to ge a m	o existiı inor ad	opment here would be likely to adversely affecting residential built form, which would help to liming research to the local landscape and townscastite appears to be atop raised ground that is view.	nit the magnitude ape cannot be					
	distance	•	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
8 Cultural	230m no	rth east of		-			3F2, 3F10, EN3, EN4, EN3, EN6, D33 Building 'Jack Fields'. The site is on raised gro						
heritage	hill. Deve		it this s	ite woul	d there	fore be	likely to be viewable from this sensitive heritage						
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d					
9 Air quality	homes w	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.											
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	station, k	Keighley, is	1.4km	north v	vest. Pe	edestria	ow Road which have an hourly service. The near an access could be improved, and the site is acceded the second						
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	Site cou	ld make a	minor p	oositive	contribu	ution to	ı wards satisfying Bradford's housing needs, dep	pending on the
	types an	d tenures	of the h	nousing	provide	ed being	in line with the Local Plan policies. The developed 105 (10 or more homes, or an area of more the	opment would
							able houses to reflect local need.	
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services	to a sho	o, pharmad	cy and	GP surg	gery. To	acces	hat poor, with the offering in Thwaites Brow an s a broader range of services, including supern own Centre is approximately 1.5km to the wes	narkets, residents
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the de	evelopme	ent beir	ng of a s		
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	including	the local	pub, cr	icket clu	ib and o	church.	o cultural and leisure spaces in Thwaites Bow a However, for a more diverse and extensive rai to 2km west into the centre of Keighley.	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a
15 Safe & secure	locations	s where cu	rrently	there ar	e none	, but co	ntroduce new potential victims or targets of crinuld potentially enhance community cohesion a to combat the local risk of crime.	
	mior dado	++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	general Residen outdoor	hospital, A ts at the si	iredale te wou nd com	Generald have nmunity	ıl Hospi good a	tal. ccess to	medical centre, Long Lee Surgery. The site is to a diverse range of semi-natural habitats with which could improve both physical and mental	opportunities for
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education							School, is 700m west of the site. The nearest sub-west of the site.	econdary school,
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur north of	nities in the the site, as n the exter	e centre s well a	es of Kei is slightl	ighley a y furthe	and Bing er afield	o a broad range of high quality and diverse em gley, including the Worth Village Employment 2 towards the regional city in the south-east. Ho ural land could impact on employment opportu	Zone which is 800m wever, it is
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc	creasing th	e dema	and for I	ocal go	ods and	could have a minor beneficial impact on the lod services and enhancing the pool of potential tent to which the loss of agricultural land could	cal economy, such employees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/134A, Long Lee Lane	0.24	Vacant greenfield/ Potentially agricultural.	Greenfield, Green Belt	13 dwellings	Preferred Option: KY36/H

Summary of assessment for KY/134A:

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

A significant adverse effect arises from the band of high surface water flood risk running through the centre of the site, which would be difficult to avoid given the relatively small size of the site.

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

Minor positive effects were predicted for some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and education facilities. Minor adverse effects have been predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. Hog Holes Beck is 25m west of the site, so consideration around protecting water quality would be required.

		Effect on S	SA Object	ive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e					
Buildings	Site is gr	reenfield. S	Site does	not coin	cide with	an MS	A. ALC Grade at the site is a mix of Grade	4 and 'Urban'.					
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	would lik	Site is in FZ1. A band of low, medium and high surface water flood risk runs through the centre of the site which would likely be difficult to avoid given the site's relatively small size. Development could also lead to an increase in impermeable surfaces, compared to current levels.											
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e					
5 Water resources	GSPZ. D	Hog Holes Beck is 25m west of the site. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.											
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
Biodiversity & geodiversity	at the sit	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b											
		-											
7 Landscape & townscape	National greenfiel landscap the local	Parks or A Id and Gre be and tow character otial effects	AONBs. I en Belt la nscape o . The site	However and that, character is adjac	, resident in its cur r. New de ent to ex	tial dev rent co evelopn isting r	scernible effect on any landscape designation elopment at this site would result in the loss andition, likely makes a positive contribution nent here would be likely to adversely affect esidential built form, which would help to limite effect on the local landscape and townscape.	of open towards the local this and to alter hit the magnitude					
O. Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None					
8 Cultural heritage	Develop area.	ment at the	e site wo	uld be ur	nlikely to	have a	discernible effect on a sensitive heritage as	set or historic					
		1	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d					
9 Air quality	homes w	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.											
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	Keighley		north we	st. Site i	s very ac		rice on Cherry Tree Rise. The nearest railwa e for pedestrians and cyclists, although ther						
11 Housing	· ·	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					

		Effect on S	SA Object	ive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	types an meet the	d tenures minimum	of the ho criteria c	using proof	ovided be s HO4 ar	eing in I nd HO5	ds satisfying Bradford's housing needs, deprine with the Local Plan policies. The develo (10 or more homes, or an area of more that houses to reflect local need.	pment would					
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
Accessible services	to a shor		y and G	P surger	y. To acc	cess a b	poor, with the offering in Thwaites Brow and proader range of services, residents may ne						
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	interaction		the deve	elopmen	t being of	f a scal	community, encouraging participation and co e that may put pressure on local services ar						
110 110		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
14 Culture & leisure	including	Residents at the site would have good access to cultural and leisure spaces in Thwaites Bow and Long Lee, including the local pub, cricket club and church. However, for a more diverse and extensive range of cultural and leisure spaces residents may need to travel up to 1.5km north-west into the centre of Keighley.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	locations	s where cu	rrently th	ere are ı	none, but	t could	duce new potential victims or targets of crim potentially enhance community cohesion an combat the local risk of crime.						
	Hioroacc	++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	of a gene Resident outdoor	eral hospit ts at the si	al, Aireda te would nd comm	ale Gene have go nunity en	eral Hosp od acces	ital. ss to a c	lical centre, Long Lee Surgery. The site is 6 diverse range of semi-natural habitats with c h could improve both physical and mental h	pportunities for					
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education		rest primaı < School, is					ool, is 475m north of the site. The nearest se	econdary school,					
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	opportur north of	nities in the the site, as n the exter	centres well as	of Keigh slightly f	nley and I urther afi	Bingley eld tow	oroad range of high quality and diverse emp , including the Worth Village Employment Zo ards the regional city in the south-east. How land could impact on employment opportun	one which is 930m vever, it is					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	as by inc	creasing th	e deman lowever,	d for loc	al goods	and se	ld have a minor beneficial impact on the loc rvices and enhancing the pool of potential et to which the loss of agricultural land could	mployees for					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/136, Former Ingrow Corn Mill	0.13	PDL comprising a track/road and some vegetation/trees	PDL	9 dwellings	Preferred Option (Commitment) KY37/HC

Summary of assessment for KY/136:

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

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of development on a vegetated site that is situated entirely within Natural England's GI corridor.

		Effect or	n SA Objec	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land & Buildings	Site is P	++ DL comp	P rising so	LT me veget	IR	H es Site	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
	Site is PDL comprising some vegetation/trees. Site does not coincide with an MSA. ALC Grade at the site is 'Urban'.											
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience							at a low risk of surface water flund impermeable surfaces, compa					
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	A small, unnamed waterbody is within 60m west of the Site. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.											
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	Site is PDL comprising some vegetation/trees and thus could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity, particularly as the site falls entirely within NE's GI corridor. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.											
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	designat somewh landscap opportur design. I value an the loss	tion, incluat limited be charactities for ellowever, id, based	Iding Nat I scope for ter. Depo enhancin the site on the ri open spa	ional Par or new de ending or g the loca currently sk that thace, a min	ks or AC evelopmenthe cor al character contains is could	NBs. Tent at the dition of the three three severable be lost	discernible effect on any landsc The site is partially PDL. There is his location to alter the local town of the site there could potentially bugh new development of a high al trees that are likely of high vist as a result of new development ect on the local character canno	s therefore vnscape and y be n quality sual amenity t, in addition to				
9 Cultural haritage		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
8 Cultural heritage		ment at t		ould be u	ınlikely to		a discernible effect on a sensiti	ve heritage				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	occupati	on of nev	w homes	would be	expecte	ed to re	on an AQMA or CAZ. The cons sult in a minor increase in air po ed with homes and transport mo	ollution in				
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				

		Effect or	SA Objec	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	Lane. Th	ne neares	st railway	station,	Keighley	, is 2km	ent services, including those al n north east. Pedestrian and bio ted cycle paths in the local are	ycle access of				
	0:1	+	P ·	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	dependir policies. more ho	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would not meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
12 Accessible services		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
12 /1000331510 30111003				ess to a and Ashb			services and amenities within 2	00m of the				
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	commun	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	opportur	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, and places of worship in Ingrow and in the centre of Keighley, which is easily accessible.										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	crime at commun	vacant lo	cations vion and v	where cu wellbeing	rrently th	ere are	oduce new potential victims or to none, but could potentially entural surveillance, and so could	nance				
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Practice. Resident opportur	Residents would be within 200m of the nearest medical centre, Kilmeny Group Medical Practice. Site is 5.5km south-east of a general hospital, Airedale General Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.										
17 Education		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Tr Education							ol, is 170m north-east of the site of the site.	. The nearest				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	employm Zone wh	nent oppo ich is 1.8	ortunities km north	in the ce	ntres of the site,	Keighle as well	broad range of high quality an ey, including the Worth Village I as slightly further afield toward	Employment				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	local eco the pool could lea	onomy, su of potent ad to an i	uch as by ial emplo mproved	increasi oyees for	ng the de local buseness to	emand sinesse	uld have a minor beneficial imp for local goods and services ar s. An improvement in the built a, which could encourage furth	nd enhancing environment				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/138, Worthville Farm,		PDL plot with vacant	_ "		Preferred
Dawson Avenue	0.22	building	Brownfield	10 dwellings	Option: KY38/H

Summary of assessment for KY/138:

As a brownfield site KY/138 could be an efficient use of land, depending on the impacts on the MSA it is within.

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

There could potentially be adverse effects on the nearby Ancient Woodland and LWS. Development at the site could improve the local character and vitality. Residents here would have good access to key services and amenities, as well as jobs, cultural spaces and transport options, with particularly good access to schools.

		Effect on S	SA Object	tive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
		+	Р	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a – 3d		
3 Land & Buildings	being in		ment lov	v risk are	ea' for fo	rmer c				
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a - 4e		
change resilience	Site is in	FZ1 and i	s not at	risk of su	urface w	ater flo	oding.			
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e		
5 Water resources	pose a ri The cons	sk to wate	r quality nd occup	here. pation of	new ho	mes at	st of the site is Hog Holes Beck. Development the site would be expected to result in a minor			
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity & geodiversity	Development at the site could lead to a minor increase in public access (and potentially disturbances) of two areas of nearby Ancient Woodland, which are also LWSs; approximately 560m to the north-east of the site (Park Wood) and also approximately 670m south west of the site (Hainworth Wood). Development at this brownfield site could be an opportunity to enhance the biodiversity value of the site and its role in the wider ecological network's connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.									
7 Landscape		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
& townscape	Develop	ment at K\	′/138 wc	ould be a			enhance the site's contribution towards the	local character.		
8 Cultural		0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
heritage	Develop	ment at K					a discernible impact on any heritage asset or			
9 Air quality	construc	tion and o	ccupatio	n of new	homes	at the	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09 have a discernible impact on and AQMA or C site would be expected to result in a minor incomes associated with homes and transport moves.	crease in air		
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	approxin		m south	of Keigh	nley Rail	lway St	ent services, including those along Park Lan- ation. Pedestrian and cycling access at the s aths.			
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing		could mak					owards satisfying Bradford's housing needs,	including a mix of		
12 Accessible		+	P	LT	IR .	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		
services	Site is w	ithin 600m	of a bro	ad range	e of key	service	s and amenities on offer in the centre of Keig	hley.		
		+	Р	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	commun	ity interact	ion, with	out the	developi	ment be	ts within an existing community, encouraging eing of a scale that may put pressure on local y and place.			
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
14 Culture & leisure	The site offers new residents excellent access to Keighley town centre with its wide and varied cultural and recreational offering.											
		+	P	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure		Development at KY/138 would replace an existing business. Development at the site could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of										
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b				
16 Health	General diverse	Hospital a range of se	pproxima mi-natu	ately 5kr ral habit	m north- ats with	west. T opportu	is within the 8km target distance of a hospital, he site would provide new residents with excernities for outdoor exercise and community end mental health for the residents of these de	ellent access to a gagement				
47 []		++	Р	LT	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education	Site is 7	00m south	of Parky	vood Pri	imary Sc	hool ar	nd 1.5km north-east of Oakbank School.	•				
 [+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	The site would provide residents with excellent access to a broad range of employment opportunities within and											
		+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
The construction and occupation of new homes at the site could have a minor beneficial impact on the economy by increasing the demand for local goods and services and enhancing the pool of potential for local businesses. An improvement in the built environment could lead to an improved attractiveness area, which could encourage further inward investment.								ential employees				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/158, Bradford Road	0.22	PDL, vacant brownfield plot	Brownfield	16 dwellings	Preferred Option: KY39/H

Summary of assessment for KY/158:

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

As a PDL plot it would be an efficient use of land, depending on the potential impacts on the MSA. The site includes TPO woodland and it is unclear how this may be affected by development here. Residents here would have good access to key services and amenities, as well as jobs, cultural spaces, and transport options, with particularly good access to schools.

		Effect on	SA Objec	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+/-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3f
3 Land & Buildings							lld be an efficient use of land, depending	
	impacts	on the sar	nd and g	ravel MS	SA with v	vhich it	coincides. ALC Grade at the site is 'Urb	
4 Climate change resilience		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in	FZ1 and	is not at					T = - = -
F Motor recourses	Cita ia a	-	CCDZ	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e
5 Water resources							ult in a minor increase in water consum adjacent to or within 100m of the site.	ption in relation to
	existing		P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Develop	ment here	•				ance the biodiversity value of the site as	
6 Biodiversity & geodiversity	network TPO wo	it is situate odland tov s.	ed in. Ho vards the	owever, e south o	there are east of th	trees in trees in trees in the site.	ler ecological network, including Natural n the south eastern corner of the site w Development could pose a risk to these ely significant effects on the South Penr	hich are part of important GI
							out at this stage.	
7 L andagana 9		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape		ment at th /nscape ch			field site	would l	be an opportunity to enhance its contrib	
		0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
8 Cultural heritage	Develop area.	ment at K`	Y/158 w	ould be	unlikely 1	o have	a discernible impact on any heritage as	set or historic
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c
9 Air quality	construc	tion and o	ccupatio	on of nev	w homes	at the	have a discernible impact on and AQM, site would be expected to result in a mir on associated with homes and transport	nor increase in air
	policitori	+	P	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	approxin	nately 550 hough the	m north re is a la	east of ck of loc	Keighley cal desig	Railwa	uent services, including those along Parl by Station. Pedestrian and cycling acces cycle paths. SP8, H01, H02, H03, H04, H05, H06,	s at the site is
11 Housing		+	Р	LT	IR	М	HO7, HO8, HO9, HO10	11a
TTTIOUSING		could mak ousing typ						eeds, including a
12 Accessible services		+	Р	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
3C1 VICC3	Site is w	ithin 600m	of a bro	oad rang	je of key	service	es and amenities on offer in the centre o	f Keighley.
		+/-	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	(IMD) wi interaction or could impact of	thout disruon, withou alter the lo	upting co t the devocal sen ity of life	hesiven elopme se of co	ess of e nt being mmunity	xisting of a sca and pla	ithin an existing community in an area of community, encouraging participation at alle that may put pressure on local servicace. Site is adjacent to 6035 which wou as a result of exposure to air pollution at	nd community ces and facilities ld be likely to

		Effect on	SA Objec	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure		offers nev		nts excel	lent acc	ess to k	Keighley town centre with its wide and v	aried cultural and
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	Residen	tial develo	pment a	t the site	would i	ntroduc	e new potential targets and victims of c	rime at a location
15 Safe & secure	where th	ere are cu	irrently r	none, an	d so an i	increas	e in crime at the site cannot be ruled ou	it. However, new
	developr	ment could	d potenti	ally enha	ance cor	nmunity	cohesion and wellbeing, or increase n	atural
	surveilla	nce, and s	o could	help to o	combat t	he loca	I risk of crime.	
		+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	17a - 17c
	The nea	rest GP su	ırgery, N	Iorth Str	eet Surg	ery, is 8	350m west of KY/158. KY/158 is therefore	ore slightly
							The site is within the target distance of	
16 Health							site would provide new residents with go	
							abitats with opportunities for outdoor ex	
					ies, which	ch could	d improve both physical and mental hea	Ith for the
	residents	s of these	develop	ments.	1			
		++	Р	LT	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	18a, 18b
17 Education							300m west of the site. The nearest sec	ondary school,
	The Holy	/ Family C						
		+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment							cess to a broad range of employment op	
To Employmont						uding t	he Worth Village and Hard Ings/Beecho	liffe Employment
	Zones a	nd Busine	ss Deve	lopment				
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
							the site could have a minor beneficial in	
19 Economy							goods and services and enhancing the	
							n the built environment could lead to ar	n improved
	attractive	eness to th	ne area,	which co	ould enc	ourage	further inward investment.	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/159A, The Bungalow, Harden	0.04		0 5110 51	o	Preferred
Road, Long Lee	0.21	Vacant greenfield	Greenfield, Green Belt	6 dwellings	Option: KY40/H

Summary of assessment for KY/159:

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

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

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

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

		Effect on S	SA Object	ive					
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
Buildings	Site is g	reenfield. A	ALC Grad	de at the	site is G	rade 4.	Site coincides with a sandstone MSA.		
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience		FZ1 and in FZ1 and in Each					ding. However, development could lead to	an increase in	
E Motor		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources							n 100m of a surface waterbody. Developm consumption.	ent at the site	
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
Biodiversity & geodiversity	at the sit	te and redu	ice local g proces	ecologic s has ide	al conne entified th	ctivity. nat likel	value. New development here could reduc y significant effects on the South Pennine age.	•	
7							SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designa		
Landscape &	greenfie landscap the local for poter	ld and Gre be and tow character. ntial effects	en Belt la nscape o . The site	and that, character is adjac	in its cur r. New de cent to ex	rent co evelopn isting r	elopment at this site would result in the los ndition, likely makes a positive contribution nent here would be likely to adversely affer esidential built form, which would help to li se effect on the local landscape and towns	towards the local to this and to alter mit the magnitude	
Landscape & townscape	greenfie landscap the local	ld and Gre be and tow character. ntial effects	en Belt la nscape o . The site	and that, character is adjac	in its cur r. New de cent to ex	rent co evelopn isting r	ndition, likely makes a positive contribution nent here would be likely to adversely affer esidential built form, which would help to li	towards the local to this and to alter mit the magnitude	
Landscape	greenfie landscap the local for poter ruled ou	ld and Gre be and tow character. ntial effects t. O	en Belt lanscape of the site o	and that, character is adjac his stage N/A	in its cur r. New de cent to ex e a minor	rent co evelopn isting radvers	ndition, likely makes a positive contribution nent here would be likely to adversely affect esidential built form, which would help to like effect on the local landscape and towns	n towards the local ct this and to alter mit the magnitude cape cannot be	
Landscape & townscape 8 Cultural	greenfie landscap the local for poter ruled ou Develop	ld and Gre be and tow character. ntial effects t. O	en Belt lanscape of the site o	and that, character is adjac his stage N/A	in its cur r. New de cent to ex e a minor	rent co evelopn isting radvers	ndition, likely makes a positive contribution nent here would be likely to adversely affect esidential built form, which would help to like effect on the local landscape and towns SP2, SP10, EN3, EN4, EN5, EN6, DS3	n towards the local ct this and to alter mit the magnitude cape cannot be	
Landscape & townscape 8 Cultural	greenfie landscap the local for poter ruled our Develop area.	Id and Gre be and tow character. htial effects t. O ment at the	en Belt lanscape of The site of The site of The site of The site work pected in the second se	and that, character is adjacent is stage N/A uld be ure LT ve a discooresult is	in its cur r. New de cent to ex e a minor N/A nlikely to IR ernible in in a minor	rent coevelopn isting r advers H have a	ndition, likely makes a positive contribution nent here would be likely to adversely affer esidential built form, which would help to like effect on the local landscape and towns of the local landscape and towns of the local landscape and towns of the local landscape and towns of the local landscape and towns of the local landscape and towns of the local landscape and towns of the local landscape and towns of the local landscape and towns of the local landscape and landscap	None 9a – 9d occupation of new rels due to pollution	
Landscape & townscape 8 Cultural heritage	greenfie landscap the local for poter ruled our Develop area.	Id and Gre be and tow character. htial effects t. O ment at the ment would vould be ex	en Belt lanscape of The site of The site of The site of The site work pected in the second se	and that, character is adjacent is stage N/A uld be ure LT ve a discooresult is	in its cur r. New de cent to ex e a minor N/A nlikely to IR ernible in in a minor	rent coevelopn isting r advers H have a	ndition, likely makes a positive contribution nent here would be likely to adversely affer esidential built form, which would help to like effect on the local landscape and towns of the local landscape and towns of the local landscape and towns of the local landscape and towns of the local landscape and towns of the local landscape and towns of the local landscape and towns of the local landscape and towns of the local landscape and towns of the local landscape and landscap	None 9a – 9d occupation of new rels due to political this and to alter mit the magnitude cape cannot be None 9a – 9d occupation of new rels due to pollution	
Landscape & townscape 8 Cultural heritage	greenfie landscap the local for poter ruled our Develop area. Develop homes v associat Site is w Keighley	Id and Gre be and tow character. Intial effects t. O ment at the would be exed with hor third 400m r, is 1.3km	en Belt lanscape of The site of State work of the sand	and that, character is adjace his stage N/A uld be ure LT transport LT tops on I lest. Pede	in its cur r. New detent to extent t	H have a M npact or increasents.	ndition, likely makes a positive contribution nent here would be likely to adversely affect esidential built form, which would help to like effect on the local landscape and towns a SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage a SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and ase in air pollution in relation to existing lever the specific or specific policy.	n towards the local of this and to alter mit the magnitude cape cannot be None Issset or historic 9a - 9d occupation of new less due to pollution 10a - 10d railway station,	
Landscape & townscape 8 Cultural heritage 9 Air quality	greenfie landscap the local for poter ruled our Develop area. Develop homes v associat Site is w Keighley	Id and Gre be and tow character. htial effects t. O ment at the ment would vould be exed with ho	en Belt lanscape of The site of State work of the sand	and that, character is adjace his stage N/A uld be ure LT transport LT tops on I lest. Pede	in its cur r. New detent to extent t	H have a M npact or increasents.	ndition, likely makes a positive contribution nent here would be likely to adversely affer esidential built form, which would help to like effect on the local landscape and towns a SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage a SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and ase in air pollution in relation to existing levels of the specific policy of the sense	n towards the local of this and to alter mit the magnitude cape cannot be None Issset or historic 9a - 9d occupation of new less due to pollution 10a - 10d railway station,	
Landscape & townscape 8 Cultural heritage 9 Air quality	greenfie landscap the local for poter ruled our Develop area. Develop homes v associat Site is w Keighley designat Site coutypes an meet the	Id and Gree oe and tow character. Intial effects t. Oment at the could be expected with how the could be expected with how the could be expected with how the could be expected with how the could be expected with how the could be expected with the could be expecte	en Belt lanscape of The site of the site wo Personal Pers	e is adjace his stage N/A uld be ur LT ve a disc transport LT tops on I lest. Pede he local a LT sitive cousing prof policie:	in its cur r. New de ent to ex e a minor N/A nlikely to IR ernible in in a minor rt movem IR Long Lee estrian an area. IR ntribution ovided be s HO4 ar	H have a M npact of increase d bicyce H a toward in I ond HO5	ndition, likely makes a positive contribution nent here would be likely to adversely affect esidential built form, which would help to like effect on the local landscape and townsor SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage at SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 In an AQMA or CAZ. The construction and ase in air pollution in relation to existing levels of the site is good, although their SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	None See towards the local of this and to alter mit the magnitude cape cannot be None See to r historic 9a – 9d Occupation of new rels due to pollution 10a – 10d railway station, e is a lack of 11a Deending on the opment would not	

		Effect on	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty		
12	Access t	o a broad	range of	keys ser	vices and	d amen	ities is somewhat poor, with the offering in T	hwaites Brow
Accessible	and Long	g Lee limit	ed to a s	hop, pha	rmacy ar	nd GP s	surgery. Residents would likely need to trave	l up to 1.3km
services	west in c						h as a supermarket, in Keighley town centre	
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	commun	ity interac	ion, with	out the d	evelopm	ent beir	s within an existing community, encouraging ng of a scale that may put pressure on local and place.	
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	including	the local	pub, cric	ket club a	and chur	ch. Hov	tural and leisure spaces in Thwaites Bow ar vever, for a more diverse and extensive rang 6km north-west towards the centre of Keighl	e of cultural and
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	locations	where cu	rrently th	ere are r	none, but	could p	duce new potential victims or targets of crime cotentially enhance community cohesion and combat the local risk of crime.	
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	of a gene Resident outdoor	eral hospit ts at the si	al, Aireda te would nd comm	ale Gene have goo nunity en	ral Hospi od acces	tal. s to a c	ical centre, Long Lee Surgery. The site is 6. diverse range of semi-natural habitats with one had improve both physical and mental had been seen to be some the could improve both physical and mental had been seen to be some the could improve both physical and mental had been seen to be seen to be seen to be some the could be seen to be se	oportunities for
17		+	P	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education		rest prima Outbank S					ool, is 550m north-east of the site. The neare site.	est secondary
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18							proad range of high quality and diverse emp	
Employment							Worth Village Employment Zone which is 9	
	site, as v	vell as slig					ional city of Bradford in the south-east of the	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		reasing th					ld have a minor beneficial impact on the locarvices and enhancing the pool of potential en	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/164A, Ryan Grove	0.37	Agricultural	Greenfield	6 dwellings	Preferred Option (Commitment)KY42/HC

Summary of assessment for KY/164:

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

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. In particular, the site is 10m north of the Braithwaite Conservation Area; development at this open greenfield site would be likely to adversely alter the setting of this sensitive historic area.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3e
Buildings	Site is gr	reenfield. S	Site coir	ncides w	vith a sa	andstor	ne MSA. ALC Grades at the site are 'Urban' and	d Grade 4.
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
change resilience					meable		nd at a low risk of surface water flooding. However, compared to current levels.	, ,
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							vithin 100m of a surface waterbody. Developme	
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	at the sit	e and redu	ice loca g proce	al ecolog ess has not be	gical co identific ruled ou	nnectived that ut at thi	likely significant effects on the South Pennine I s stage.	Moors SPA/SAC
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3 a discernible effect on any landscape designat	7a, 7b
7 Landscape & townscape	townsca characte	pe charact er. The site	er. Nev is adja	v develo	pment existing	here w reside	kes a positive contribution towards the local lar ould be likely to adversely affect this and to alto ntial built form, which would help to limit the ma- se effect on the local landscape and townscape	er the local agnitude for e cannot be ruled
	townsca characte potential out.	pe character. The site effects, bu	er. Nev is adja ut at thi	v develo cent to o s stage LT	ppment existing a mino IR	here was reside advers	ould be likely to adversely affect this and to altential built form, which would help to limit the masse effect on the local landscape and townscape SP2, SP10, EN3, EN4, EN5, EN6, DS3	er the local agnitude for e cannot be ruled
	townsca characte potential out.	pe character. The site effects, but	er. Nev is adja ut at thi P f the Bialter the	v develo cent to o s stage LT raithwait e setting	existing a mino IR te Cons	here w reside radvers M servatio sensiti	ould be likely to adversely affect this and to alterntial built form, which would help to limit the masse effect on the local landscape and townscape SP2, SP10, EN3, EN4, EN5, EN6, DS3 in Area. New development at this open greenfied we historic area.	er the local agnitude for e cannot be ruled 8a, 8b eld site would be
& townscape 8 Cultural	townsca characte potential out. Site is 10 likely to	pe character. The site effects, but the series of the seri	er. Nev is adja ut at thi P f the Bralter the	v develocent to ocent	ppment existing a minor	here way reside radvers Makervation sensition	ould be likely to adversely affect this and to alterntial built form, which would help to limit the masse effect on the local landscape and townscape SP2, SP10, EN3, EN4, EN5, EN6, DS3 on Area. New development at this open greenfied ve historic area. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	er the local agnitude for e cannot be ruled 8a, 8b eld site would be 9a – 9d
& townscape 8 Cultural	characte potential out. Site is 10 likely to 20 Develop homes w	pe character. The site effects, but - 00m north o adversely a ment would	er. Nev is adjaut at thi Pf the Bualter the Pd not ha	v develor cent to or s stage LT raithwait e setting LT ave a district to resure the cent of the cent	ppment existing a minor IR te Cons of this IR scernibult in a r	M servatio sensiti M le impa	ould be likely to adversely affect this and to alterntial built form, which would help to limit the mase effect on the local landscape and townscape and townscape and townscape and townscape and townscape and townscape area. SP2, SP10, EN3, EN4, EN5, EN6, DS3	er the local agnitude for e cannot be ruled 8a, 8b eld site would be 9a – 9d occupation of new
& townscape 8 Cultural heritage	characte potential out. Site is 10 likely to a Develop homes wassociat	pe character. The site effects, but a commonth of adversely a common would be expedited by the common of the commo	er. Nev is adjaut at thi P f the Bralter the P d not have teed mes an P	v develor cent to or s stage LT raithwait e setting LT ave a did to resu d transp	ppment existing a minor IR te Cons of this IR scernibult in a roort mo	here way reside radvers Mervation sensiti Mervation in the impartment of the impartment Here was a sensiti mercent in the impartment of th	ould be likely to adversely affect this and to alterntial built form, which would help to limit the mase effect on the local landscape and townscape and townscape and townscape and townscape and townscape and townscape area. SP2, SP10, EN3, EN4, EN5, EN6, DS3 and Area. New development at this open greenfied we historic area. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 and to an AQMA or CAZ. The construction and increase in air pollution in relation to existing levits. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	er the local agnitude for exannot be ruled 8a, 8b eld site would be 9a – 9d occupation of new els due to pollution 10a – 10d
& townscape 8 Cultural heritage	characte potential out. Site is 10 likely to 2 likely to 3 likely	pe character. The site effects, but a commonth of adversely a common would be expedited with horizontal process.	er. Nev is adjaut at thi P f the Bralter the P d not have pected mes an P of multion, Ke	v develor cent to or s stage LT raithwait e setting LT ave a did to resure d transp LT tiple buseighley,	pment existing a minor	here way reside radvers Mervation sensitii Mele impaninor in vement Here meast.	ould be likely to adversely affect this and to alterntial built form, which would help to limit the mase effect on the local landscape and townscape and townscape and townscape and townscape and townscape and townscape and townscape and townscape area. SP2, SP10, EN3, EN4, EN5, EN6, DS3 In Area. New development at this open greenfie we historic area. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 and ton an AQMA or CAZ. The construction and acrease in air pollution in relation to existing levels. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Equent services, including those along Braithwat Site is very accessible for pedestrians and cyclocal area.	er the local agnitude for e cannot be ruled 8a, 8b eld site would be 9a – 9d occupation of new els due to pollution 10a – 10d ite Road. The
& townscape 8 Cultural heritage 9 Air quality	characte potential out. Site is 10 likely to 3 likely	pe character. The site effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects with the effects, but the effects, but the effects, but the effects, but the effects with the effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects, but the effects with the effects, but the effects with the	er. Nev is adjaut at thi P f the Bralter the P d not have pected mes an P of multion, Keesignat	v develor cent to or s stage LT raithwait e setting LT ave a did to resure d transp LT tiple buseighley, ed cycle	proment existing a minor IR te Const of this IR scernibult in a roort mo IR stops is 2.7kr paths	here way reside radvers Mervation sensitiin Mervation sensitiin Mervation ring with free meast, in the left Here was the sensition of the left Here was the sensition of the left Here was the sensition of the left Here was the sensition of the left Here was the sensition of the left Here was the sensition of the left Here was the sensition of the left Here was the sensition of the left Here was the sensition of the left Here was the sensition of the left Here was the sensition of the left Here was the sensition of the left Here was the sensition of the left Here was the left Here was the sensition of the left Here was the sensition of the left Here was	ould be likely to adversely affect this and to alterntial built form, which would help to limit the mase effect on the local landscape and townscape and tow	er the local agnitude for e cannot be ruled 8a, 8b eld site would be 9a – 9d occupation of new els due to pollution 10a – 10d lite Road. The elists, although
& townscape 8 Cultural heritage 9 Air quality	character potential out. Site is 10 likely to a second se	pe character. The site effects, but a common the common through the co	er. Nev is adjaut at thi P f the Bi alter the P d not have pected mes an P of multion, Keesignat P minor pof the h criteria	v develor cent to o s stage LT raithwait e setting LT ave a did to resu d transp LT tiple buseighley, ed cycle LT consitive on cousing of police	proment existing a minor of this of th	here way reside radvers with a servation sensiti M servation sensiti M le imparation ring vement H with frem east, in the let I t	ould be likely to adversely affect this and to alterntial built form, which would help to limit the mase effect on the local landscape and townscape and see effect on the local landscape and townscape and see effect on the local landscape and townscape and see effect on the local landscape and townscape and see effect on the local landscape and townscape and see effect on the local landscape and townscape and see effect on the local landscape and see effect on the local landscape and see effect on the local landscape and see effect on the local landscape and see effect on the local landscape and see effect on the local landscape and see effect on the local landscape and see effect on the local landscape and see effect on the local landscape and see effect on the local landscape and townscape and see effect on the local landscape and townscape and see effect on the local landscape and townscape and see effect on the local landscape and towns	er the local agnitude for experiment would be ruled 8a, 8b eld site would be 9a – 9d occupation of new els due to pollution 10a – 10d dite Road. The elists, although
& townscape 8 Cultural heritage 9 Air quality 10 Transport	character potential out. Site is 10 likely to a second se	pe character. The site effects, but a common the common through the co	er. Nev is adjaut at thi P f the Bi alter the P d not have pected mes an P of multion, Keesignat P minor pof the h criteria	v develor cent to o s stage LT raithwait e setting LT ave a did to resu d transp LT tiple buseighley, ed cycle LT consitive on cousing of police	proment existing a minor of this of th	here way reside radvers Merevation sensiti Mele impaninor in vement Here meast. in the left Here resident to the desired and here was the sensiti meast.	ould be likely to adversely affect this and to alterntial built form, which would help to limit the mase effect on the local landscape and townscape and townscape and townscape and townscape and townscape and townscape and townscape and townscape and townscape and townscape and townscape and townscape and townscape and area. SP2, SP10, EN3, EN4, EN5, EN6, DS3 In Area. New development at this open greenfie we historic area. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 act on an AQMA or CAZ. The construction and acrease in air pollution in relation to existing levits. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Equent services, including those along Braithward Site is very accessible for pedestrians and cyclocal area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 wards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The developed in line with the Local Plan policies. The developed in line with the Local Plan policies. The developed in line with the Local Plan policies.	er the local agnitude for e cannot be ruled 8a, 8b eld site would be 9a – 9d occupation of new els due to pollution 10a – 10d lite Road. The elists, although 11a pending on the opment would
& townscape 8 Cultural heritage 9 Air quality 10 Transport 11 Housing	character potential out. Site is 10 likely to a second with the second types and meet the specify a second with the specific with the s	pe character. The site effects, but a common the common through the co	er. Nev is adjaut at thi P f the Bralter the P d not have pected mes an P of multion, Keesignate P minor pof the h criteria ch as h P eed to to	v develor cent to o s stage LT raithwait e setting LT ave a dial to resu d transp LT tiple buseighley, ed cycle LT oositive oousing of policousing relations.	proment existing a minor of this of th	here way reside radvers Mervation sensiti Mervation sensiti Mervation in vement Here meast, in the key and here affords 4 and here affords Here was desired.	ould be likely to adversely affect this and to alterntial built form, which would help to limit the mase effect on the local landscape and townscape and see effect on the local landscape and townscape and see effect on the local landscape and townscape and see effect on the local landscape and townscape and see effect on the local landscape and townscape are as a see effect on the local landscape and townscape and see effect on the local landscape and see effect on the local landscape and see effect on the local landscape and see effect on the local landscape and see effect on the local landscape and see effect on the local landscape and see effect on the local landscape and see effect on the local landscape and see effect on the local landscape and see effect local need.	er the local agnitude for e cannot be ruled 8a, 8b eld site would be 9a – 9d occupation of new els due to pollution 10a – 10d elists, although 11a oending on the opment would an 0.5ha), that

	Effect on SA Objective											
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure		ld have go leisure spa		ess to a	range	of cultu	re and leisure opportunities including a church	and numerous				
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	locations	s where cu	rrently	there ar	e none	, but co	ntroduce new potential victims or targets of crimuld potentially enhance community cohesion ar to combat the local risk of crime.					
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	site is 3. Resident countrys	3km south ts at the si ide with op	-east o te woul portun	f a gene ld have lities for	eral hos excelle outdoo	pital, Ai nt acces r exerci	field Group Practice, putting it outside the targe iredale General Hospital. ss to a diverse range of semi-natural habitats the ise and community engagement, which could in the development.	nroughout the local				
17		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education	Site is 58	80m north-	west o	f Merlin	Top Pr	imary S	chool and 1.8km south-west of Holy Family Ca	tholic School.				
18 Employment	opportur Zones w Bradford	nities in the hich are bo I in the sou	centre oth with th-eas	es of Kei nin 2.5kr t of the o	ighley am east district.	and Bing of the s Howevers in ag	SP6, SP14, SP16, EC1, EC2, EC3, EC4 o a broad range of high quality and diverse empley, including the Beechcliffe and Worth Village ite, as well as slightly further afield towards the er, it is uncertain the extent to which the loss of riculture in the local area.	e Employment regional city of agricultural land				
19 Economy	as by ind	creasing th	e dema loweve	and for I	ocal go	ods and	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the loc d services and enhancing the pool of potential e tent to which the loss of agricultural land could	employees for				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/167, Grange		PDL, vacant brownfield			Preferred Option:
Street	0.35	plot	Brownfield	25 dwellings	KY43/H

Summary of assessment for KY/167:

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

As a PDL plot it would be an efficient use of land, depending on the potential impacts on the MSA, and would be an opportunity to achieve biodiversity net gains and improvements to the local character. Residents here would have good access to key services and amenities, as well as jobs, cultural spaces, and transport options, with particularly good access to schools.

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect Beautiful		Duration Reversibility		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		+/-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings							ald be an efficient use of land, depending on	the potential
4 Climate	impacts	on the san	id and gi	ravei ivis	IR	Vnich it	coincides. ALC Grade at the site is 'Urban'. SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	′ 4a – 4e
change	Cito io in	T71 and i	o not ot	riole of o			, , , , , , , , , , , , , , , , , , , ,	14a - 46
resilience	Site is in	FZ1 and i		risk of st				T = -
5 Water	Cita ia a		P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e
resources							ult in a minor increase in water consumption adjacent to or within 100m of the site.	in relation to
_	CAISTING		P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Develop	ment here	could be	an opp			ance the biodiversity value of the site as well	as its contribution
6 Biodiversity		onnectivity	of the lo	cal and	wider ec	ologica	l network, including Natural England's GI ne	twork it is situated
& geodiversity	in.	۸ Canaanin		:	ام منائد ما	مانا معالد	ally aigmificant affacts on the Cavith Danning	Maara CDA/CAC
		ered and t					ely significant effects on the South Pennine	VIOUIS SPA/SAC
7.1	aro trigg	+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	Develop	ment at thi	s vacan	t brownf	ield site	would b	be an opportunity to enhance its contribution	
•	townsca	pe charact						1
8 Cultural	Davidan	0	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3 a discernible impact on any heritage asset of	7a, 7b
heritage	Develop	ment at Ki	7/16/ WC	T IT	INIIKEIY t	o nave M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c
O A:	Develop	ment at the	e site wo				have a discernible impact on and AQMA or	
9 Air quality	construc	ction and o	ccupatio	n of new	homes	at the	site would be expected to result in a minor ir	crease in air
	pollution	in relation	to existi	ing level	s due to	pollutio	on associated with homes and transport mov	rements.
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Bradford	d Road, and	d is appr	oximate	ly 410m	north c	ient services, including those along Lawkhol of Keighley Railway Station. Pedestrian and signated cycle paths.	
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	
11 Housing			•				HO8, HO9, HO10	11a
11 Housing		could mak	e a mino	l or positiv	l /e contri	l bution t	HO8, HO9, HO10 cowards satisfying Bradford's housing needs	
		could mak types as re	e a mino	l or positiv	l /e contri Plan po	bution t licies.	H08, H09, H010 cowards satisfying Bradford's housing needs	, including a mix of
12 Accessible	housing	could mak types as re	e a mino equired l	l or positiv by Local LT	/e contri Plan po IR	bution t licies. M	H08, H09, H010 cowards satisfying Bradford's housing needs SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02	, including a mix of
12 Accessible	housing	could mak types as re + vithin 600m	e a mino equired l P of a bro	l or positiv by Local LT	l /e contri Plan po IR e of key	bution t licies. M service	H08, H09, H010 cowards satisfying Bradford's housing needs SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02 as and amenities on offer in the centre of Kei	including a mix of large
12 Accessible services	Site is w Develop without of without to	could make types as referred the types as re	e a mino equired I P of a bro P d provide cohesive	br positively Local LT and rang LT e high-queness of eing of a	le contri Plan po IR e of key IR uality ho existing scale th	bution t licies. M service H mes wi	H08, H09, H010 cowards satisfying Bradford's housing needs SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02	including a mix of 12a ghley. 13a h deprivation (IMD) hity interaction,
11 Housing 12 Accessible services 13 Social cohesion 14 Culture &	Site is w Develop without of without to local ser	could mak types as re + vithin 600m ++ ment woul disrupting of the develop se of com +	e a mino equired I P of a bro P d provide cohesive oment be munity a	br positively Local LT and rang LT e high-queness of a sing of a sing of a sing LT LT	/e contri Plan po IR e of key IR uality ho existing scale the	bution t licies. M service H mes wi commu at may	H08, H09, H010 cowards satisfying Bradford's housing needs SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02 es and amenities on offer in the centre of Kei SP2, SP6, SP9, DS1, DS5, C01, C02, H04 thin an existing community in an area of hig unity, encouraging participation and community put pressure on local services and facilities SP9, SP10, SP15, C01, EC4, TR4, EN6, DS2, DS3, DS4	including a mix of 2 12a ghley. 13a h deprivation (IMD) hity interaction, or could alter the
12 Accessible services 13 Social cohesion	Site is w Develop without of without to local ser The site	could mak types as re + vithin 600m ++ ment woul disrupting of the develop se of com +	e a mino equired I P of a bro P d provide cohesive oment be munity a P	br positively Local LT and rang LT e high-queness of a sing of a sing of a sing blace LT	/e contri Plan po IR e of key IR uality ho existing scale the	bution t licies. M service H mes wi commu at may	H08, H09, H010 cowards satisfying Bradford's housing needs SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02 es and amenities on offer in the centre of Kei SP2, SP6, SP9, DS1, DS5, C01, C02, H04 ethin an existing community in an area of hig unity, encouraging participation and community put pressure on local services and facilities SP9, SP10, SP15, C01, EC4, TR4, EN6, DS2,	including a mix of 2 12a ghley. 13a h deprivation (IMD) hity interaction, or could alter the

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Duration Reversibility Mittigating or enhancing Local Plan policies		Mitigation code(s)	
15 Safe & secure	there are	currently	none, an	nd so an commun	increas	e in crii	e new potential targets and victims of crime me at the site cannot be ruled out. However d wellbeing, or increase natural surveillance	, new development
16 Health	with Aire countrys	edale Gene ide and a nent oppor	eral Hosp diverse r	oital 5.5k ange of	m north semi-na	-west itural ha	SP6, SP14, SP16, EC1, EC2, EC3, EC4 525m west. The site is within the target dista The site would provide new residents with g abitats with opportunities for outdoor exercis oth physical and mental health for the reside	ood access to the se and community
17 Education	The nea	++	•			•	SP6, SP14, SP16, EC3, DS5, CO2 175m north of the site. The nearest second site.	18a, 18b lary school, The
18 Employment	The site adjacent	+ would pro	P vide resi ey Town	LT dents wi Centre,	IR ith excel	M lent acc	SP6, SP14, SP16, EC1, EC2, EC3, EC4 cess to a broad range of employment oppor /orth Village and Hard Ings Beechcliffe Emp	
19 Economy	economy for local	y by increa	sing the	demand proveme	d for loca ent in the	al good: e built e	SP6, SP14, SP16, EC1, EC2, EC3, EC4 the site could have a minor beneficial impa s and services and enhancing the pool of po- nvironment could lead to an improved attra- ment.	otential employees

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/172, Parson Street, Keighley	0.49	PDL comprised of industrial	Brownfield	35 dwellings (based on	Preferred Option: KY44/H
Keignley		buildings		45dph)	K144/11

Summary of assessment for:

The site could deliver major positive effects for residents on both the health and transport SA Objectives as a result of being within the target distances for all necessary health facilities, as well as bus stops and a railway station.

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

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

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

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

		Effect on	SA Objecti	ive				
SA Objective	Baseline trend Score of effect	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+/-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3f
3 Land & Buildings	structure	s or cons	truction m	naterials. Al	_C Grade a	at the site	present opportunities for reusing on the control of	sand and
4 Climate change resilience		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is in	FZ1 and		isk of surfa	ce water fl	ooding.		
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							m of a surface waterbody. Develo	pment at the
	site wou	ld be likel	y to result	in a minor	increase ir	n water c	consumption.	T
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	condition such as The HRA	n. New de through th A Screeni	velopmen ne introdu ng proces	nt here wou ction of GI	ld be a goo elements. ified that li	od oppor kely sign	at it is of limited biodiversity value tunity to deliver biodiversity net go dificant effects on the South Pennins stage.	ain at the site
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a
7 Landscape & townscape	limited s developr on the lo ensuring	cope for r ment at th cal towns that the i	new devel le site wou scape cha new devel	opment to a uld be an o racter, such lopment is	alter the loopportunity as by income as by income of a high q	cal chara to ensure orporatin uality de:	ar to be in commercial use. There acter, and it is considered to be like that this location has a more poing GI elements of high visual ame sign (as required by various Locantation of development.	tely that new sitive influence nity value or by
		ı	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
8 Cultural heritage	north of	the site. D	Developme	ent at this s	ite could ir	npact up	Park, Hard Ings Road, is approxing on the setting of this heritage asselled to be minimal.	
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	of new h	omes wo	uld be exp ssociated	pected to re with homes	sult in a mand	inor incre port mov	AQMA or CAZ. The construction a ease in air pollution in relation to vements. However, it is unclear ho npare to the occupation of new ho	existing levels ow current
10 Transport		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

		Effect on	SA Objecti	ve				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	Road. TI	ne neares	t railway s	station, Kei	ghley, is 48	0m sout	vices, including those along the A th. Pedestrian and bicycle access n the local area.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	the types would m	s and tend eet the m	ures of the inimum cr	housing priteria of po	rovided be licies HO4	ing in line and HO	isfying Bradford's housing needs, e with the Local Plan policies. Th 5 (10 or more homes, or an area irdable houses to reflect local nee	e development of more than
12 Accessible services	Th	+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
	The nea	rest area	P P	LT	IR	n the cer H	htre of Keighley. SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	deprivati commun	on (IMD) lity interac	without di	srupting co	hesivenes elopment b	s of exist being of a	existing community in an area of ting community, encouraging part a scale that may put pressure on	icipation and
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	being on	ly 600m r	north-east	of the very	centre of	Keighley	rerse range of culture and leisure , including pubs, restaurants, plac sure Centre, Keighley.	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	crime at site canr	a location not be rule	n where the	ere are cur wever, nev	rently no re developm	esidentia nent coul	roduce new potential targets and all receptors, and so an increase in depotentially enhance community nelp to combat the local risk of cri	n crime at the cohesion and
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	south-ea Resident outdoor	st of a ge ts at the s exercise,	neral hos ite would such as a	pital, Aireda have acces t Victoria P	ale Genera ss to a dive ark, as we	ll Hospita erse rang Il as beir	entre, North Street Surgery. The sal. ge of semi-natural habitats with oping within 250m of The Leisure Ce alth for the residents of the develo	oportunities for ntre, Keighley,
17 Education		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2 122m north of the site. The near	17a – 17c
17 Eddcallon							west of the site.	- Secondary
	The site	+/-	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	employn Employn regional	nent oppo nent Zone city of Br	rtunities ir es both of adford in t	n the centre which are which are when the south-e	es of Keigh within 250r ast of the o	ley, inclund of the selistrict. H	a broad range of high quality and uding the Beechcliffe and Worth \site, as well as slightly further afice lowever, it is uncertain the extent tunities at this location.	/illage eld towards the
	23.30.10	+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	location. on the lo pool of p an impro	However cal econd otential e	the cons my, such mployees	truction an as by incre for local bu	d occupation description descr	on of nev demand An impro	would reduce employment oppow homes could have a minor benefor local goods and services and ovement in the built environment urage further inward investment to	eficial impact enhancing the could lead to

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/175, Former Mortuary,					Preferred Option
Skipton Road	0.15	Vacant plot	Greenfield	5 dwellings	(Commitment) KY45/HC

Summary of assessment for KY/175:

A major adverse effect has been predicted for the cultural heritage SA objective due to the eastern perimeter of the site being adjacent to Utley Cemetery, a Grade II Registered Park/Garden. Development at this open vacant plot would be likely to alter the setting of this highly sensitive heritage asset/historic area.

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

As a greenfield site adjoining deciduous woodland priority habitat, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives.

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

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3e
Buildings	Site app	ears to be	greenf	ield. AL0			site is 'Urban'. Site does not coincide with an N	ISA.
4 Climate	1.	+	Р	LT	İR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change	Site is in	FZ1 and i	s not a	t risk of	surface	water	flooding. However, development could lead to	an increase in
resilience		eable surfa						
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site doe	s not coinc	ide wit	h a GSF	Z and	is not w	vithin 100m of a surface waterbody. Developme	ent at the site
resources	would be	e likely to re	esult in	a mino	r increa	se in w	ater consumption.	
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	at the sit priority h zones. The HRA	te and redunabitat, whi	uce loca ch cou g proce	al ecolog ld be ad ess has	gical co versely identifie	nnective affected	sity value. New development here could reduce rity. Eastern perimeter of the site adjoins decided by development at the site such as through it likely significant effects on the South Pennine Newstage.	nous woodland mpacts on root
	are myy	-	p	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National greenfie townsca characte potential out. This	Parks or A ld that, in it pe charact er. The site I effects, bu	AONBs ts curre er. Nev is adja ut at thi potentia	. Howevent cond w develonated to is stage al effects	er, resi ition, lik opment existing a mino so on the	dential kely ma here w reside radvers setting	a discernible effect on any landscape designat development at this site would result in the loss kes a positive contribution towards the local lar ould be likely to adversely affect this and to alternial built form, which would help to limit the mase effect on the local landscape and townscape and character of Utley Cemetery, a Grade II Femeter.	s of open adscape and er the local agnitude for e cannot be ruled
0.0.11			Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage							/ Cemetery, a Grade II Registered Park/Garder setting of this highly sensitive heritage asset/hi	
		-	Р	LT	İR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes v		xpected	d to resu	ılt in a r	ninor in	act on an AQMA or CAZ. The construction and acrease in air pollution in relation to existing lever	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Keighley	ithin 400m v, is 1.8km ted cycle p	south 6	east. Sit	e is ver	on the y acces	B6265 which have frequent services. The near ssible for pedestrians and cyclists, although the	est railway station re is a lack of
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures minimum	of the h criteria	nousing a of polic	provide ies HO	ed being 4 and h	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develo HO5 (10 or more homes, or an area of more tha able houses to reflect local need.	opment would

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
12		ı	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services		ts would ne		travel up	to 1.6l	km sout	th-east towards the centre of Keighley to acces	s a range of local
	•	+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the de	velopme	ent beir	ng of a s	ng community, encouraging participation and conscient that may put pressure on local services and conscient.	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							culture and leisure opportunities in highly acces Rugby Union Football Club.	sible locations in
15 Safe & secure	location new dev	where ther	e are c could p	urrently otentiall	none, a y enhar	and so	SP1, SP3, SP4, SP16, H09, DS5, C02 would introduce new potential targets and viction an increase in crime at the site cannot be ruled inmunity cohesion and wellbeing, or increase name.	out. However,
	and 30 c	+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	The site Resident outdoor	is 3.6km sets at the sit	outh-eate woul nd com	ast of a g d have g munity	general good ad	hospita	ery, North Street Surgery, putting it outside the al, Airedale General Hospital. a diverse range of semi-natural habitats with on the could improve both physical and mental habitats.	opportunities for
17 Education	School, a	are 1.4km	to the s	south ea	st, 1.3k	m to th	SP6, SP14, SP16, EC3, DS5, CO2 y School, St Anne's Catholic Primary School ar e south and 1.3km to the south of the site resp emy Keighley, is 290m south-east of the site.	
18 Employment	Site wou	+ Id provide nities in the	P resider centre	LT nts with of Keig	IR good a hley, in	H ccess to cluding	SP6, SP14, SP16, EC1, EC2, EC3, EC4 be a broad range of high quality and diverse employment Zone approximately 2 regional city of Bradford in the south-east of the	250m east of the
19 Economy	The cons	+ struction ar creasing the	P nd occi	LT upation	IR of new	H homes	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the locd services and enhancing the pool of potential e	19a, 19b cal economy, such

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/182, Land at Woodville Road	0.22	Vacant plot	Greenfield	7 dwellings	Preferred Option: KY46/H

Summary of assessment for KY/182:

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

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

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. The site is entirely within the Devonshire Park and Cliffe Castle Conservation Area, and so development at the site could potentially result in a minor adverse effect on the character and setting of this sensitive historic area.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings		ears to be with an M					ly be PDL that has been reclaimed by nature. Surban'.	Site does not
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience							a low risk of surface water flooding. However, mpared to current levels.	development could
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							rithin 100m of a surface waterbody. Developme ater consumption.	ent at the site
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	at the sit	e and redu	uce loca g proce	al ecolog ess has	gical co identifie	nnectived that	likely significant effects on the South Pennine I	·
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	greenfiel townsca characte	ld that, in it pe charact er. The site	ts curre er. Nev is adja	ent cond v develo cent to	ition, lik pment existing	cely mal here we reside	development at this site would result in the loss kes a positive contribution towards the local lar ould be likely to adversely affect this and to alto ntial built form, which would help to limit the ma se effect on the local landscape and townscape	ndscape and er the local agnitude for
8 Cultural		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
heritage							liffe Castle Conservation Area. Development a fect on the character and setting of this sensition	
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes w		xpected	d to resu	ılt in a r	ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing leves.	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	railway s		ighley,	is 1km s	outh ea	asy. Site		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an	d tenures	of the h	nousing	provide	d being	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develo HO5 (10 or more homes, or an area of more tha	opment would not
							able houses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	an o.sna), that

		Effect on S	SA Obje	ctive						
SA Objective	Seversibility Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
12 Accessible services	Lat the cite in Keighley Lawn Centre ac well ac 600m couth at the cite along Relarave Road									
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	interaction		the de	velopme	ent beir	ng of a s	ng community, encouraging participation and c scale that may put pressure on local services a ace.			
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure		ts at the si					o a diverse range of culture and leisure opportuing a diverse range of culture and leisure and lei	nities including		
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	so an inc	rease in c	rime at on and	the site wellbein	canno ig, or in	t be rule crease	would introduce new potential targets and victied out. However, new development could poten natural surveillance, and so could help to compare SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1,	ntially enhance bat the local risk of		
		++	Р	LT	IR	Н	CO2, CO3, DS1, DS5	16a, 16b		
16 Health	east of a Residen Devonsh	general h ts at the si iire Park, v	ospital, te woul vith opp	, Airedal ld have ; portuniti	e Gene good ac es for o	eral Hos ccess to outdoor	o a diverse range of semi-natural habitats, inclue exercise and community engagement, which cone development.	ding the nearby		
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
17 Education	Primary		0m so	uth-east			y School, 470m south west of the site, and St A e nearest secondary school The Holy Family C			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	opportur	ities in the	centre	of Keig	hley, in	cluding	ss to a broad range of high quality and diverse the Beechcliffe Employment Zone which is 60 the regional city in the south-east.			
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy		reasing th					could have a minor beneficial impact on the lood services and enhancing the pool of potential of			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/183, Former Site of		PDL plot			
Sandbeds Methodist	0.16	with trees	Brownfield	8 dwellings	Preferred Option: KY47/H
Church, Swine Lane		and scrub		_	K14//n

Summary of assessment for KY/183:

Development at this site would be unlikely to result in a significant positive effect on any SA Objective.

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

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site, particularly as the site falls entirely within NE's GI corridor.

		Effect on	SA Objecti	ve					
SA Objective	Baseline trend	Score of effect			Reversibility	Certainty	Mitigating or enhancing Local Plan policies		Mitigation code(s)
3 Land & Buildings	+/-	Р	LT	IR			SP9, HO2, TR5		o, 3c, 3d, 3e
	Site is de could incl			cides with	a sands	tone MS	A. ALC Grade at the s		Grade 3, which
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, E	EN7	4a – 4e
resilience							k of surface water flo- urfaces, compared to	curre	
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, E		5a – 5e
5 Water resources		ts closest	point. Dev				nately 45m west of the be likely to result in a		
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	,	6a – 6f
6 Biodiversity & geodiversity	condition. ecologica	New developments Screening	elopment vity, partic g process	here coule ularly as t has ident	d reduce the site fa ified that	biodivers alls entire likely sig		nd red idor. Sout	duce local
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, E DS2, DS3		7a, 7b
7 Landscape & townscape	including loss of op and it wou site is adj	National F en greenfo uld therefo acent to e	Parks or A ield that core be like xisting res	ONBs. Ho ontains G ly to adve sidential b	owever, r I elemen rsely alte uilt form,	esidentia ts of pote er the loca which wo	nible effect on any lan I development at this entially high visual amount townscape and landould help to limit the notal landscape and townscape and townscape and townscape and townscape and townscape.	site w enity, dscap nagni	rould result in the including trees, e character. The tude for potential
		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3		None
8 Cultural heritage	historic ar	ea. The since of exis	ite is 40m sting built	south-we form and	st of the screenin	Leeds Liv	ernible effect on a ser verpool Canal Conser tion between the site	rvatio	n Area but, due to
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, 1 EN8, EN9, DS4, HO9		9a – 9d
9 Air quality	occupatio	n of new h	nomes wo	uld be ex	pected to	result in	AQMA or CAZ. The case in a minor increase in a minor transport movemen	air pol	
10 Transport	J. J. J. J. J. J. J. J. J. J. J. J. J. J	+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, T TR2, TR3, TR4, TR5, TR	R1,	10a – 10d

		Effect on	SA Objecti	ve							
SA Objective	Baseline trend	Score of effect	Permanenc e	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
	Site is within 150m of bus stops on Bradford Road which have frequent services. The nearest railway station, Keighley, is 2.4km west. Site is very accessible for pedestrians and cyclists. The Leeds and Liverpool Canal towpath is approximately 80m north east of the site and can be accessed via Swine Lane. It forms part of the National Cycle Network (Route 69). There are also some on-road cycle paths along the B6265 Bradford Road to the south of the site.										
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	on the typ	es and ter ent would ore than 0	nures of the meet the	ne housing minimum	g provided criteria of	d being in policies	tisfying Bradford's housing n line with the Local Plan s HO4 and HO5 (10 or mo ousing mix and affordable	policies. The re homes, or an			
		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
12 Accessible services	Residents Bradford		ve excelle	ent access	to a broa	d range	of services and amenities	s along adjacent			
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	communit	y interacti	on, withou	it the deve	elopment	being of	nunity, encouraging partici a scale that may put pres mmunity and place.				
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure	pubs, res	aurants a	nd places	of worship	o along a	djacent E	of culture and leisure opp Bradford Road and in the o edale Cricket Club and Ea	centre of Keighley,			
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	crime at a ruled out.	location v However,	vhere the new deve	re are curr elopment o	ently non could pote	e, and s entially e	troduce new potential targ o an increase in crime at t enhance community cohes nbat the local risk of crime	he site cannot be ion and wellbeing,			
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	distance. Residents	The site is would ha xercise an	7.1km so ve good a d commu	outh-east of access to a nity engage	of a gener a diverse	al hospi range of	esflatts Surgery, putting it of tal, Airedale General Hosp semi-natural habitats with ald improve both physical	oital. n opportunities for			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education	nearest s	econdary s	schools, E	Singley Gra	ammar So	chool is	hool, is 750m north-east o 2.2km to the south east of ighley, are 3.5km west.				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	employme which is 8	ent opporti 20m south	unities in t n-west of t	the centre the site, a	of Keighles well as	ey, inclu slightly f	d range of high quality and ding the Worth Village Enurther afield in Crossflatts Bradford in the south-eas	nployment Zone, (approximately			
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	economy,		y increas	ing the de	mand for		ve a minor beneficial impa ods and services and enh				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM31, Beechcliffe	9.54	Vacant open space	Greenfield	Employment	Preferred Option: (KY49/E

Summary of assessment for EM31:

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

A major adverse effect arises for the climate change resilience SA Objective due to 40% of the site falling within Flood Zone 3 and a limited area at high risk of surface water flooding. More detailed flood risk assessments would likely be required for the site, and careful consideration given to the layout of the development.

The large waterbody present within the site boundary and an unnamed stream running adjacent to the eastern perimeter lead to an additional significant adverse effect being predicted on the water resources SA Objective and land and buildings SA Objective. The construction and occupation of the site could pose a risk to water quality here.

A third major adverse effect is due to the site's location 25m east of the Utley Cemetery Registered Park/Garden, within which is a Grade II Listed Building. The site is also in proximity to two Conservation Areas. Development at this large greenfield site could potentially result in an adverse alteration to the setting of this highly sensitive historic area and nearby heritage assets. Minor positive effects were predicted for other socio-economic themed SA Objectives due to the additional benefits of a new employment site, such as the potential for increasing the local offering of services and amenities and opportunities to learn new skills.

Minor adverse effects were predicted for the remaining natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site which contains an LWS.

SA Objective		Effect on SA Objective										
		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
Buildings		Site is greenfield. Site coincides with a sand and gravel MSA. ALC Grade at the site is a mix of 'Urban' and Grade 3, which could include BMV soils.										
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	and a fe	Approximately 40% of the Site falls within FZ3. The Site has multiple areas at low risk of surface water flooding and a few very limited areas at medium and high risk. However, development could lead to an increase in impermeable surfaces, compared to current levels.										
	,		P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	There is a large waterbody present within the site boundary and an unnamed stream that runs adjacent to the eastern perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.											
	0::	-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Beechcliffe Ings LWS is within the site, as are several areas of deciduous woodland priority habitat. New development at the site would be likely to adversely affect the LWS and woodland, such as through a direct loss of trees or impacts on root zones. The site falls within the Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Depending on the scale and type of employment development here, consultation with Natural England may be required as part of any planning application in order to ensure no adverse effects on the SAC/SPA/SSSI.											
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, new development at this site would result in the loss of a large and open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.											
			Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	Develop Devonsh	25m west of the site is the Utley Cemetery Registered Park/Garden, within which is a Grade II Listed Building. Development at this large greenfield site could adversely alter the setting of this sensitive historic area. The Devonshire Park and Cliffe Castle Conservation Area is 150m west of the site. The Lower Utley Conservation Area is 175m north-west of the site.										
9 Air quality		-	P	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				

		Effect on S	SA Objecti	ve							
SA Objective	Baseline trend	Score of effect Score of effect Barbara D Certainty Mitigating or enhancing Local Plan policies		Mitigating or enhancing Local Plan policies	Mitigation code(s)						
	Development would not have a discernible impact on an AQMA or CAZ. Development at this site would be likely										
	to increase air pollution at the site in relation to existing levels due to the construction and occupation of new										
	business	siness premises and the transport movements and pollution associated with these businesses.									
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	railway s	station, Kei	ghley, is	1.4km s	outh east	t. The N	nt services, including those along Skipton R National Cycle Route (NCN Route 696) runs east to the railway line in the west.				
	HOIII tilo						SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	N			
11 Housing		0	n/a	n/a	n/a	Н	HO8, HO9, HO10	None			
	Site is al	located for	employı	ment and	therefor	e will n	ot provide a contribution towards Bradford's	housing needs.			
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
services	The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.										
13 Social		0	n/a	n/a	n/a	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	None			
cohesion	This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.										
	uses, an	a wnere it	would be	unlikely	to adve	rsely ar	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,				
14 Culture &		0	n/a	n/a	n/a	Н	DS3, DS4	None			
leisure		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities									
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.										
4011		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None			
16 Health	Site is properties	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA									
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education	Site wou						skills learning opportunities for local people				
18		++	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment	The prop						loyment opportunities in Keighley.	40- 40-			
	The prov	++	P	LT would d	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	Zone, th	The proposed development would deliver 1ha+ of new employment space, within the Beechcliffe Employment Zone, that could contribute towards the long term success of Bradford's economy. Due to the site's location, the									
	proposed development could also provide a significant boost to the vitality of Keighley centre.										

Site reference and Name	e and Name Size Existing (ha) uses		Brownfield/greenfield split	Potential development	Status
EM32, Bradford Road	1.49	Agricultural	Greenfield	Employment	Discounted

Summary of assessment for EM32:

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

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

Minor adverse effects have been predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Additionally, the site falls within an Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI.

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings	Site is greenfield. Site coincides with a sand and gravel MSA. ALC Grade at the site is Grade 3, which could include BMV soils.										
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	The site falls within FZ1, but immediately borders FZ3. A small area in the north west of the site is at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.										
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							roximately 40m north-east of the River Aire ult in a minor increase in water consumption	l.			
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity	at the sit	e and redu	ice local	ecologic	al conne	ctivity.	value. New development here could reduce uth Pennine Moors SAC/SPA/SSSI.	biodiversity value			
geodiversity	THE SILE	-	Р	IT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, new development at this site would result in the loss of open greenfield that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.										
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Development at the site would be unlikely to have a discernible effect on a sensitive heritage asset or historic area.										
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new business premises and the transport movements and pollution associated with these businesses.										
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	station, 0	Site is within 400m of multiple bus stops on Keighley Road which have frequent services. The nearest railway station, Crossflatts, is 950m south east. Site is accessible for pedestrians and cyclists, with designated cycle paths in the immediate vicinity.									
11 Housing		0	n/a	n/a	n/a	П	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None			
	Site is al	located for	r employ	ment and	therefor	e will n	ot provide a contribution towards Bradford's	housing needs.			
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
services		ision of ne and amen		yment d	evelopme	ent her	e could potentially help to enhance the local	offering of key			

SA Objective		Effect on SA Objective									
	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
13 Social		0	n/a	n/a	n/a	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	None			
cohesion	This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.										
14 Culture & leisure		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None			
	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities										
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.										
401144		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None			
16 Health	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.										
17	-	+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education	Site wou		new em				skills learning opportunities for local people				
18 Employment							SP6, SP14, SP16, EC1, EC2, EC3, EC4 Illoyment opportunities in Keighley. It is unce mployment opportunities in agriculture in the				
		++	Р	LT	IR .	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	term suc significa	cess of Br	adford's the vital	economy	y. Due to ssflatts.	the site	ew employment space that would contribute e's location, the proposed development couler, it is uncertain the extent to which the loss	d also provide a			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/009, Black Hill Lane	8.04	Agricultural with buildings	Greenfield, Green Belt	211 dwellings	Alternative

Summary of assessment for KY/009:

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

Minor positive effects were predicted for some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health facilities. No major adverse effects have been predicted for the site, but minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site with an adjacent strip of TPO trees.

		Effect on	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings	Existing	buildings v s, however	within the	site bou	indary co	uld prov	ural purposes. The site overlaps with Daisy ide opportunities for reusing structures or or dings will be re used at this stage. Site coin	construction
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	water flo	oding. The	ese areas	s are exp	ected to	be avoid	nedium risk and a small area of land at low ded, however, with careful development pla ble surfaces, compared to current levels.	
[\\/ator		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							100m of a surface waterbody. Developmer consumption.	nt at the site
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	at the sit of TPO t	te and redurees. Addi	uce local tionally, a	ecologic a section	al conne of the so	ctivity. A outhern b	alue. New development here could reduce section of the northern boundary of the sit boundary of the site adjoins TPO woodland te such as through impacts on tree root zo	e adjoins a strip . These features
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National greenfiel landscap	Parks or A	AONBs. I en Belt la inscape d idscape d	However, and that, character character	, residen in its cur r. New de r.	tial deve rent con evelopme	cernible effect on any landscape designation lopment at this site would result in the loss dition, likely makes a positive contribution ent here would therefore be likely to alter the	of open dowards the local de local
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop area.	ment at the	e site wo	uld be ur	nlikely to	have a d	discernible effect on a sensitive heritage as	set or historic
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes v		xpected t	to result i	in a mino	r increas	an AQMA or CAZ. The construction and o se in air pollution in relation to existing leve	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Blackhill	Lane. The provemen	e nearest	railway	station, k	(eighley,	ent service, including that along Braithwaite is 2.2km east. Pedestrian access of the significant there is a general lack of designated control.	te would require
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures minimum	of the ho criteria o	using pro of policies	ovided be s HO4 ar	eing in Iir nd HO5 (s satisfying Bradford's housing needs, dependence with the Local Plan policies. The develong 10 or more homes, or an area of more that nouses to reflect local need.	pment would

	Effect on SA Objective							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigation	
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services	Residents would need to travel up to 1.3km south-east into the centre of Keighley to access a range of local shops and services.							
		++	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	without o	disrupting of	cohesive oment be	ness of e	existing c scale tha	ommuni	n an existing community in an area of high ty, encouraging participation and communit ut pressure on local services and facilities o	y interaction,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							nd leisure opportunities including a church and Cliffe Castle Park).	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are cu could pot	rrently no entially e	one, and enhance	so an in commur	d introduce new potential targets and victim crease in crime at the site cannot be ruled hity cohesion and wellbeing, or increase nat	out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	outside t Residen countrys	the target of ts at the si ide with op	distance. te would oportuniti	The site have executed the site of the sit	is 3.3km cellent ac itdoor ex	south-eccess to ercise ar	th Street Surgery and Farfield Group Practice east of a general hospital, Airedale General a diverse range of semi-natural habitats the nd community engagement, which could im evelopment.	Hospital. oughout the local
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education							ool, is 350m south of the site. The nearest st t of the site.	secondary school,
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur Zones w south-ea	nities in the hich are b	e centres oth withir er, it is u riculture	of Keigh 2km ea ncertain	ley and E st of the the exter al area.	Bingley, site, as on to which	road range of high quality and diverse emplincluding the Beechcliffe and Worth Village well as slightly further afield towards the reach the loss of agricultural land could impact	Employment gional city in the on employment
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by ind	creasing th	ie demar However,	d for loc	al goods	and serv	d have a minor beneficial impact on the local vices and enhancing the pool of potential ento which the loss of agricultural land could in	mployees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/021, Wheathead Lane	5.14	Agricultural with buildings	Greenfield, Green Belt	135 dwellings	Alternative

Summary of assessment for KY/021:

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

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health facilities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

		Effect on S	SA Object	ive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e		
3 Land & Buildings	Site is greenfield. Site coincides with a sandstone MSA. Existing buildings within the site boundary could provide opportunities for reusing structures or construction materials, however, is it unclear whether existing buildings will be re used at this stage.									
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
resilience				imperm	eable sui	faces, c	a low risk of surface water flooding. Howe ompared to current levels	_		
5 Water	A amall		P	LT	IR Iv is adia	M	SP9, EN1, EN2, EN7, EN9 ne Site's western perimeter. Development	5a – 5e		
resources	risk to w	ater quality	. Site is	not withi	n a GSP	Z. Devel	opment at the site would be expected to re ion to existing levels.			
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
Biodiversity & geodiversity		of the site.					alue. There are no TPO tree of TPO woodl ce biodiversity value at the site and reduce			
9000		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
	landscape and townscape character. New development here would be likely to adversely affect this and to a the local character. The site is adjacent to existing residential built form, which would help to limit the magnifor potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be									
&	greenfiel landscap the local for poter	ld and Gre be and tow character ntial effects	AONBs. I en Belt la nscape of The site	However, and that, character is adjace	, resident in its cur r. New de cent to ex	tial deve rent con evelopme isting re	lopment at this site would result in the loss dition, likely makes a positive contribution ent here would be likely to adversely affect sidential built form, which would help to lim	of open towards the local this and to alter it the magnitude		
Landscape & townscape	greenfiel landscap the local for poter ruled out	ld and Gre be and tow character ntial effects t. O	AONBs. I en Belt la rnscape o . The site s, but at t	However, and that, character is adjace his stage	, resident in its cur r. New de cent to ex e a minor	tial deve rent con evelopme isting re adverse	lopment at this site would result in the loss dition, likely makes a positive contribution ent here would be likely to adversely affect sidential built form, which would help to lime effect on the local landscape and townsca	of open towards the local this and to alter it the magnitude ape cannot be		
Landscape	greenfiel landscap the local for poter ruled out	ld and Gre be and tow character ntial effects t. O	AONBs. I en Belt la rnscape o . The site s, but at t	However, and that, character is adjace his stage	, resident in its cur r. New de cent to ex e a minor	tial deve rent con evelopme isting re adverse	lopment at this site would result in the loss dition, likely makes a positive contribution ent here would be likely to adversely affect sidential built form, which would help to lime effect on the local landscape and townscated SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage as	of open towards the local this and to alter it the magnitude ape cannot be		
Landscape & townscape 8 Cultural heritage	greenfiel landscap the local for poter ruled our Develop area.	ld and Gre be and tow character htial effects t. O ment at the	AONBs. I en Belt Ia rnscape of The site s, but at t N/A e site wo	However and that, character is adjacents stage N/A uld be ur	, residentin its curr. New desent to exe a minor N/A nlikely to	tial deverent consevelopment isting readversed H	lopment at this site would result in the loss dition, likely makes a positive contribution ent here would be likely to adversely affect sidential built form, which would help to lime effect on the local landscape and townscars. SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage as SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	of open towards the local this and to alter it the magnitude ape cannot be None set or historic 9a – 9d		
Landscape & townscape 8 Cultural	greenfiel landscap the local for poter ruled our Develop area.	Id and Green town character thial effects t. Oment at the ment would be a considered as the considere	AONBs. I en Belt II rnscape (c. The site state). The site state work per the site work pected in the state was a site work pected in the state was a site work pected in the state was a site work pected in the state was a site work pected in the state was a site wa	However and that, character is adjace his stage N/A uld be ur LT ve a disce to result is	, resident in its cur r. New desent to exe a minor N/A nlikely to IR ernible in a minor	tial deverent consevelopment isting readversed H have a consevered M	lopment at this site would result in the loss dition, likely makes a positive contribution and the loss dition, likely makes a positive contribution and the local landscape and townsca	of open towards the local this and to alter it the magnitude ape cannot be None set or historic 9a – 9d accupation of new		
Landscape & townscape 8 Cultural heritage	greenfiel landscap the local for poter ruled our Develop area. Develop homes wassociat	Id and Gre be and tow character ntial effects t. O ment at the r ment woul vould be exed with ho	AONBs. I en Belt II en Belt II en Scape (a. The site is, but at the site is, but at the site is and the site is and in the site	However and that, character is adjace his stage N/A uld be ur LT ve a discrete transpor	, resident in its cur r. New desent to exe a minor N/A nlikely to IR ernible in in a minor t movem	tial deverent consevelopments adversed Here a consevered Menaction rincreasents.	lopment at this site would result in the loss dition, likely makes a positive contribution ent here would be likely to adversely affect sidential built form, which would help to lime effect on the local landscape and townscars. SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage as SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an AQMA or CAZ. The construction and compare in air pollution in relation to existing lever SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	of open towards the local this and to alter it the magnitude ape cannot be None set or historic 9a – 9d ccupation of new ls due to pollution 10a – 10d		
Landscape & townscape 8 Cultural heritage 9 Air quality	greenfiel landscap the local for poter ruled out Develop area. Develop homes wassociat Site is wastation, I	Id and Gree oe and tow character ntial effects t. Oment at the ment would be exed with ho thin 400m	AONBs. I en Belt Is inscape of the site work in the site	However and that, character is adjace his stage N/A uld be ur LT ve a discrete transport LT tops alor north ea	, resident in its cur r. New desent to exe e a minor N/A nlikely to IR IR IR IR IR IR IR IR IR IR	tial deverent conserved properties of the conserved proper	lopment at this site would result in the loss dition, likely makes a positive contribution and the likely makes a positive contribution and the local landscape and townsc	of open towards the local this and to alter it the magnitude ape cannot be None set or historic 9a – 9d ccupation of new ls due to pollution 10a – 10d arest railway		
Landscape & townscape 8 Cultural heritage	greenfiel landscapthe local for poter ruled out Develop area. Develop homes wassociat Site is w station, I lack of description	Id and Gree oe and tow character ntial effects t. Oment at the ment would be exed with ho + ithin 400m Keighley, is esignated +	AONBs. I en Belt Is en Scape 6. The site 5, but at the site work of the site work of the site work of bus site site work of bus site site work of bus site site work of bus site site work of bus site site work of bus site site work of bus site site site site work of bus site site site site site site site sit	However and that, character is adjace his stage. N/A uld be ur LT ve a discrete transport LT tops alor north eatths in the LT	, resident in its cur r. New detent to extent	tial deverent conserved properties of the conserved proper	lopment at this site would result in the loss dition, likely makes a positive contribution and the likely makes a positive contribution and the local built form, which would help to limber effect on the local landscape and townscars. SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage as SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an AQMA or CAZ. The construction and one in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 une, which have an hourly service. The near accessible for pedestrians and cyclists, although HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	of open towards the local this and to alter it the magnitude ape cannot be None set or historic 9a – 9d occupation of new ls due to pollution 10a – 10d urest railway ough there is a		
Landscape & townscape 8 Cultural heritage 9 Air quality	greenfiel landscap the local for poter ruled out Develop area. Develop homes wassociat Site is w station, I lack of develop develop homes was as a station, I lack of develop homes was as a station, I lack of developes an meet the	Id and Gree oe and tow character nital effects t. Oment at the would be exed with ho + ithin 400m Keighley, is esignated + Id make a d tenures e minimum	AONBs. I en Belt la riscape of the hoc criteria of the solution of the hoc criteria of the solution.	However and that, character is adjace his stage. N/A uld be ur LT ve a discrete transport LT tops alor north eaths in the LT sitive corrusing proof policies.	, resident in its cur r. New detent to extent	tial deverent conserved preserved adverses adver	lopment at this site would result in the loss dition, likely makes a positive contribution and the local built form, which would help to limb effect on the local landscape and townscars. SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage as SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an AQMA or CAZ. The construction and one in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Ine, which have an hourly service. The near coessible for pedestrians and cyclists, although the service in the local Plan policies. The development of more homes, or an area of more tha	of open towards the local this and to alter it the magnitude ape cannot be None set or historic 9a – 9d occupation of new ls due to pollution 10a – 10d arest railway ough there is a 11a ending on the pment would		
Landscape & townscape 8 Cultural heritage 9 Air quality 10 Transport	greenfiel landscap the local for poter ruled out Develop area. Develop homes wassociat Site is w station, I lack of develop develop homes was as a station, I lack of develop homes was as a station, I lack of developes an meet the	Id and Gree oe and tow character nital effects t. Oment at the would be exed with ho + ithin 400m Keighley, is esignated + Id make a d tenures e minimum	AONBs. I en Belt la riscape of the hoc criteria of the solution of the hoc criteria of the solution.	However and that, character is adjace his stage. N/A uld be ur LT ve a discrete transport LT tops alor north eaths in the LT sitive corrusing proof policies.	, resident in its cur r. New detent to extent	tial deverent conserved preserved adverses adver	lopment at this site would result in the loss dition, likely makes a positive contribution and the local belikely to adversely affect sidential built form, which would help to limber effect on the local landscape and townscars. SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible effect on a sensitive heritage as SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an AQMA or CAZ. The construction and consider in air pollution in relation to existing lever SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 une, which have an hourly service. The near accessible for pedestrians and cyclists, although the service in the local Plan policies. The development with the Local Plan policies. The development is serviced.	of open towards the local this and to alter it the magnitude ape cannot be None set or historic 9a – 9d occupation of new ls due to pollution 10a – 10d arest railway ough there is a 11a ending on the pment would		

		Effect on	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the deve	elopment	t being of	f a scale	ommunity, encouraging participation and co that may put pressure on local services an	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	outdoor		aces. For	a wider	range of		nd leisure opportunities including a church a and leisure opportunities, residents would n	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are cu could pot	rrently no tentially e	one, and enhance	so an in commur	d introduce new potential targets and victin crease in crime at the site cannot be ruled ity cohesion and wellbeing, or increase nat	out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	distance Resident proximity	. The site its at the si ts at the si to Bransh	is 5.1km te would naw Golf	south of have go Club, wi	a genera od acces th opport	al hospita s to a di unities f	by Group Medical Practice, putting it outside al, Airedale General Hospital. verse range of semi-natural habitats, being or outdoor exercise and community engage e residents of the development.	in close
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education		rest prima Dakbank S					ol, is 855m north-east of the site. The neare	est secondary
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur the site,	nities in the as well as	e centres slightly f	of Keigh urther af	ley, inclu ield towa	iding Wo	road range of high quality and diverse emp orth Village Employment Zones which is 3kr regional city in the south-east. However, it is act on employment opportunities in agricul	n north-east of s uncertain the
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc	reasing th	ie demar However,	d for loc	al goods	and ser	d have a minor beneficial impact on the local vices and enhancing the pool of potential ento which the loss of agricultural land could i	mployees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/105, Harewood Hills Farm	7.68	Open field	Greenfield, Green Belt	242 dwellings	Alternative

Summary of assessment for KY/0105:

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

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health facilities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

		Effect on	SA Object	ve				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings	Site is gr	reenfield. S	Site does	not coin	cide with	a MSA.		1
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience				rmeable			v risk of surface water flooding. However, d red to current levels.	evelopment could
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	here cou	ıld pose a	risk to wa	ater quali	ity. Site is	s not with	r. There is also an unnamed lake 50m sout nin a GSPZ. Development at the site would s location in relation to existing levels.	
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	south of the sites	the site, a southern	nd a LWS	S (Whins /. There i	Wood) 4	100m so er of 4 tr	alue. There is an area of priority deciduous uth east. Wetland, grassland and woodland ees with TPO's 50m from the sites north wo see at the site and reduce local ecological co	d habitat adjoins estern boundary.
	11011 001	-	P	IT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	greenfiel landscap the local	ld and Gre be and tow character ntial effects	en Belt lanscape of the site o	and that, character is adjac his stage	in its cur . New de ent to ex a minor	rent con evelopme isting re	lopment at this site would result in the loss dition, likely makes a positive contribution tent here would be likely to adversely affect sidential built form, which would help to lime effect on the local landscape and townsca	owards the local this and to alter it the magnitude
0.0 %		-	l P	LT				
8 Cultural heritage	and atta				IR .	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	result in	ched cotta	ation Are	a is 800i north we	m west o	f the site site. De	SP2, SP10, EN3, EN4, EN5, EN6, DS3 e. There is a Grade II Listed Building ('Dam velopment at this large greenfield site coul sensitive heritage assets.	8a, 8b ems Farmhouse
	result in	ched cotta	ation Are	a is 800i north we	m west o	f the site site. De	e. There is a Grade II Listed Building ('Dam velopment at this large greenfield site coul	8a, 8b ems Farmhouse
9 Air quality	Develop homes w	ched cotta an advers - ment woul	vation Arege') 20m e alteration Pode not have	ea is 8000 north we on to the LT ve a disco	m west of the setting	f the site site. De of these s M npact on r increas	e. There is a Grade II Listed Building ('Dam velopment at this large greenfield site coules sensitive heritage assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	8a, 8b ems Farmhouse d potentially 9a – 9d ccupation of new
9 Air quality	Develop homes v	ched cotta an advers - ment woul vould be ex	vation Arege') 20m e alteration Pode not have	ea is 8000 north we on to the LT ve a disco	m west of the setting	f the site site. De of these s M npact on r increas	e. There is a Grade II Listed Building ('Dam velopment at this large greenfield site coulosensitive heritage assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an AQMA or CAZ. The construction and o	8a, 8b ems Farmhouse d potentially 9a – 9d ccupation of new
9 Air quality 10 Transport	Develop homes w associat	ment would be executed with ho	ration Are ge') 20m e alterati P d not hav xpected to mes and P n of bus sorth east	ea is 800i north we on to the LT ve a disco to result i transpor LT tops alor	m west of the setting of IR ernible in a mino t movem IR	f the site site. De site. De f these site. Me npact on r increasents.	e. There is a Grade II Listed Building ('Dam velopment at this large greenfield site coulosensitive heritage assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an AQMA or CAZ. The construction and o se in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4,	8a, 8b ems Farmhouse d potentially 9a – 9d ccupation of new ls due to pollution 10a – 10d vay station,
	Develop homes w associat	ment would be executed with hour thin 400mm, is 3km no	ration Are ge') 20m e alterati P d not hav xpected to mes and P n of bus sorth east	ea is 800i north we on to the LT ve a disco to result i transpor LT tops alor	m west of the setting of IR ernible in a mino t movem IR	f the site site. De site. De f these site. Me npact on r increasents.	E. There is a Grade II Listed Building ('Dam velopment at this large greenfield site coulosensitive heritage assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an AQMA or CAZ. The construction and o se in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ane and Harewood Road. The nearest raily destrians and cyclists, although there is a last SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	8a, 8b ems Farmhouse d potentially 9a – 9d ccupation of new ls due to pollution 10a – 10d vay station,
	Develop homes wassociat Site is was Keighley cycle pa Site coultypes an meet the	ment would be executed with horithin 400mm, is 3km noths in the light and tenures and tenures are minimum	ration Arege') 20m e alteration Arege') 20m e alteration Arege e alteration P e alteration e and e alteration	ea is 800i north we on to the LT ve a discore sult in transpore LT tops alor. Site is a a. LT sitive con using proof policies	m west of the setting of IR ernible in a mino t movem IR IR ercessible I	f the site site. De site. De site. De site. Me npact on r increasents. H Cote La e for peo H towardseing in limited HO5 (E. There is a Grade II Listed Building ('Dam velopment at this large greenfield site could sensitive heritage assets. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an AQMA or CAZ. The construction and o se in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ane and Harewood Road. The nearest raily destrians and cyclists, although there is a large	8a, 8b ems Farmhouse d potentially 9a – 9d ccupation of new ls due to pollution 10a – 10d vay station, ack of designated 11a ending on the coment would

		Effect on	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
12 Accessible services	residents	There are some available services 800m north of the site in Oakworth (including a post office). Additionally, residents could up to 1.3km north east towards Ingrow or 1.4km south west to Harewood to access a range of local shops and services.									
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	interaction		the deve	elopmen ^a	t being of	f a scale	ommunity, encouraging participation and co that may put pressure on local services an				
14 Culture &		-	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	over 800	m to Oak	vorth for	the near	est churc	hes. Ou	re and leisure opportunities. Residents may tdoor leisure facilities include Margatroyde transhaw Golf Course is 700m north.				
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where the	re are cu could pot	rrently no entially o	one, and enhance	so an in commur	d introduce new potential targets and victim crease in crime at the site cannot be ruled nity cohesion and wellbeing, or increase nat	out. However,			
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	site is 6k Residen	m south o	f a genei te would	al hospi have ac	tal, Aired cess to s	ale Gene emi-natu	rth Health Centre, putting it outside the targ eral Hospital. ural habitats. Outdoor leisure facilities includ n north east. Branshaw Golf Course is 700r	de Margatroyde			
17		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education		rest prima Dakbank S					chool, is 500m north-east of the site. The ne	earest secondary			
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	opportur	nities in the	centres	of Keigh	iley, inclu	iding Wo	road range of high quality and diverse emplorth Village Employment Zones which is 3kr regional city in the south-east.				
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		creasing th					d have a minor beneficial impact on the loca vices and enhancing the pool of potential en				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/151, Long Lee Lane	4.39	Greenfield with trees	Greenfield	138 dwellings	Alternative

Summary of assessment for KY/151:

As a large greenfield site, major adverse (significant) or minor adverse effects have been predicted for most natural environment themed SA Objectives. This is also due to the site's proximity to Ancient Woodland.

The site is well located to provide access to services and facilities, including shops, health facilities, and jobs, with particularly

The site is well located to provide access to services and facilities, including shops, health facilities, and jobs, with particularly good access to schools and sustainable transport modes. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy.

3 Land & Site coincides with coal and sandstone MSA. Development at KY/151 would result in the loss of greenfield. 4 Climate change resilience 5 Water securces 5 Water resources 5 Water resources 5 Water resources 5 Water securces 6 Site does not coincide with a GSP.Z. Surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels. 5 Water resources 5 Water securces 5 Water resources 5 Water securces 6 Site does not coincide with a GSP.Z. Surface waterbudies are not within 100m of the site. Hog Hole Beck is 120n south of the site and the River Worth is 400m north west. New residential development at this greenfield site would be expected to increase water consumption at these locations in relation to existing levels. 7 Development could lead to adverse effects on Park Wood (Ancient Woodland and LWS) directly adjacent to the site sperimeter. Within Park Wood is a TPO woodland 300m from the site. Development could place this sensitive habitat area at risk of harm, exposing it to increased disturbances and potentially resulting in the losa of the site of the part of the site sperimeter. Within Park Wood is a TPO woodland 300m from the site. Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The loss of green open space at KY/151, as well as some visually attractive GI elements, could potentially have an adverse impact on the local character. 9 Air quality 9 Air quality 10			Effect on S	SA Object	ive				
Buildings Site coincides with coal and sandstone MSA. Development at KY/151 would result in the loss of greenfield. 4 Climate change resilience Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels. 5 Water resources 5 Water resources Site does not coincide with a GSPZ. Surface waterflooding. However, development could lead to an increase in impermeable surfaces, compared to current levels. 5 Water resources Site does not coincide with a GSPZ. Surface waterflooding water in the loss of greenfield site would be expected to increase water consumption at these locations in relation to existing levels. 6 Biodiversity 8 Geodiversity 8 Development could lead to adverse effects on Park Wood (Ancient Woodland and LWS) directly adjacent to the site's perimeter. Within Park Wood is a TPO woodland 30m from the site. Development could place this sensitive habitat area at risk of harm, exposing it to increased disturbances and potentially resulting in the loss of functionally linked land. Development are at risk of harm, exposing it to increased disturbances and potentially resulting in the loss of functionally linked land. Development are at risk of harm, exposing it to increased disturbances and potentially resulting in the loss of functionally linked land. Development are at risk of harm, exposing it to increased disturbances and potentially resulting in the loss of functionally linked land. Development at this greenfield site could reduce the biodiverby value at the site as well as their connectivity role in the local ecological network. 7 Landscape 8 Cultural heritage 9 Air quality 9 Air quality 10 In la In la PSP_ENI_ENI_ENI_ENI_ENI_ENI_ENI_ENI_ENI_ENI	SA Objective	trend Score o		Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
4 Climate change resilience 4 Climate change resilience 5 Iste is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels. 5 Water resources 5 Water resources 5 Water resources 5 Water resources 5 Water resources 5 Water resources 5 Water resources 5 Water resources 5 Water resources 5 Water resources 6 Site does not coincide with a GSPZ. Surface waterbodies are not within 100m of the site. Hog Hole Beck is 120m of the site and the River Worth is 40m north west. New residential development at this greenfield site would be expected to increase water consumption at these locations in relation to existing levels. 6 Biodiversity 8 Biodiversity 8 Biodiversity 8 P LT R H SP10, SP11, EN1, EN2, EN3, EN7, EN9 6a – 6h Development could lead to adverse effects on Park Wood (Ancient Woodland and LWS) directly adjacent to the site's perimeter. Within Park Wood is a TPO woodland 300m from the site. Development could place this sensitive habitat area at risk of harm, exposing it to increase disturbances and potentially resulting in the loss of functionally linked land. Development at this greenfield site could reduce the biodiversity value at the site as well as their connectivity role in the local eclogical network. 7 Landscape 8 Cultural heritage 8 Cultural heritage 8 Acutional Parks or AONBs. The loss of green open space at KY/151, as well as some visually attractive GI elements, could potentially have an adverse impact on the local character. 8 P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 None Development at KY/151 would be unlikely to have a discernible impact on any heritage asset or historic area. 9 Air quality 10	3 Land &								
4 Culture & Change resilience Site is in F21 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels. Site is in F21 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels. Site does not coincide with a GSPZ. Surface waterbodies are not within 100m of the site. Hog Hole Beck is 120m south of the site and the River Worth is 400m north west. New residential development at this greenfield site would be expected to increase water consumption at these locations in relation to existing levels. P LT IR H SPIQ.SPIT_ENI, ENI, ENI, ENI, ENI, ENI, ENI, ENI,	Buildings	Site coin	cides with	coal and	d sandst	one MS	A. Deve		f greenfield.
resilience impermeable surfaces, compared to current levels. 5 Water resources 6 Ba - 6n Development could lead to adverse effects on Park Wood (a Ancient Woodland and LWS) directly adjacent to the Biodiversity algect to the Biodiversity value of the site's perimeter. Within Park Wood is a TPO woodland 300m from the site. Development could place this sensitive habitat area at risk of harm, exposing it to increased disturbances and potentially resulting in the loss of green open space at KY/151, as well as some visually attractive GI elements, could potentially have an adverse impact on the local character. 6 Cultural heritage 9 Air quality 9 Air quality 9 Air quality 10 Development at KY/151 would be unlikely to have a discernible impact on any heritage asset is the Grade II Listed Building' Guidestone set in wall opposite junction with Glen Lee Land construction and occupation of new homes at the site would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements. 10 Development at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site would be expected to result in a minor increase in air pollution in relation to existing levels due to	4 Climate change	0:: : :		-				EN7	
Side does not coincide with a GSPZ. Surface waterbodies are not within 100m of the site. Hog Hole Beck is 120m south of the site and the River Worth is 400m north west. New residential development at this greenfield site would be expected to increase water consumption at these locations in relation to existing levels. P	resilience								in increase in
Site does not coincide with a GSPZ. Surface waterbodies are not within 100m of the site. Hog Hole Beck is 120m south of the site and the River Worth is 400m north west. New residential development at this greenfield site would be expected to increase water consumption at these locations in relation to existing levels. P		imperme	able Sulla		ıpareu i				Fo. 50
would be expected to increase water consumption at these locations in relation to existing levels. P LT IR H SP10, SP11, EN1, EN2, EN3, EN7, EN9 6a – 6h Development could lead to adverse effects on Park Wood (Ancient Woodland and LWS) directly adjacent to the site's perimeter. Within Park Wood is a TPO woodland 300m from the site. Development could place this sensitive habitat area at risk of harm, exposing it to increased disturbances and potentially resulting in the loss of functionally linked land. Development at this greenfield site could reduce the biodiversity value at the site as well as their connectivity role in the local ecological network. 7	5 Water			ide with		. Surfac	e water	bodies are not within 100m of the site. Hog I	lole Beck is 120m
Development could lead to adverse effects on Park Wood (Ancient Woodland and LWS) directly adjacent to the site's perimeter. Within Park Wood is a TPO woodland 300m from the site. Development could place this sensitive habitat area at risk of harm, exposing it to increased disturbances and potentially resulting in the loss of functionally linked land. Development at this greenfield site could reduce the biodiversity value at the site as well as their connectivity role in the local ecological network. 1 P LT R H SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The loss of green open space at KY/151, as well as some visually attractive GI elements, could potentially have an adverse impact on the local character. 8 Cultural Pair I R SP2, EN1, EN3, EN5, EN6, DS2, DS3 None Development at KY/151 would be unlikely to have a discernible impact on any heritage asset or historic area. The closest heritage asset is the Gradel II. Issted Building 'Guidestone set in wall opposite junction with Glen Lee Lane with result of result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements. 10 Transport P LT IR M SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09 9a - 9c Development at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements. 10 Transport P LT IR M SP7, SP9, SP9, SP10, SP1, TR3, TR4, TR5, 10a - 10d Site is within 400m of multiple bus stops along Park Lane with frequent services and is approximately 700m north of Keighley Railway Station. Pedestrian and cycling access at the site is good although there is a lack of local designated cycle paths. 1	resources								
Development could lead to adverse effects on Park Wood (Ancient Woodland and LWS) directly adjacent to the site's perimeter. Within Park Wood is a TPO woodland 300m from the site. Development could place this sensitive habitat area at risk of harm, exposing it to increased disturbances and potentially resulting in the loss of functionally linked land. Development at this greenfield site could reduce the biodiversity value at the site as well as their connectivity role in the local ecological network. 7		would be		P					
site's perimeter. Within Park Wood is a TPO woodland 300m from the site. Development could place this sensitive habitat area at risk of harm, exposing it to increased disturbances and potentially resulting in the loss of functionally linked land. Development at this greenfield site could reduce the biodiversity value at the site as well as their connectivity role in the local ecological network. 7 Landscape 8 Landscape 8 Cultural National Parks or AONBs. The loss of green open space at KY/151, as well as some visually attractive GI elements, could potentially have an adverse impact on the local character. 10 10 10 10 10 10 11 10 11 11 10 11 11	6	Develop	ment could	l lead to					
sensitive habitat area at risk of harm, exposing it to increased disturbances and potentially resulting in the loss of functionally linked land. Development at this greenfield site could reduce the biodiversity value at the site as well as their connectivity role in the local ecological network. 7 P									
functionally linked land. Development at this greenfield site could reduce the biodiversity value at the site as well as their connectivity role in the local ecological network. Tandscape	&								
To Landscape 8 Cultural heritage 9 Air quality 10 Transport 11 Housing 11 Housing 12 Accessible services 13 Social cohesion 13 Social cohesion 14 Cultural Reviews A Social cohesion 15 Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The loss of green open space at KY/151, as well as some visually attractive GI elements, could potentially have an adverse impact on the local character. 16 O n/a n/a n/a H SP2, EN1, EN3, EN5, EN6, DS2, DS3 None 17 Development at KY/151 would be unlikely to have a discernible impact on any heritage asset or historic area. The closest heritage asset is the Grade II Listed Building 'Guidestone set in wall opposite junction with Glen Lee Lane P LT IR M SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 9a - 9c 18 Development at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements. 19 Air quality 10 Transport 10 Transport 11 Housing 11 Housing 12 Accessible services 12 Accessible services 13 Social cohesion 14 Culture & P LT IR M SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 15 Ir R M SP8, SP9, SP10, SP15, SP10, SP15, HO8, DS4, 12a 16 Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. 14 Culture & Residents at the site would have good access to cultural and leisure spaces including Park Wood immediately adjacent to the site and churches shops and supermarkets 600m north in Keighley.	geodiversity								
Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The loss of green open space at KY/151, as well as some visually attractive GI elements, could potentially have an adverse impact on the local character. 8 Cultural heritage 8 Cultural heritage 9 Air quality 9 Air quality 9 Air quality 10 Transport 10 Transport 10 Transport 10 Transport 11 Housing 10 The site could make a minor positive contribution towards satisfying Bradford's housing types as required by Local Plan policies. 11 Housing 12 Accessible services 13 Social cohesion 14 Culture & Residents at the site would have good access to cultural and leisure spaces including Park Wood immediately adjacent to the site and churches shops and supermarkets 600m north in Keighley. 15 P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 None 16 Development at KY/151 would be unlikely to have a discernible impact on any heritage asset or historic area. The closest heritage asset is the Grade II Listed Building 'Guidestone set in wall opposite junction with Glen Lee Land Park Park Park Park Park Park Park Park	,								
Autional Parks or AONBs. The loss of green open space at KY/151, as well as some visually attractive GI elements, could potentially have an adverse impact on the local character. 8 Cultural heritage 8 Cultural heritage 9 Air quality 9 Air quality 9 Air quality 10	7		-	Р	LT	IR	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
elements, could potentially have an adverse impact on the local character. 8 Cultural heritage 8 Cultural heritage 9 Air quality 9 Air quality 10									
8 Cultural heritage Development at KY/151 would be unlikely to have a discernible impact on any heritage asset or historic area. The closest heritage asset is the Grade II Listed Building 'Guidestone set in wall opposite junction with Glen Lee Land Closest heritage asset is the Grade II Listed Building 'Guidestone set in wall opposite junction with Glen Lee Land Closest heritage asset is the Grade II Listed Building 'Guidestone set in wall opposite junction with Glen Lee Land Closest heritage asset is the Grade II Listed Building 'Guidestone set in wall opposite junction with Glen Lee Land Closest heritage asset is the Grade II Listed Building 'Guidestone set in wall opposite junction with Glen Lee Land Closest heritage asset is the Grade II Listed Building 'Guidestone set in wall opposite junction with Glen Lee Land Closest heritage asset is the Grade II Listed Building 'Guidestone set in wall opposite junction with Glen Lee Land Closest heritage asset or historic area. The closest heritage asset is the Grade II Listed Building 'Guidestone set in wall opposite junction with Glen Lee Land Closest heritage asset or historic area. The closest heritage asset is the Grade II Listed Building 'Guidestone set in wall opposite junction with Glen Lee Land Closest heritage asset or historic area. The closest heritage asset is the Grade II Listed Building 'Guidestone set in wall opposite junction with Glen Lee Land Closest heritage asset or historic area. The closest heritage asset or historic area. The closest behavior of the wall opposite junction with Glen Lee Land Closest heritage asset or historic area. The closest heritage asset or historic area. The closest heritage asset or historic area. The closest heritage asset or historic area. The closest heritage asset is the Grade II Listed Building 'Guidestone set in wall opposite junction with Glen Lee Land Closest heritage asset or historic as discornible impact on and AQMA or CAZ. The construction and construction and construction and construction and construction a	&								tractive GI
Development at KY/151 would be unlikely to have a discernible impact on any heritage asset or historic area. The closest heritage asset is the Grade II Listed Building 'Guidestone set in wall opposite junction with Glen Lee Lane 9 Air quality Development at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements. 10	townscape	elements		tentially			e impac		1
Development at RY/151 would be unlikely to have a discernible impact on any heritage asset or historic area. Includes the closest heritage asset is the Grade II Listed Building 'Guidestone set in wall opposite junction with Glen Lee Land Park II II II II II II II II II II II II II	8 Cultural								
10 10 10 10 10 10 10 10									
Development at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements. 10		closest r	ieritage as	set is the	e Grade				
construction and occupation of new homes at the site would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements. 10		Davidon	-	P ====================================	LI				
pollution in relation to existing levels due to pollution associated with homes and transport movements. P	9 Air quality								
Transport Column									
Site is within 400m of multiple bus stops along Park Lane with frequent services and is approximately 700m north of Keighley Railway Station. Pedestrian and cycling access at the site is good although there is a lack of local designated cycle paths. 11 Housing		policitori							
Transport Site is within 400m or multiple bus stops along Park Lane with frequent services and is approximately 700m north of Keighley Railway Station. Pedestrian and cycling access at the site is good although there is a lack of local designated cycle paths. 11 Housing	40		++	Р	LI	IR	H		10a – 10d
+ P LT IR M SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies. 12	Transport	of Keighl	ley Railwa	y Station					
The site could make a minor positive contribution towards satisfying Bradford's nousing needs, including a mix of housing types as required by Local Plan policies. 12 Accessible services The site is within 600m of a broad range of key services and amenities on offer in Keighley. The site is within 600m of a broad range of key services and amenities on offer in Keighley. The site is within 600m of a broad range of key services and amenities on offer in Keighley. The site is within 600m of a broad range of key services and amenities on offer in Keighley. The site is within 600m of a broad range of key services and amenities on offer in Keighley. The site is within 600m of a broad range of key services and amenities on offer in Keighley. The site is within 600m of a broad range of key services and amenities on offer in Keighley. The site could make a minor positive contribution towards satisfying Bradford's nousing heeds, including a mix of the site would have good access to cultural and amenities on offer in Keighley. 12a 12a 12a 12a 12a 12a 13a 13 Social cohesion 13a 13a 13a 13a 14a 14a 14a 14a	44.11	J			LT	IR	М		11a
housing types as required by Local Plan policies. 12 Accessible services The site is within 600m of a broad range of key services and amenities on offer in Keighley. The site is within 600m of a broad range of key services and amenities on offer in Keighley. The site is within 600m of a broad range of key services and amenities on offer in Keighley. The site is within 600m of a broad range of key services and amenities on offer in Keighley. Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. The site is within 600m of a broad range of key services and amenities on offer in Keighley. The site is within 600m of a broad range of key services and amenities on offer in Keighley. 12a 12a 12a 12a 12a 12a 12a 13 Social 14a 14a 14a 14a 14a 14a 14a 1	i i Housing	The site	could mak	e a mino	or positiv	e contri	bution t		including a mix of
Accessible services The site is within 600m of a broad range of key services and amenities on offer in Keighley. The site is within 600m of a broad range of key services and amenities on offer in Keighley. The site is within 600m of a broad range of key services and amenities on offer in Keighley. The site is within 600m of a broad range of key services and amenities on offer in Keighley. The site is within 600m of a broad range of key services and amenities on offer in Keighley. The site is within 600m of a broad range of key services and amenities on offer in Keighley. The site is within 600m of a broad range of key services and amenities on offer in Keighley. The site is within 600m of a broad range of key services and amenities on offer in Keighley.		housing	types as re	equired b	y Local	Plan po	licies.		
+ P LT IR M SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. 14 Culture & Residents at the site would have good access to cultural and leisure spaces including Park Wood immediately adjacent to the site and churches shops and supermarkets 600m north in Keighley.	12 Accessible			•				CO2	12a
Development at the site would situate new residents within an existing community, encouraging participation and cohesion Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. 14 Culture & Residents at the site would have good access to cultural and leisure spaces including Park Wood immediately adjacent to the site and churches shops and supermarkets 600m north in Keighley.	services	The site	is within 6	00m of a	broad r	ange of	key sei		
community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. 14 Culture & Residents at the site would have good access to cultural and leisure spaces including Park Wood immediately adjacent to the site and churches shops and supermarkets 600m north in Keighley.	_		+	Р	LT				
14 Culture & Residents at the site would have good access to cultural and leisure spaces including Park Wood immediately adjacent to the site and churches shops and supermarkets 600m north in Keighley.	13 Social cohesion	commun	ity interact	ion, with	out the	develop	ment be	eing of a scale that may put pressure on local	
14 Culture & Residents at the site would have good access to cultural and leisure spaces including Park Wood immediately adjacent to the site and churches shops and supermarkets 600m north in Keighley.		racilities	or could a	iter the l	ocai sen	se of co	mmunit		1
adjacent to the site and churches shops and supermarkets 600m north in Keighley.	14 Culture &							DS3, DS4	
	leisure								od immediately
		adjacent	to the site	and chu	urches s LT	hops an IR	d super	markets 600m north in Keighley. SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a

		Effect on S	SA Object	ive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
15 Safe & secure	New residential development would introduce new potential victims or targets of crime at vacant locations where currently there are none. Development at the site could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.								
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	5km nor habitats	th-west. Th with oppor	ne site w tunities	ould pro for outdo	vide nev	v reside cise and	Om east of the site. Airedale General Hospital ents with excellent access to a diverse range of community engagement opportunities, which if these developments.	of semi-natural	
17		++	Р	LT	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
Education	Site is 3	00m west o	of Long I		ary Sch	ool and	Oakbank Secondary School is 1.8km south-	west.	
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
Employment							mployment opportunities in the Keighley – the Beechcliffe Employment Zone 1km north.	e Worth Village	
	' '	+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	economy for local	y by increa	sing the	demand proveme	d for loca ent in the	al good: e built e	the site could have a minor beneficial impact s and services and enhancing the pool of pote environment could lead to an improved attracti	ential employees	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/002, Hollins Lane, Utley	4.06	Agricultural fields	Greenfield, Green Belt	142 residential dwellings (based on 35dph)	Discounted

Summary of assessment for KY/002:

The south-east perimeter of the site is adjacent to Whinburn Registered Park/Garden, within which are three Grade II Listed Buildings. Development at this open greenfield site would be likely to result in an adverse effect on the setting of this sensitive historic area; a major adverse effect has therefore been predicted for the cultural heritage SA Objective. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

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

		Effect on S	SA Obje	ctive										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e						
Buildings		Development would result in the loss of >0.4ha of greenfield site. Site does not coincide with an MSA. ALC Grade at the site is a mix of 'Urban' and Grade 4.												
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e						
change resilience							nd at a low risk of surface water flooding. However, compared to current levels.	ever, development						
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e						
5 Water resources	Site doe	s not coinc	ide wit	h a GSF	Z. The	site is	within 80m of a number of small, unnamed wat							
resources	Develop	ment at the		ould be			in a minor increase in water consumption.							
_		-	P	LT	IR .	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f						
6 Biodiversity & geodiversity	at the sit adversel The site	te and redu ly affected falls within	uce loca by dev n a SSS	al ecolog elopmei SI Impac	gical co nt at the t Risk Z	nnectiv site su one. F	sity value. New development here could reduce ity. Site is bordered by TPO woodland and tree ich as through impacts on tree root zones. urther consideration of the likely risks should be and undertaken if necessary.	s, which could be						
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b						
7 Landscape & townscape	National greenfied be likely road to e	Parks or A Id and Gre to adverse existing res	AONBs en Belt ely alte sidentia	. However the land the local the loc	er, resignate contains all towns rm, whi	dential ains GI scape a ch may	a discernible effect on any landscape designati development at this site would result in the loss elements of potentially high visual amenity, and and landscape character. The site is on the opp help to limit the magnitude for potential effects and townscape cannot be ruled out.	s of open d it would therefore posite side if the						
			Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b						
8 Cultural heritage	Listed B		evelop	ment at	this ope		hinburn Registered Park/Garden, within which nfield site would be likely to result in an advers	e effect on the						
		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d						
9 Air quality	homes v		xpected	d to resu	ılt in a n	ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levels.							
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d						
10 Transport	station, I	Site is within 400m of several bus stops along the B6265, which have a frequent service. The nearest railway station, Keighley, is 2.3km south east. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.												
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a						
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that													
							able houses to reflect local need.	0.0,,						

		Effect on S	SA Obje	ctive									
SA Objective	SA Objective trend Score of effect Score of ef		Mitigating or enhancing Local Plan policies	Mitigation code(s)									
12 Accessible services		Residents would need to travel up to 1.7km south-east towards the centre of Keighley to access a range of local shops and services.											
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	interaction		the de	velopme	ent beir	ng of a s	ng community, encouraging participation and c scale that may put pressure on local services a ace.						
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure							culture and leisure opportunities in highly accest Rugby Union Football Club.	sible locations in					
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	where ther	e are c could p	urrently otentiall	none, y enhai	and so	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na ne.	l out. However,					
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	The site Resident countrys	Site is 1.7km north-west of the nearest GP surgery, North Street Surgery, putting it outside the target distance. The site is 3.1km south-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17 Education		University					chool is 1.4km south-east of the site. The near Holy Family Catholic School, are 850m and 89						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	opportur	ities in the	centre	of Keig	hley, in	cluding	b a broad range of high quality and diverse em Beechcliffe Employment Zone approximately regional city in the south-east.						
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy		reasing th					could have a minor beneficial impact on the lood services and enhancing the pool of potential						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/028, Devonshire Street	0.4	Vacant greenfield	Greenfield	14 dwellings	Discounted

Summary of assessment for KY/028:

As a greenfield site containing GI elements, development here has been predicted to result in minor adverse effects on most natural environment themed SA Objectives A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site would provide new residents with excellent access to education and health facilities, and good access to services, jobs, and important economic and cultural areas.

		Effect on S	SA Object	tive										
SA Objective	Baseline trend	Score of effect			Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)							
3 Land &			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d						
Buildings	Site is gr	reenfield, a	lthough	it has ar	ALC G	rade of	'Urban'. Site does not coincide with an MSA							
4 Climate change		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e						
resilience		Site is in FZ1. An area of the site is at a small and medium risk of surface water flooding, which would likely be difficult to avoid given the site's relatively small size.												
E \Mater		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a - 5e						
5 Water resources	Site does not coincide with a GSPZ. No surface waterbodies are within 100m of KY/028. Development at the would be likely to increase water consumption.													
6		-	Р	LT	IR .	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h						
Biodiversity & geodiversity	site appe	ears to be	of some	biodiver	sity valu	ie due t	a discernible effect on a biodiversity designate of the presence of trees and hedgerow. Deve e as well as local ecological connectivity.							
7		-	Р	LT	IR	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b						
Landscape &	value. It	would ther	efore be	difficult	to avoid	d advers	a greenfield site as well as GI elements of high se impacts on the local character, although the adjacent to existing residential built form.							
townscape 8 Cultural	uevelopi	O	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None						
heritage	Develon	•					a discernible impact on any heritage asset or							
Horitago	Вотоюр	-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c						
9 Air quality	construc	Development at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.												
	•	+	Р	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d						
10 Transport	The site is within 400m of several bus stops with frequent services, including those along West Lane. Site is 1.4km west of Keighley Railway Station. The site is highly accessible for pedestrians and also accessible for cyclists, although there is a general lack of designated cycle paths in the local area.													
	- cyclicity	+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a						
11 Housing		could mak types as re					owards satisfying Bradford's housing needs,	including a mix of						
12	3	+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a						
Accessible services							to a diverse range of key services and amer services and amenities towards the centre of							
		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a						
13 Social cohesion	Development at the site would situate new residents within an existing community, encouraging participat													
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a						
leisure							to culture and leisure spaces and activities.							
	600m ar						eational offering towards the centre of Keighl							
		+/-	Р	LT	IR	M	TR5, TR8, EN8, DS5	15a						

		Effect on S	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
15 Safe & secure	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	site wou commun	ld provide	resident ment op	s with go	ood acce	ess to s	ale General Hospital is approximately 4.4km remi-natural habitats with opportunities for our limprove both physical and mental health for	door exercise and			
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education		e site is al					Our Lady of Victories Catholic Primary Schoola secondary school, with Holy Family Catholic				
		+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	The site would provide residents with excellent access to a broad range of employment opportunities in Keighley, including the Worth Village Employment Zone and Business Development Zone, and the local Business Development Zones in the centre of Keighley approximately 1km east.										
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	The construction and occupation of new homes at the site could have a minor beneficial impact on the local										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/053, Thwaites Brow					
Road	0.75	Agricultural fields	Greenfield	20 dwellings	Discounted

Summary of assessment for KY/053:

As a large greenfield site, minor adverse effects have been predicted for most natural environment themed SA Objectives. However, a major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site is well located to provide access to services and facilities, including bus links, shops, schools, and jobs, with particularly good access to health facilities.

		Effect on	SA Object	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
0.1 1.0		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d				
3 Land & Buildings		ment at the		ould resu	ilt in the	loss of	greenfield, although the ALC classification for	r the site is				
4 Climate		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e				
change resilience		FZ1 and i able surfa					oding. However, development could lead to a	an increase in				
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a - 5e				
5 Water resources	developr		s greenf				rbodies are not within 100m of the site. New cted to increase water consumption at these					
		-	P	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity & geodiversity	The repla	acement o	f agricul ential for	tural field	ds with r	esident	a discernible impact on a sensitive biodiversi ial development would risk diminishing the b itats, whilst also reducing the connectivity of	odiversity value of				
7		-	Р	LT	IR	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
Landscape & townscape	would be		g with e	xisting re	esidentia		en greenfield with residential built form. Whils orm adjacent to the site's perimeter, an adve					
8 Cultural		0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None				
heritage	Develop	ment at K\	//053 wo	ould be ι		o have	a discernible impact on any heritage asset o	r historic area.				
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c				
9 Air quality	construc	tion and o	ccupatio	n of new	/ homes	at the	have a discernible impact on and AQMA or C site would be expected to result in a minor in on associated with homes and transport move	crease in air				
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
Transport	Site is within 400m of multiple bus stops with frequent services and is approximately 1.3km south-east of Keighley Railway Station. Pedestrian and cycling access at the site is good although there is a lack of local designated cycle paths.											
44.11	, and the second	+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing		The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.										
12		-	P	LT	IR .	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
Accessible services	Long Le	e limited. F	Resident	s would	likely ne	ed to tr	nities is somewhat poor, with the offering in T avel up to 1.5km west in order to access sen ent to Keighley Town Centre.					
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	commun	ity interact	ion, with	nout the	developi	ment be	its within an existing community, encouraging eing of a scale that may put pressure on loca by and place.					
	idomities	or oould a	P	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	14a				

		Effect on S	SA Object	tive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigation						
14 Culture & leisure	including	Residents at the site would have good access to cultural and leisure spaces in Thwaites Bow and Long Lee, including the local pub, cricket club and church. However, for a more diverse and extensive range of cultural and leisure spaces residents may need to travel up to 1.5km west into the centre of Keighley.											
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	locations	where cu	rrently th	nere are	none, b	ut could	oduce new potential victims or targets of crime d potentially enhance community cohesion an combat the local risk of crime.						
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	approxin	The site has excellent access to Long Lee Surgery, 550m south of the site. Airedale General Hospital is approximately 6km north-west. Residents at the site would have excellent access to a diverse range of seminatural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.											
47		+	P	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17 Education							nool, is 650m west of the site. The nearest se	condary school,					
	-	+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	Centre a uncertair	Residents at the site would have good access to employment opportunities in and adjacent to Keighley Town Centre as well as within the established Business Development Zone and Employment Zone. However, it is uncertain the extent to which the loss of agricultural land could impact on local employment opportunities in agriculture in the local area.											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.												

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/095, Woodville Road, Spring Gardens Lane	0.77	Site contains existing buildings, car parking area and open green space	Mix	25 dwellings	Discounted

Summary of assessment for KY/095:

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

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

No major adverse effects have been predicted for the site, but minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of development on a partially greenfield site containing TPO woodland. The site is entirely within the Devonshire Park and Cliffe Castle Conservation Area and in close proximity to three Grade II Listed Buildings, the settings of which could potentially be impacted upon, and around which careful consideration would be required in the site's planning application.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e, 3f
Buildings							dings within the site may present opportunities at the site is 'Urban'. Site does not coincide wi	
4 Climate		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
change resilience	surface v		l risk in	the nor			a low risk of surface water flooding and there is Development could lead to an increase in impe	
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources					r increa	ise in w	rithin 100m of a surface waterbody. Developme ater consumption.	ent at the site
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	at the sit	e and redu	ice loca abitat,	al ecolog which c	gical co ould be	nnective advers	sity value. New development here could reduce ity. Site contains TPO woodland and is in prox sely affected by new development here, such a	imity to deciduous
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National scope fo the cond through likely of	Parks or A or new development development of the new development of the high visual to the loss	AONBs elopme e existir opment ameni of som	. The sit nt at this ng buildin t of a hig ty value ne open	e is par s location ngs the gh quali and, b space,	rtially P on to al ere coul- ity design ased or a mino	a discernible effect on any landscape designat DL with existing buildings. There is therefore ster the local townscape and landscape charact d potentially be opportunities for enhancing the gn. However, the site currently contains severally the that this could be lost as a result of near adverse effect on the local character cannot be set to the site of the country of the second country of the	omewhat limited er. Depending on e local character il trees that are ew development, in be entirely ruled
			Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Buildings greenfiel	s within 10 ld and conf effect on t	0m of t	he site, ome elei	within t ments o	he Con of high	Cliffe Castle Conservation Area. There are three servation Area. New development at this site, visual amenity value such as trees, could poter e Conservation Area, as well as the setting of	which is partially ntially result in an
	J	-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes w	ment would would be ex ed with ho	xpected	to resu	ılt in a r	ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing leves.	occupation of new els due to pollution
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	nearest	ithin 400m railway sta a lack of de	tion, Ke	eighley,	is 1km	south 6	equent services, including those along the Skip east. Site is very accessible for pedestrians and ocal area.	ton Road. The d cyclists, although

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.											
12	opeoy e	+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible services							of services and amenities 500m south of the sit 00m south east of the site.	e along Belgrave				
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	interaction		the de	velopmo	ent beir	ng of a s						
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure		ts at the si						nities including				
1		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	so an inc											
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	east of a Residen Devonsh	general h ts at the si hire Park, v	ospital, te woul vith opp	Airedal d have cortuniti	e Gene good ac es for o reside	eral Hos ccess to utdoor nts of th	medical centre, North Street Surgery. The site in spital. In a diverse range of semi-natural habitats, inclusive exercise and community engagement, which can be development.	ding nearby buld improve both				
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education	to the so		nd 450 hool, is	m to the	south orth-w	east of est of th		chool, The Holy				
18 Employment							SP6, SP14, SP16, EC1, EC2, EC3, EC4 ss to a broad range of high quality and diverse the Beechcliffe Employment Zone which is 55					
Linbioxilient							the regional city of Bradford in the south-east of SP6, SP14, SP16, EC1, EC2, EC3, EC4					
19 Economy	as by inc			upation	of new	homes	could have a minor beneficial impact on the loc d services and enhancing the pool of potential of	al economy, such				

Silsden

- 1.1.46 There are eight potential housing sites identified as Preferred Options in Silsden.
- 1.1.47 Significant negative effects have been identified in relation to climate change resilience (SA Objective 4) for SI/013 and SI/020, which is due to potential flood risk. This could be addressed through measures such as Sustainable Drainage Systems and by exploring alternative site layouts to avoid the highest risk areas.
- 1.1.48 Significant beneficial effects have been identified in relation to health (SA Objective 16) for sites SI/008, SI/013, SI/020, SI/023, SI/024 and SI/027, as a result of the sites' proximity to healthcare facilities and access to opportunities for outdoor exercise and local natural environments.
- 1.1.49 All sites scored positively (minor) in relation to education (SA Objective 17) apart from site SI/027, which was assigned a minor negative effect, as this site is situated outside of the target distance for schools.
- 1.1.50 All sites scored positively (minor) in relation to transport (SA Objective 10) apart from site SI/001 (minor negative). This is largely due to the distance from the nearest railway station and bus stop.
- 1.1.51 In relation to biodiversity & geodiversity (SA Objective 6), sites SI/023 and SI/024 are brownfield sites, whilst all other sites are predominantly greenfield sites. Future development is to incorporate green infrastructure and enhance the biodiversity value of outdoor amenity spaces and local ecological connectivity, whilst meeting biodiversity net gain requirements.
- 1.1.52 All sites have been scored negatively (major) in relation to biodiversity & geodiversity (SA Objective 6). The HRA Screening process has identified that likely significant effects (LSE) on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is largely related to potential recreation impacts. A LSE has also been triggered in relation to the North Pennine Moors SPA/SAC for site SI/004A (SI2/H).
- 1.1.53 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for sites SI/001, SI/004A, SI008 and SI/013 and SI/020. This is due to the loss of >0.4ha of greenfield land.
- 1.1.54 In Silsden, in relation to housing sites there are also two Alternative options (SI/003 and SI/004). In relation to employment sites, there is one alternative site (EM76). These are assessed below.

Summary table of effect scores predicted for housing sites in Silsden (Preferred Options):

DO rof	0:4-5										SA O	bject	ive							
PO ref	Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SI1/H	SI/001	-	-		-	-		-	0	-	-	+	+	+	+	+/-	+	+	+	+
SI2/H	SI/004A	-	-		+	-		-	-	-	+	+	+	+/-	+	+/-	+	+	+	+
SI3/H	SI/008	-	-		+	-		-	-	-	+	+	+	+	+	+/-	++	+	+	+
SI4/H	SI/013	-	-			-		-	-	-	+	+	+	+	+	+/-	++	+	+/-	+
SI5/H C	SI/020	-	-			-		-	-	-	+	+	+	+	+	+/-	++	+	+	+
SI7/H	SI/023	-	-	+	+	-		+	+ /-	+ /-	+	+	+	+	+	+	++	+	+	+
SI8/H	SI/024	-	-	+	-	-		+	0	+ /-	+	+	+	+	+	+	++	+	+	+
SI1/H	SI/027	-	-	-	+	-		-	0	-	+	+	+	+	+	+/-	++	-	+	+

Key:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SI/001, North Dene Road	1.36	Vacant fields bordered by hedgerow and trees	Greenfield	43 dwellings	Preferred Option: SI1/H

Summary of assessment for SI/001:

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

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site which adjoins TPO woodland. Additionally, a small, unnamed stream falls just within the site's north-western perimeter, the water quality of which could be impacted by the construction and occupation of this site.

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty						
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
Buildings	Site is gr MSA.	reenfield. A	ALC gra	ide at the	e site is	Grade	3, which could include BMV soils. Site does no	ot coincide with an				
4 Climate		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change							west corner, that is at low and medium risk of					
resilience	flooding.	However,					increase in impermeable surfaces, compared					
E 10/- t	Λ 11	-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	to water	quality. Sit	te is no	t within a	GSPZ.	Develo	s north-western perimeter. Development here opment at the site would be expected to result relation to existing levels.					
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Eastern border of the site adjoins TPO woodland, which could be adversely affected by development at the site such as through impacts on root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.											
	a. cgg	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b				
7 Landscape & townscape	National greenfied be likely residenti	Parks or A Id that cont to adverse al built forr	AONBs. tains G ely alter m, whic	However l elemen the loca th would	er, resid its of po al towns help to	ential d tentially cape ar limit the	discernible effect on any landscape designation evelopment at this site would result in the loss of high visual amenity, including hedgerow, and and landscape character. The site is adjacent to emagnitude for potential effects, but at this state cape cannot be ruled out.	of open it would therefore existing				
		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
8 Cultural heritage	the site.	Given the	topogra	aphy, the	presen	ice of e	ea. Several Grade II Listed Buildings are just of xisting built form, and screening vegetation, do on a sensitive heritage asset or historic area.					
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	Development would not have a discorpible impact on an AOMA or CAZ. The construction and eccupation of new											
		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	station, S	rest bus st Steeton & S esignated	Silsden	, is 2.2kr	n south	. Pedes	Bolton Road, and have frequent services. The strian and bicycle access of the site is good, all	e nearest railway hough there is a				
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	types an meet the	d tenures minimum	of the h criteria	ousing policion	orovided ies HO4	l being i and H	ards satisfying Bradford's housing needs, depoin line with the Local Plan policies. The develo O5 (10 or more homes, or an area of more that ble houses to reflect local need.	pment would
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services	The nea Avenue.		f key s	ervices a	and ame	enities is	s 400m south of the site along Skipton Road a	nd Hillcrest
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction	lld situate ron, without er the loca	the de	velopme	nt being	g of a so		ommunity ad facilities or
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	Resident restaura	ts at the sints, church	te woul nes and	d have g l a librar	good acc	cess to centre o	a range of culture and leisure opportunities inc of Silsden and along Keighley Road.	cluding pubs,
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	e are c could p	urrently otentially	none, a / enhan	nd so a ce comi	rould introduce new potential targets and victir n increase in crime at the site cannot be ruled munity cohesion and wellbeing, or increase na e.	out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	The site Resident countrys	is 3km nor ts at the sir ide with op	th-east te woul portun	t of a ger d have e ities for e	neral ho excellent outdoor	spital, A t access exercis	Silsden Group Practice, putting it outside the Airedale General Hospital. It is to a diverse range of semi-natural habitats the and community engagement, which could imple development.	roughout the local
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education	school, S	South Crav y Keighley	en Sch	ool in C	ross Hill	s, is ap	or School, is 730m south of the site. The neard proximately 3.8km south west of the site. The School are 4.6km and 4.9km to the south east	University
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	Road En	nployment	Zone.	For a mo	ore expa	ansive a	nt opportunities in the centre of Silsden, included and diverse range of employment opportunities is easily accessible by public transport.	ing the Keighley residents may
		+	Р	LT	İR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc		otfall in	Silsden	, increa		ould have a minor beneficial impact on the loc mand for local goods and services and enhand	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SI/004A, Bolton Road / Brown					Preferred Option:
Bank Lane	2.10	Vacant field	Greenfield	40 dwellings	SI2/H

Summary of assessment for SI/004A:

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

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site which contains a small area of TPO woodland as well as adjoining it on the north and south sides. The site is in close proximity to four Grade II Listed Buildings, the setting of one may be adversely affected by the development due to the topography. Additionally, a small, unnamed stream falls just within the site's southern perimeter, the water quality of which could be impacted by the construction and occupation of this site.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings	Site is g	reenfield. A	ALC gra	ade at th	ne site i	s Grade	3, which could include BMV soils. Site does n	ot coincide with an
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change							nd at a low risk of surface water flooding. How	ever, development
resilience	could lea	ad to an inc	crease	ın imper I ⊥⊤	rmeable IR	Surrac M	es, compared to current levels. SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	water qu	ality. Site i	is not w	ithin a C	st within GSPZ. I	the site	e's southern perimeter. Development here coupment at the site would be expected to result into existing levels.	ld pose a risk to
-	III Water		P	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	at the sit woodlan affected The HRA	e and redu d, with a s by develor A Screenin	uce loca mall are pment a g proce	al ecologe ea of TF at the sitess has	gical co PO woo te such identifie	nnectiv dland ir as thro ed that triggere	sity value. New development here could reduc- ity. Northern and southern perimeters of the sin the northern portion of the site, which could bough impacts on root zones. likely significant effects on the South Pennine I and thus cannot be ruled out at this stage.	te adjoin TPO e adversely
7 Landscape & townscape	National greenfie likely to built form	Parks or A Id that con adversely	AONBs tains G alter the ould he	. Howev I elemei e local to elp to lim	ver, resi nts of p ownsca nit the m	esult in dential otential ape and nagnitud	SP2, EN1, EN3, EN5, EN6, DS2, DS3 a discernible effect on any landscape designat development at this site would result in the los ly high visual amenity, including trees, and it w landscape character. The site is adjacent to ede for potential effects, but at this stage a minouled out.	s of open ould therefore be xisting residential
8 Cultural heritage	Site is 10 the topo could on	- 60m north- graphy and ly feasibly	Peast of the puthave p	LT Silsden resence otential	R Conse of exist advers	M ervation ting bui e effect	SP2, SP10, EN3, EN4, EN5, EN6, DS3 Area. Site is within 120m of four Grade II Liste It form, it is considered to be likely that develops on the Grade II Listed 'Townhead Farmhous rds, with built form.	ment at the site
9 Air quality	homes v	vould be ex	xpected	LT ave a di d to resu d transp	ılt in a r	ninor in	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s.	9a – 9d occupation of new els due to pollution
	associat	c a willi no					SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	
	associat	+	Р	LT	IR	Н	TR6	10a – 10d
10 Transport	Site is w Steeton	+ ithin 400m	of bus is 2.2k	stops o m south	l on Bolto o west. :	I n Road Site is \		<u>l</u> ilway station,

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
	types an meet the	d tenures of minimum	of the h criteria	nousing a of polic	provide ies HO	ed being 4 and F	wards satisfying Bradford's housing needs, dep y in line with the Local Plan policies. The develo HO5 (10 or more homes, or an area of more tha able houses to reflect local need.	pment would	
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
Accessible services		rest area d ne Local Co		ervices	and am	enities	is 550m south-west at Bridge Street. The site f	orms the northern	
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	interaction could alto Site is ac	on, without er the loca djacent to	the de I sense A6034	velopme of com Bolton F	ent beir munity Road, w	ng of a s and pla hich ha	as the potential to impact on the quality of life of d visual disturbances.	nd facilities or	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure	Resident restaura	ts at the sints, church	te woul nes and P	ld have of a librar	good ac y in the IR	ccess to	o a range of culture and leisure opportunities in of Silsden. SP1, SP3, SP4, SP16, H09, DS5, CO2	cluding pubs,	
15 Safe & secure	location new dev	struction a where ther	nd occi e are c could p	upation currently otentiall	of new none, a	and so nce con	would introduce new potential targets and viction an increase in crime at the site cannot be ruled numerity cohesion and wellbeing, or increase name.	ns of crime at a out. However,	
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	The site Resident countrys	is 3.3km n ts at the sit ide with op	orth-ea te woul portun	ast of a old d have old ities for	general exceller outdoo	hospitant acces r exerci	ery, Silsden Group Practice, putting it outside that, Airedale General Hospital. ss to a diverse range of semi-natural habitats these and community engagement, which could in the development.	roughout the local	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
17 Education	South Ci	raven Scho	ool in C	ross Hil	ls, is ap	proxim	hool, is 475m south of the site. The nearest sec ately 4km south west of the site. The University re 4.4km and 4.8km south east of the site, resp	/ Academy	
18 Employment	Road En	nployment	Zone.	For a m	ore exp	ansive	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Silsden, include and diverse range of employment opportunities in is easily accessible by public transport.		
19 Economy	The cons	+ struction a	P nd occi otfall in	LT upation Silsder	IR of new n, increa	H homes asing de	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the locemand for local goods and services and enhancement		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SI/008, Woodside Road	5.56	Vacant field bordered by trees and hedgerow	Greenfield	146 dwellings	Preferred Option: SI3/H

Summary of assessment for SI/008:

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

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

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. The site is adjacent to the Leeds Liverpool Canal Conservation Area, the setting of which could be adversely affected by the development, and to the Leeds and Liverpool Canal, meaning very careful consideration is required around protecting water quality.

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancingLocal Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e		
Buildings	Site is gr	reenfield. <i>A</i>	ALC gra	ade at th	e site i	s Grade	e 3, which could include BMV soils. Site does r	ot coincide with an		
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience							a low risk of surface water flooding. However, mpared to current levels.	development could		
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	to water	quality. Sit	te is no	t within	a GSP2	Z. Deve	e site's southern perimeter. Development here lopment at the site would be expected to resul relation to existing levels.			
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	at the sit adversel The site the site I identified	te and redu y affected falls within evel and c	uce location by new a SSS onsultate of signification of the significatio	al ecolog develo I Impac ation with	gical co pment t Risk 2 n Natur	nnectiv here su Zone. F al Engla	sity value. New development here could reduc- ity. Site contains TPO woodland and TPO tree- ch as through a direct loss of trees or impacts urther consideration of the likely risks should be and undertaken if necessary. The HRA Screen uth Pennine Moors SPA/SAC are triggered and	s, which could be on root zones. e undertaken at ing process has		
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National greenfiel would th existing	Parks or A ld that con erefore be residential	AONBs tains G likely t built fo	. However to adverse t	er, resints of persely alto continuous conti	dential otential er the lo ld help	a discernible effect on any landscape designated development at this site would result in the lostly high visual amenity, including trees and hed local townscape and landscape character. The to limit the magnitude for potential effects, but I townscape cannot be ruled out.	s of open gerows, and it site is adjacent to		
		-	Р	LT	R		SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	Leeds Li		anal Co	nservat	ion Are	a, the s	ve a discernible effect on a Listed Building. Site etting of which could be adversely affected as			
		-	P	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.									
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	Steeton		is 1.2k	m south	east. S	Site is v	oad, which have frequent services. The neares ery accessible for pedestrians and cyclists, alt			
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,	11a		

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancingLocal Plan policies	Mitigation code(s)			
	Site coul	d make a	minor p	ositive	contribu	ution to	vards satisfying Bradford's housing needs, dep	ending on the			
							in line with the Local Plan policies. The develo				
							HO5 (10 or more homes, or an area of more than	an 0.5ha), that			
12	specify a	spects su	on as n	lousing i	nix and IR	H	able houses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
12 Accessible	The near						is 600m east along Kirkgate, Briggate, Bridge 9	-			
services		hich is with				icililics	is boom east along Kirkgate, briggate, bridge t	Street and Dollon			
	11000, 11	+	P	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	interaction		the de	velopme	ent beir	ng of a s	ng community, encouraging participation and co scale that may put pressure on local services and co				
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure							o a range of culture and leisure opportunities in of Silsden.	cluding pubs,			
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where thei	e are o	currently otentiall	none, a y enhar	and so	would introduce new potential targets and victing an increase in crime at the site cannot be ruled naminity cohesion and wellbeing, or increase name.	out. However,			
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	east of a Resident countrys	general h ts at the si ide with op	ospital te woul portun	, Airedal ld have lities for	e Gene exceller outdoo reside	eral Hos nt acces r exerci nts of th	ss to a diverse range of semi-natural habitats the se and community engagement, which could in the development.	nroughout the local			
1		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education	school, S	South Crav	en Sch	nool in C	ross Hi	ills, is a	chool, is 670m north-east of the site. The neare pproximately 3km south west of the site. The Uter 4km and 4.5km, respectively, to the south e	Iniversity Academy			
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	Road En	nployment	Zone.	For a m	ore exp	ansive	ent opportunities in the centre of Silsden, include and diverse range of employment opportunities ich is easily accessible by public transport.				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	as by inc		otfall ir	Silsder	n, increa	asing d	could have a minor beneficial impact on the loc emand for local goods and services and enhan				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SI/013, Sykes Lane	5.52	Site comprised of several fields delineated by hedgerow. Eastern portion of the site appears to have been in previous agricultural use, with some small buildings present.	Predominantly greenfield	145 dwellings	Preferred Option: SI4/H

Summary of assessment for SI/013:

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

A major adverse effect arises for the climate change resilience SA objective due to the site falling partially within the active flood zones FZ2 and FZ3. More detailed flood risk assessments would likely be required for the site. In addition, a major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a predominantly greenfield site containing hedgerows and trees. The site is adjacent to the Leeds Liverpool Canal Conservation Area, the setting of which could be adversely affected by the development, and to the Leeds and Liverpool Canal, meaning very careful consideration is required around protecting water quality.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline tend between the specific to the spec			Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings	Site is predominantly greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a sand and gravel MSA. Any existing buildings within the site may present opportunities for reusing structures or construction materials.							
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	site is at		of surfa	ace wate	er flood		er, part of the site falls within FZ2 and FZ3. A I wever, development could lead to an increase	
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	to water	quality. Sit	te is no	t within	a GSPZ	Z. Deve	e Site's northern perimeter. Development here lopment at the site would be expected to result relation to existing levels.	
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	developr The site the site I identified	ment here falls within evel and c	could re a SSS onsulta signifi	educe b Il Impac Ition with	iodivers t Risk Z n Natura	sity valu Zone. F al Engla	rees, and so it is likely of some biodiversity value at the site and reduce local ecological connectivither consideration of the likely risks should be and undertaken if necessary. The HRA Screen outh Pennine Moors SPA/SAC are triggered and	ectivity. e undertaken at ing process has
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National that cont be likely residenti	Parks or A ains GI ele to adverse al built forr	AONBs ements ely alter m, which he loca	. Howev of poter the loca ch would	er, resiontially hall towns I help to	dential igh visu scape a ilimit the	a discernible effect on any landscape designat development at this site could result in the loss ual amenity, including trees and hedgerow, and and landscape character. The site is adjacent to magnitude for potential effects, but at this staceape cannot be ruled out.	of open greenfield it would therefore o existing age a minor
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Leeds Li		anal Co	nservat	ion Are	a, the s	ve a discernible effect on a Listed Building. Site etting of which could be adversely affected as	
		-	P	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality							ase air pollution at the site in relation to existing the associated transport movements and hous	

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Steeton		is 1km				ad, which have frequent services. The nearest d bicycle access to the site would need to be co	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures of minimum	of the h criteria	nousing of polic	provide ies HO	d being 4 and H	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develon HO5 (10 or more homes, or an area of more the able houses to reflect local need.	opment would
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible							appears to be 500m north-east along Kirkgate	, which is within
services	Silsden I						e area of the town.	1
42 Casial	0:4	+	Р	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the de	velopm	ent beir	ng of a s	ng community, encouraging participation and c scale that may put pressure on local services a ace.	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
Residents at the site would have good access to a range or restaurants, churches and a library in the centre of Silsden Club and Silsden Cricket Club.								
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	e are c could p	currently otentiall	none, y enhai	and so		d out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	east of a Resident countrys	general h ts at the si ide with op	ospital, te woul portun	Airedal d have ities for	e Gene excelle outdoo	eral Hos nt acces r exerc	medical centre, Silsden Group Practice. The si spital. ss to a diverse range of semi-natural habitats t ise and community engagement, which could in the development.	hroughout the local mprove both
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education	schools,	South Cra	ven Sc	chool, U	niversit	y Acade	nior, is 662m north-east of the site. The neares emy Keighley and The Holy Family Catholic Sc ast of the site, respectively.	
18 Employment	Road En opportur transpor	nployment nities reside	Zone vents market, it is u	vhich is ay need ncertain	adjace to trave the ex	nt to the el 6km : tent to v	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Silsden, inclu e site. For a more expansive and diverse range south-east to Keighley, which is easily accessil which the loss of agricultural land could impact	of employment ble by public
19 Economy	The cons	+ struction a creasing fo	P nd occi otfall in s for lo	LT upation Silsder cal busi	IR of new n, increa nesses	H homes asing do . Howe	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the lower and for local goods and services and enhard ver, it is uncertain the extent to which the loss	cing the pool of

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SI/020, Keighley Road	4.51	Vacant plot of a mix of hardstanding and greenfield.	Mix	156 dwellings	Preferred Option (Commitment) SI5/HC

Summary of assessment for SI/020:

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

A major adverse effect arises for the climate change resilience SA objective due to the site falling almost entirely within the active flood zones FZ2 and FZ3, and containing limited areas at high risk of surface water flooding. More detailed flood risk assessments would likely be required for the site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a partially greenfield site containing hedgerows and trees. The site is adjacent to both the Silden and Leeds Liverpool Canal Conservation Areas, the settings of which could be adversely affected by the development, and to the Leeds and Liverpool Canal. Additionally, the site is 20m west of Silsden Beck and the construction and occupation of this site could impact the water quality here.

		Effect on S	SA Obje	ctive							
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies Mitigation				
0.1 1.0			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
3 Land & Buildings		mix of gre s with a sa				Frade a	t the site is Grade 3, which could include BM\	/ soils. Site			
			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate change resilience	limited a avoided	reas of me	dium to careful	o high ris layout o	k. Giver f develo	n the si pment.	is predominantly at low risk of surface water to ze of the site in relation to this, it is expected to However, development could lead to an incress.	hat it would be			
5 M/ /		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	Site does not coincide with a GSP7. The site is approximately 20m west of Silsden Beck at its closest point							closest point.			
			Р	LT	ΙŔ	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	biodivers The site the site I identified	sity value a falls within evel and c	at the si a SSS onsulta signifi	te and re I Impact ition with	educe lo Risk Zo Natura	cal eco ne. Fu Englai	some biodiversity value. New development her dogical connectivity. In ther consideration of the likely risks should be and undertaken if necessary. The HRA Screeni The Pennine Moors SPA/SAC are triggered and	e undertaken at ing process has			
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National condition develops policies. visual ar	Parks or An and so the ment of a however, menity values	ONBs ere counigh quather the site and,	The site all poter ality desi e also cobased o	e is partintially be gn and intains gn the ris	ally PD opport incorpo reenfie k that t	discernible effect on any landscape designation. Some areas of the site appear to be in a distunities for enhancing the local character through the local character throug	sused or derelict ugh new is Local Plan likely of high			
		-	P	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage		nent at this			ins both	eld site	sden and Leeds Liverpool Canal Conservation would be likely to adversely alter the setting of	n Areas. New			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes v		<pre>cpected</pre>	to resul	lt in a m	inor inc	t on an AQMA or CAZ. The construction and or rease in air pollution in relation to existing level.				

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies Mitigation					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Steeton		is 950r	m south.	Pedest		d, which have frequent services. The nearest d bicycle access of the site is good, although t					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an meet the	d tenures of minimum	of the h criteria	ousing polici	orovided es HO4	being and H	rards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo O5 (10 or more homes, or an area of more tha ble houses to reflect local need.	pment would				
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible services		rest area o area of re					s 450m north along Kirkgate, which is within then.	ne Local Centre,				
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	interaction		the de	velopme	nt being	g of a so						
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	restaura	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and a library in the centre of Silsden. The site is adjacent to Silsden Association Football Club and Silsden Cricket Club.										
		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where ther	e are c	urrently otentially	none, a / enhan	nd so a ce com	vould introduce new potential targets and viction increase in crime at the site cannot be ruled munity cohesion and wellbeing, or increase nate.	out. However,				
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	east of a Resident countrys	general he ts at the sit ide with op and menta	ospital, te woul portun al healtl	Airedaled have exities for the	e Gener excellent outdoor residen	al Hosp access exercis ts of the	s to a diverse range of semi-natural habitats the se and community engagement, which could in e development.	roughout the local nprove both				
17 Education	South C	rest primar raven Scho	y scho ool in C	ol, Aire \ ross Hill	/iew Infa s which holic So	ant Sch is appr chool ar	SP6, SP14, SP16, EC3, DS5, CO2 ool, is 570m north of the site. The nearest sectoximately 3km south west of the site. The Unite 3.6km and 3.9km to the south-east of the site.	versity Academy e, respectively.				
18 Employment	Road En	nployment nities reside	Zone v	vhich the	site is	adjacer	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Silsden, includent to. For a more expansive and diverse range south-east to Keighley, which is easily access	of employment				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by inc		otfall in	Silsden	, increas		could have a minor beneficial impact on the loc mand for local goods and services and enhand					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SI/023, Aire View Infants School,	0.40	Primary school	5 (1)	04 1 11	Preferred Option:
Elliot Street	0.49	grounds	Brownfield	21 dwellings	SI6/H

Summary of assessment for SI/023:

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

Minor adverse effects have been predicted for air quality and water resources SA Objectives, as has been done for most sites. The site is well situated in terms of providing residents with good access to key services, facilities, and amenities, with particularly good access to health facilities. It is unclear if development at the site would deliver an enhancement to the setting of the nearby Conservation Area.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)			
		+	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d			
3 Land & Buildings	site could Grade 3 centre of	d be re-uso and so it p f a built-up	ed but tootentiated area a	they woo Illy conta nd has l	uld likel ains BM been lo	y be a s IV soils ng deve	an efficient use of land. It is unknown if the exist source of some materials of some use. ALC Gr , although the site is now made ground. As the eloped as a school, it is considered unlikely tha ith an MSA.	ade at the site is site is within the			
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e			
change resilience	SI/023 is	in Flood 2	Zone 1	and is n	ot at ris	k of su	rface water flooding.				
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e			
resources							are within, adjacent to or within 100m of the site).			
	Develop	ment woul	d be lik	ely to re			increase in water consumption.	C- CI-			
	Dayalan	mont at CI	/022 w	LI	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	Development at SI/023 would present an opportunity to enhance the biodiversity value of the site, and to improve local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.										
7 000 000 000	00	+	Т	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape		ment at SI, eping with					to improve the impact of the site on the local cl	naracter and would			
		+/-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	SI/023 is opposite the Leeds Liverpool Canal Conservation Area so development at the site could potentially a its setting. The existing school building at the site likely makes a positive contribution to the setting of the Conservation Area, although depending on implementation new development here could improve this further, such as due to the implementation of GI elements.										
	such as					on impl	ementation new development here could impro				
	such as					on impl	ementation new development here could improts.				
	Develop	due to the +/- ment at the	implen P e site w	nentation LT rould no	n of GI IR t be exp	on impleelemen Moected to	ementation new development here could improts. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 to have a discernible impact on and AQMA or C	ve this further, 9a - 9c CAZ. The			
9 Air quality	Develope construct pollution this is so	due to the +/- ment at the tion and or in relation mewhat u	P e site we coupating to exist the exist to exist to exist to exist to exist to exist the exist to exist the exist to exist the exist to exist the exist to exist the exist to exist the exist to exist the exist to exist the exist to exist the exist to exist the exist to exist the exist to exist the exist to exist the exist the exist to exist the exist	nentation LT rould not on of nesting leven, as it is	n of GI of IR It be expended home els due suncles uncles	on impleelemen M Dected to sat the to polluar if the	ementation new development here could improtes. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 to have a discernible impact on and AQMA or Ce site would be expected to result in a minor intion associated with homes and transport mover expected by a net reduction in traffic movement	ve this further, 9a - 9c CAZ. The crease in air ements, although			
9 Air quality	Develope construct pollution this is so	due to the +/- ment at the tion and or in relation mewhat u	P e site we coupating to exist the exist to exist to exist to exist to exist to exist the exist to exist the exist to exist the exist to exist the exist to exist the exist to exist the exist to exist the exist to exist the exist to exist the exist to exist the exist to exist the exist to exist the exist to exist the exist the exist to exist the exist	nentation LT rould not on of nesting leven, as it is	n of GI of IR It be expended home els due suncles uncles	on impleelemen M Dected to sat the to polluar if the	ementation new development here could improtes. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 to have a discernible impact on and AQMA or Ce site would be expected to result in a minor into associated with homes and transport move	ve this further, 9a - 9c CAZ. The crease in air ements, although			
9 Air quality 10 Transport	Developic construct pollution this is so pollution The site bus stop	due to the +/- ment at the tion and or in relation mewhat ur due to the + is 1.5km n s with freq	implen P e site w ccupati to exis ncertain closur P orth of uent se	LT rould no on of ne sting leve n, as it is e of the LT Steeton ervices.	n of GI of IR IR It be expected whomeels due is unclear school IR I & Silso Site is h	on impleelemen M Dected to pollular if the building H H H H H H H H H H H H H H H H H H H	ementation new development here could improte. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 to have a discernible impact on and AQMA or Ce site would be expected to result in a minor intion associated with homes and transport mover expected be a net reduction in traffic movement gs at this location. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	ye this further, 9a - 9c CAZ. The crease in air ements, although and associated 10a - 10d is within 150m of			
10 Transport	Developic construct pollution this is so pollution The site bus stop although	due to the +/- ment at the tion and or in relation mewhat undue to the + is 1.5km n s with freq there is a	implen P e site w ccupati to exis ncertain closur P orth of uent se lack of	entation LT rould no on of ne sting leve n, as it is e of the LT Steeton ervices. local cy LT	n of GI or IR IR It be expected home els due souncles school IR IR IR IR IR IR IR	on impleelemen M Dected the ses at the to pollular if the building H Deen Rainighly a aths. M	ementation new development here could improtes. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 To have a discernible impact on and AQMA or Ce site would be expected to result in a minor into the second with homes and transport mover would be a net reduction in traffic movement gs at this location. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Ilway Station, which has frequent services. Site ccessible for pedestrians and generally access SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	ye this further, 9a - 9c CAZ. The crease in air ements, although as and associated 10a - 10d is within 150m of ible for cyclists,			
	Developic construct pollution this is so pollution The site bus stop although	due to the +/- ment at the tion and or in relation mewhat undue to the + is 1.5km n s with freq there is a	implen P e site w ccupati to exis closur P orth of uent se lack of P e a mir	LT rould no on of ne sting leven, as it is e of the LT Steeton ervices. local cy LT nor position	n of GI or IR IR It be expended by home els due es uncleas school IR & Silso Site is holding particular.	on impleelemen M Dected these at the to pollular if the building H Deen Rainighly a aths. M tribution	ementation new development here could improtes. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 to have a discernible impact on and AQMA or Ce site would be expected to result in a minor intion associated with homes and transport mover would be a net reduction in traffic movement gs at this location. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Iway Station, which has frequent services. Site ccessible for pedestrians and generally access	ye this further, 9a - 9c CAZ. The crease in air ements, although as and associated 10a - 10d is within 150m of ible for cyclists,			
10 Transport 11 Housing	Developic construct pollution this is so pollution The site bus stop although The site housing	due to the +/- ment at the tion and or in relation mewhat ur due to the + is 1.5km n s with freq there is a + could mak types as re	implen P e site we coupatite to exist t	rentation LT rould no on of ne sting leve n, as it is e of the LT Steeton ervices. local cy LT nor posit by CSF	n of GI or IR IR It be expended by the service of	on impleelemen M Dected these at the to pollular if the building H Deen Rainighly a aths. M tributionicies. M	ementation new development here could improtes. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 to have a discernible impact on and AQMA or Ce esite would be expected to result in a minor intion associated with homes and transport mover would be a net reduction in traffic movement gs at this location. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Ilway Station, which has frequent services. Site ccessible for pedestrians and generally access SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 In towards satisfying Bradford's housing needs, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	ye this further, 9a - 9c CAZ. The crease in air ements, although is and associated 10a - 10d is within 150m of ible for cyclists, 11a including a mix of			
10 Transport	Developic construct pollution this is so pollution The site bus stop although The site housing	due to the +/- ment at the tion and or in relation mewhat ur due to the + is 1.5km n s with freq there is a + could mak types as re + rides reside	implen P e site w ccupati to exis ncertail closur P orth of uent se lack of P e a mir equired P ents wi	rentation LT rould no on of ne sting leven, as it is e of the LT Steeton ervices. local cy LT nor posit by CSF LT th good	n of GI or IR IR It be expressed to be east on	on impleelemen M Dected these at the to pollular if the building H Deen Rainighly a paths. M Tributionicies. M To key	ementation new development here could improtes. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 to have a discernible impact on and AQMA or Ce esite would be expected to result in a minor intended in the second of	ye this further, 9a - 9c CAZ. The crease in air ements, although is and associated 10a - 10d is within 150m of ible for cyclists, 11a including a mix of 12a te or 500m walk of			

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
13 Social cohesion	commun	ity interact	ion, wi	thout the	e devel	opment	ents within an existing community, encouraging being of a scale that may put pressure on loca nity and place.	
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	that varie		cultura				ural and leisure areas, being within a 10 minute llong Kirkgate, Briggate, Bolton Road and Bridç	
		+	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	improve	pride in the	e local	area. If	the site	were to	ildings with high-quality and secure developme o not be allocated and redeveloped, the school I crime rates.	
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	over 2kn	n south-we	st. Res ssocia	sidents a	at the si	te woul	valk of Silsden Health Centre. Airedale General d have excellent access to outdoor exercise op den Park, several golf clubs, and the countrysic	portunities,
		+	Р	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
17 Education	due for of being win Keighley public tra	completion thin 800m. and Holy	in 202 Acces Family is likely	1. Resides to a second to a se	lents at econda c Schoo ost resion	the site ry school of being dents he	to close with a new school building being built would have excellent access to the new prima of is more limited, the nearest in the District (Ur around 4km to the south east in Keighley, while could utilise the South Craven Secondary Skm away.	ary school building, niversity Academy ch is accessible by
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	Keighley	Road Em	ployme	ent Zone	e. For a	more e	ent opportunities in the centre of Silsden as we xpansive and diverse range of employment op Keighley, which is easily accessible by public to	oortunities ansport.
		+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	providing improve	g new cust	omers built e	to local environm	busines	sses, ar	minor boost to the local economy, increasing for also increasing the local pool of potential em to an improved attractiveness to the area, which	ployees. An

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SI/024, Hothfield Junior School,	0.10	Primary school	5 (1)	00 1 11	Preferred
Norton Street	0.52	grounds	Brownfield	22 dwellings	Option: SI7/H

Summary of assessment for SI/024:

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

Minor adverse effects have been predicted for air quality and water resources SA Objectives, as has been done for most sites. The site is well situated in terms of providing residents with good access to key services, facilities, and amenities, with particularly good access to health facilities. It is unclear if development at the site would deliver an enhancement to the setting of the nearby Conservation Area.

		Effect on S	SA Obje	ctive									
SA Objective	Certain Permane Certainty Minimalinia of Scote of Action 2009		Mitigating or enhancing CSPR and DM policies	Mitigation code(s)									
		+	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d					
3 Land & Buildings	site coul Grade 3 centre of	d be re-uso and so it p f a built-up	ed but otentia area a	they wo ally containd has	uld likel ains BM been lo	y be a s IV soils ng deve	an efficient use of land. It is unknown if the exist source of some materials of some use. ALC Gr , although the site is now made ground. As the eloped as a school, it is considered unlikely that with an MSA.	ade at the site is site is within the					
		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e					
4 Climate							of the site is considered to be at risk of surface						
change							ugh it is expected that areas of high risk could l						
resilience					wever,	it is und	clear how this might be achieved as the flood ri	sk is not confined					
	to a disc	rete area c						1					
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e					
resources							are within, adjacent to or within 100m of the site	9.					
	Develop	ment would					increase in water consumption.	T					
	_		Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h					
6 Biodiversity	Development at SI/024 would present an opportunity to enhance the biodiversity value of the site						ite, and to improve						
& geodiversity	The HRA	local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.											
	aro trigg	+	T	IT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
7 Landscape	Develop	ment at SI	024 w	ould be			to improve the impact of the site on the local c						
& townscape		eping with											
8 Cultural		0	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
heritage	Develop	ment at SI	024 w	ould be	unlikely		e a discernible effect on any heritage asset or l	· ·					
		+/-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c					
	Develop	ment at the	e site w	ould no	t be exi	pected t	to have a discernible impact on and AQMA or 0	CAZ. The					
9 Air quality	construc	construction and occupation of new homes at the site would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements, although											
	this is so	mewhat u	ncertai	n as it is	unclea	r if ther	e would be a net reduction in traffic movement	s and associated					
							gs at this location.						
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport							Iway Station, which has frequent services. Site ccessible for pedestrians and generally access						
		there is a					second of pedestrialis and generally access	noio ioi oyoliata,					
	aimough	+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	The site	could mak	e a mii	nor posi	tive cor	tributio	n towards satisfying Bradford's housing needs,	including a mix of					
		types as re						Ü					
12 Accessible	Ŭ	+	P	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
services							services and amenities, being within a 10 minu, Bolton Road and Bridge Street in the Silsden						
	33. 11003	+	P	IT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social	Develop	ment at the		ould sit		w resid	ents within an existing community, encouraging						
cohesion	commun	ity interact	ion, wi	thout the	e devel	opment	being of a scale that may put pressure on loca nity and place.						

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty			
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure	Site provides residents with good access to cultural and leisure areas, being within a 10 minute or 500m walk of that varied array of cultural and leisure spaces along Kirkgate, Briggate, Bolton Road and Bridge Street in the centre of Silsden.								
		+	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	improve	pride in the	e local	area. If	the site	were to	ildings with high-quality and secure developme o not be allocated and redeveloped, the school I crime rates.		
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	The site is no more than 350m and a 5 minute walk of Silsden Health Centre. Airedale General Hospital is just over 2km south-west. Residents at the site would have excellent access to outdoor exercise opportunities, including Silsden Association Football Club, Silsden Park, several golf clubs, and the countryside, including via the local PRoW network.								
17 Education	due for o being wi Keighley public tra	completion thin 800m. and Holy	in 202 Acces Family is likely	1. Resides to a second to the contract of the	dents at econdar c Schoo ost resid	the site by school being dents he	SP6, SP14, SP16, EC3, DS5, CO2 to close with a new school building being built as would have excellent access to the new prima of is more limited, the nearest in the District, Unaround 4km to the south east in Keighley, which are could utilise the South Craven Secondary Standard St	ry school building, liversity Academy ch is accessible by	
		+	P	LT	İR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	Road Er	nployment	Zone.	For a m	ore exp	ansive	ent opportunities in the centre of Silsden as we and diverse range of employment opportunities in is easily accessible by public transport.	residents may	
19 Economy	providing improve	g new cust	omers built e	to local nvironm	busines	ses, ar	SP6, SP14, SP16, EC1, EC2, EC3, EC4 minor boost to the local economy, increasing fo nd also increasing the local pool of potential em to an improved attractiveness to the area, whice	ployees. An	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status	
SI/027, Dradishaw		Small plot of open	0 " 11		Preferred Option:	
Road	0.21	green space	Greenfield	7 dwellings	SI8/H	

Summary of assessment for SI/027:

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

The site is on greenfield and could potentially result in minor adverse effects on natural environment themed SA Objectives. The site is outside the target distance of schools, but provides generally good access to all other key services and amenities, including bus links, jobs, and shops with particularly good access to health facilities.

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)			
		-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d			
3 Land & Buildings	SI/027 is a small greenfield site and so would not constitute an efficient use of land. The site is on Grade 3 land and so it could potentially contain BMV soils. However, as the site is within the centre of an urban area and was once occupied by garages (now long demolished), it is considered unlikely that there could be any BMV soils present despite being Greenfield. The site is not within an MSA.										
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e			
change							ce water flooding. However, development co	uld lead to an			
resilience	increase	in imperm					irrent levels.	Τ			
5 Water	Oite ie e		P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e			
resources							within, adjacent to or within 100m of the site crease in water consumption.	•			
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity							•				
	- 55	-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	could ad	Development at SI/027 would result in the loss of a small area of open space and green infrastructure, which could adversely impact the local townscape character, although the residential development here would be within an area of existing residential built form.									
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop	ment at SI	027 wo	uld be u	nlikely to	have a	a discernible effect on any heritage asset or h	istoric area.			
9 Air quality	construc	tion and o	ccupatio	n of new	/ homes	at the	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 have a discernible impact on and AQMA or C site would be expected to result in a minor incomes associated with homes and transport moves.	rease in air			
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Site is 1.7km north of Steeton & Silsden Railway Station, which has frequent services. Site has excellent access to bus stops, with frequent services, just outside the site along Skipton Road. The site is highly accessible for pedestrians and generally accessible for cyclists, although there is a lack of local cycling paths.										
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing		The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.									
	nousing	types as re	equirea i P	LT LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02	122			
12 Accessible services		ides resid	ents with	good a	ccess to	key se	ervices and amenities, being within a 10 minutervices and amenities, being within a 10 minutervices and Bridge Street in the Silsden I	te or 500m walk of			
13 Social cohesion	Develop	+ ment at the ity interact	P e site wo ion, with	LT ould situation	IR ate new develop	M residen ment be	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 Its within an existing community, encouraging ging of a scale that may put pressure on local y and place.	13a participation and			
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	that varie		cultural				al and leisure areas, being within a 10 minute ng Kirkgate, Briggate, Bolton Road and Bridg				

		Effect on S	SA Object	ive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)	
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	Residential development at SI/027 would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.								
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	over 2kn including	n south-we	st. Resid	dents at	the site	would I	rth of Silsden Health Centre. Airedale Genera nave excellent access to outdoor exercise opp on Park, several golf clubs, and the countrysid	oortunities,	
		-	Р	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
17 Education	The nearest primary school would be the new school being built near Silsden Park, approximately 1.2km east. Silsden Primary School is approximately 1.1km to the east of the site. Access to a secondary school at the site is also limited, the nearest in Bradford district, University Academy Keighley and Holy Family Catholic School being around 4.5km to the south east in Keighley, which is accessible by public transport. It is likely that most residents here could utilise the South Craven Secondary School in Crosshills, North Yorkshire, which is approximately 3km away.								
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	Road En	nployment	Zone. F	or a mo	re expar	nsive ar	t opportunities in the centre of Silsden as well ad diverse range of employment opportunities seasily accessible by public transport.		
		+	Р	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	providing improve	g new cust	omers to built en	local book	usinesse nt could	es, and	nor boost to the local economy, increasing for also increasing the local pool of potential empty an improved attractiveness to the area, which	oloyees. An	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM76, Hainsworth	44.0	Agricultural fields	0 "11 0 0 "		A.1.
Road	11.3	delineated by trees and hedgerows	Greenfield, Green Belt	Employment	Alternative

Summary of assessment for EM76:

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

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

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site containing TPO trees. The site is adjacent to the Leeds Liverpool Canal Conservation Area, the setting of which could be adversely affected, and to the Leeds and Liverpool Canal, so careful consideration would be needed regarding the preservation of the water quality during construction and occupation. Additionally, easy access to public and active travel opportunities from the site is somewhat limited.

		Effect on SA Objective									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies Mitigating				
3 Land &			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d			
Buildings	Site is gr an MSA.		ALC Gra	de at the	e site is (Grade 3	B, which could include BMV soils. Site does r	not coincide with			
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	and high avoided	risk of su	rface wa careful l	ter flood ayout of	ing. Giv	en the s ment. I	TZ2 and FZ3. Site has a limited extent of land size of the site in relation to this, it is expecte However, development could lead to an increase.	d that it would be			
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	adjacent a GSPZ	to the site	e's south nent at tl	-west pe ne site w	erimeter. ould be	Develo	Site's northern perimeter and a small unnam opment here could pose a risk to water qualit ed to result in a minor increase in water cons	y. Site is not within			
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	developr trees are adversel The site and type	ment here within the y affect the falls within of employ	could re e site. The e trees, so the Imporment de	duce bid le Hains such as eact Risk evelopme	odiversity worth He through a Zones ent here	y value edges L a direct for Sou , consu	s, and so is likely to be of some biodiversity wat the site and reduce local ecological connectors also runs through the site. New develop the loss of impacts on roots, as well as the LW th Pennine Moors SAC/SPA/SSSI. Depending litation with Natural England may be required effects on the SAC/SPA/SSSI.	ectivity. Seven TPO oment could S. ng on the scale			
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National Green B it would existing minor ac	Parks or A elt land tha therefore b residential	AONBs. at containe likely built for ct on the	Howeve ns GI ele to adver m, which	r, new d ements o sely alte n would l	evelopr of poter or the lo	discernible effect on any landscape designat ment at this site could result in the loss of op nitially high visual amenity, including trees an cal townscape and landscape character. The limit the magnitude for potential effects, but a twnscape cannot be ruled out. This is particular	en greenfield and d hedgerows, and e site is adjacent to at this stage a			
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	Leeds Li		anal Cor	servatio	n Area,		a discernible effect on a Listed Building. Site ting of which could be adversely affected as				
		-	P	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	to increa	ise air polli	ution at t	he site i	n relatio	n to exi	on an AQMA or CAZ. Development at this s sting levels due to the construction and occu and pollution associated with these business	pation of new			
10 Transport		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			

		Effect on S	SA Object	tive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)	
		tation, Ste					ng Keighley Road, and have frequents service west. Pedestrian and bicycle access to the si		
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None	
	Site is al	located for	employ	ment an	d theref	ore will	not provide a contribution towards Bradford's	housing needs.	
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
services		vision of ne and amen		oyment o	developr	ment he	re could potentially help to enhance the local	offering of key	
40 Casial		0	n/a	n/a	n/a	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	None	
13 Social cohesion	This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.								
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None	
leisure	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.								
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.								
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None	
то пеаш	Site is propertive		r employ	•	•	and so	it would be unlikely to have a discernible effe	ct on this SA	
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
Education	Site wou	ld provide	new em	ploymer	nt land th		s skills learning opportunities for local people	and employees.	
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment							ployment opportunities in Silsden. However, mpact on employment opportunities in agricul		
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	term suc significa	cess of Br	adford's the vita	econom lity of Sil	ny. Due t Isden's d	to the si centre. I	new employment space that would contribute te's location, the proposed development coul however, it is uncertain the extent to which the economy.	d also provide a	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SI/003, Brown Bank Lane	21.05	Mixed. Fields with a road and some buildings	Greenfield	553 dwellings	Alternative

Summary of assessment for SI/003:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land._
Minor positive effects were predicted for all socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, education facilities and employment areas.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site which contains a small area of TPO woodland. The site is in close proximity to two Grade II Listed Buildings and adjoins a Conservation Area and therefore the setting of these heritage assets may be adversely affected by the development.

Significant (major beneficially) effects on the house SA Objective are expected duet to the development providing 535 additional dwellings.

		Effect on	SA Object	ive										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e						
Buildings	Site is predominantly greenfield. Any existing buildings within the site may present opportunities for reusing structures or construction materials. Site does not coincide with an MSA.													
4 Climate	otraotare	+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e						
change resilience							t a low risk of surface water flooding. Howe compared to current levels.	ver, development						
	000.0.100	-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e						
5 Water resources	the deve	Swartha Beck is 300m east of the site. Silsden Beck is 350m west of the site. These are unlikely to be effect by the development at this site. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.												
6		-	Р	LŤ	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f						
Biodiversity & geodiversity	cluster o	Site is predominantly greenfield with GI so would have some biodiversity value. There is TPO woodland and a cluster of TPO trees within the site boundary. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. TPO woodland and TPO's within the site boundary could be adversely affected by development at the site such as through impacts on root zones.												
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b						
7 Landscape & townscape	National greenfiel likely to built forn	Parks or A ld that con adversely	AONBs. tains GI alter the ould help	However elements local tow to limit	r, resider s of pote vnscape the mag	ntial deventially hi and land nitude fo	scernible effect on any landscape designati- elopment at this site would result in the loss gh visual amenity, including trees, and it wo dscape character. The site is adjacent to ex or potential effects, but at this stage a minor out.	of open ould therefore be isting residential						
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b						
8 Cultural heritage	Conserv it is cons	ation Area	. Site is be likely	within 10 that dev	00m of tw elopmen	vo Grade t at the s	e is directly adjacent (south- eastern bounds II Listed Buildings. Given the presence of site could have potential adverse effects on greenfield.	ary) to Brunthwaite existing built form,						
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d						
9 Air quality	homes v		xpected	to result	in a min	or increa	n an AQMA or CAZ. The construction and case in air pollution in relation to existing leve							
	associat						SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,							
	associat	+	Р	LT	Site is within 400m of bus stops on Bolton Road, which have frequent services. The nearest railway station, Steeton & Silsden, is 2km south west. Site is very accessible for pedestrians and cyclists, although there is a lack									
10 Transport	Site is w Steeton	+ ithin 400m	of bus s is 2km s	tops on south we	 Bolton F st. Site i	l Road, wh	TR6 TR6 TR9 Trequent services. The nearest rai							

		Effect on	SA Object	tive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Durration Reversibility Certainty Oertainty		Mitigating or enhancing Local Plan policies	Mitigation code(s)		
	dependir developr	ng on the t ment would	types and d meet th	d tenure: ne minim	s of the hour crite	nousing perial of pol	wellings) towards satisfying Bradford's hous provided being in line with the Local Plan policies HO4 and HO5 (10 or more homes, or ix and affordable houses to reflect local nee	olicies. The an area of more		
12 Accessible		+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
services		ts at the si 700m wes			ood acce	ss to a ra	ange of services and amenities available in	the centre of		
13 Social cohesion	interaction could alt Site is a	on, without er the loca djacent to	t the dev al sense A6034 B	elopmer of comm solton Ro	nt being on nunity and nad, which	of a scale d place. ch has th	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ommunity, encouraging participation and coe that may put pressure on local services are potential to impact on the quality of life of sual disturbances.	nd facilities or		
	a result (+	P	LT	IR	H H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
14 Culture & leisure	restaura	nts, church	nes and	a library	in the ce	entre of S	ange of culture and leisure opportunities ind Silsden. There is an excellent range of outdo artha Wood 400m east and Silsden Golf Clu	oor leisure		
15 Safe & secure	location new dev	where the	re are cu could po	irrently n tentially	ione, and enhance	d so an ir commu	SP1, SP3, SP4, SP16, HO9, DS5, CO2 Ild introduce new potential targets and victir increase in crime at the site cannot be ruled inity cohesion and wellbeing, or increase na	out. However,		
16 Health	Airedale Resident countrys	General H ts at the si ide with op	lospital. te would oportunit	l have ex ies for o	cellent a	access to xercise a	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5 Clinic. The site is 3km north-east of a gen a diverse range of semi-natural habitats than d community engagement, which could in	roughout the local		
17 Education	The nea	+	P ry schoo	LT I, Silsder	IR n Primar	H y School west of th	evelopment. SP6, SP14, SP16, EC3, DS5, CO2 , is 100m west of the site. The nearest secone site.	17a – 17c ondary school,		
18 Employment	Resident Road En	+ ts would h nployment	P ave good Zone (7	LT d access 00m sou	IR to empl uth- west	H oyment of t of the si	SP6, SP14, SP16, EC1, EC2, EC3, EC4 opportunities in the centre of Silsden, includite). For a more expansive and diverse rangh to Keighley, which is easily accessible by	e of employment		
19 Economy	The cons	+ struction a	P nd occup otfall in	LT pation of Silsden,	IR new hor increasir	H mes coul	SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the loc and for local goods and services and enhance	19a, 19b al economy, such		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SI/004, Bolton Road / Brown					
Bank Lane	5.89	Vacant field	Greenfield	177 dwellings	Alternative

Summary of assessment for SI/004:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor positive effects were predicted for all socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, education facilities and employment areas.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site which contains several small areas of TPO woodland and TPO trees. The site is in close proximity to four Grade II Listed Buildings, the setting of one may be adversely affected by the development due to the topography.

Additionally, a small, unnamed stream falls within the site perimeter, the water quality of which could be impacted by the construction and occupation of this site.

		Effect on S	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e			
Buildings	Site is g	reenfield. S	Site does	not coir	ncide wit	<u>h an MS</u>					
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.										
	could lea	ad to an ind	crease ir								
E Motor	A = == = II	-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	Site is no	unnamed ot within a otion at this	GSPZ. [Developr	nent at tl	he site w	dary. Development here could pose a risk to rould be expected to result in a minor increaturels.	se in water			
6		-	Р	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity	at the sit	te and redu	ice local	ecologic	cal conne	ectivity. ⁻	value. New development here could reduce There are small sections of the site that con- sely affected by development through impac	tain TPO			
geodiversity	woodian		P P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
7 Landscape & townscape	National greenfie likely to built form	Parks or A Id that con adversely	AONBs. tains GI alter the ould help	However elements local tow to limit	r, resider s of pote vnscape the mag	ntial deventially hi and land nitude fo	scernible effect on any landscape designation elopment at this site would result in the loss gh visual amenity, including trees, and it wordscape character. The site is adjacent to exist or potential effects, but at this stage a minor out.	of open uld therefore be sting residential			
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	120m of consider	four Grade red to be lil Listed 'To	e II Liste kely that	d Buildin develop	igs. Give	n the top the site o	a and 200m east of Silsden Conservation Ar pography and the presence of existing built could only feasibly have potential adverse et f replacing open greenfield, on land sloping	rea. Site is within form, it is ffects on the			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.										
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Steeton		is 2.2km	n south v	vest. Site	e is very	ich have frequent services. The nearest rail accessible for pedestrians and cyclists, alth				
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

		Effect on	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	types an meet the	d tenures minimum	of the ho	ousing proof policies	ovided bes HO4 a	peing in li and HO5	ls satisfying Bradford's housing needs, depoins with the Local Plan policies. The develo (10 or more homes, or an area of more tha houses to reflect local need.	pment would
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services	The nea	rest area d	of key se	rvices ar	nd amen	ities is 5	50m south-west at Bridge Street.	
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction could alt Site is a	on, without er the loca djacent to	t the dev al sense A6034 B	elopmer of comm solton Ro	nt being on nunity and pad, which	of a scale d place. ch has th	ommunity, encouraging participation and co e that may put pressure on local services ar e potential to impact on the quality of life of sual disturbances.	d facilities or
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		ts at the si nts, churcl					ange of culture and leisure opportunities inc Silsden.	luding pubs,
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are cu could po	irrently n tentially	one, and enhance	d so an ir commu	ld introduce new potential targets and victin ncrease in crime at the site cannot be ruled nity cohesion and wellbeing, or increase na	out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Airedale Resident countrys	General Hack the single ide with open depth contract the	lospital. te would oportunit	have ex ies for or for the r	ccellent a utdoor ex esidents	access to xercise a of the d	n Clinic. The site is 3.3km north-east of a ge o a diverse range of semi-natural habitats the and community engagement, which could im evelopment.	roughout the local
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education	South C	raven Sch	ool in Cr loly Fam	oss Hills ily Catho	, is appro	oximately ool are 4l	, is 130m south of the site. The nearest sec y 3.5km south west of the site. The Universi om and 4.4km south east of the site, respec	ty Academy tively.
18 Employment	Road En	nployment	Zone. F	or a mor	e expan	sive and	SP6, SP14, SP16, EC1, EC2, EC3, EC4 opportunities in the centre of Silsden, includ diverse range of employment opportunities easily accessible by public transport.	
19 Economy	as by inc		otfall in	Silsden,	increasir		SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the located for local goods and services and enhance	

Steeton with Eastburn

- 1.1.55 There are four potential housing sites identified as Preferred Options in Steeton with Eastburn. There is one potential employment site.
- 1.1.56 Significant beneficial effects have been identified in relation to transport (SA Objective 10) for site ST/001A and in relation to health (SA Objective 16) for site ST/002. Significant beneficial effects have been identified in relation to education (SA Objective 17) for ST/023.
- 1.1.57 In relation to the accessible services (SA Objective 12), any future development of sites ST/001A, ST/023 and ST/002 are likely to have a minor positive effect.
- 1.1.58 All sites are assigned a minor positive effect in relation to climate change resilience (SA Objective 4) apart from sites ST/001A which is assigned a minor negative effect. This could potentially be addressed through measures such as Sustainable Drainage Systems and by exploring alternative site layouts to avoid the highest risk areas.
- 1.1.59 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for all sites. This is due to the loss of >0.4ha of greenfield land.
- 1.1.60 With regards to the potential employment site, significant negative effects have been identified in relation to land and buildings (SA Objective 3). This is due to the loss of >0.4ha of greenfield land.
- 1.1.61 All sites have been assigned a major negative effect in relation to the biodiversity and geodiversity SA Objective 6. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is related to potential recreation impacts.
- 1.1.62 Significant beneficial effects have been identified in relation to employment (SA Objective 18) and economy (SA Objective 19) for the potential employment site. Future employment development on this site would provide new employment opportunities and could provide a significant boost to the vitality of Steeton with Eastburn's centre. However, it is unknown at this stage, the extent to which the loss of agricultural land could impact on the local agricultural economy.
- 1.1.63 In Steeton with Eastburn, in relation to housing sites there are also one Alternative option (ST/001), one Discounted Option (ST/007). These are assessed below.

Summary table of effect scores predicted for housing sites in Steeton with Eastburn

PO ref	Site	SA Objective																		
PO Tel	Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ST1/H	ST/001A	-	-		-	-		-	-	-	++	+	+	+/-	+	+/-	+	+	+/-	+
ST2/H	ST/002	-	-		+	-		-	0	-	+	+	+	+	+	+/-	++	+	+/-	+
ST3/HC	ST/010B	-	-		+	-		-	0	-	+	+	+	+	+	+/-	+	+	+	+
ST4/H	ST/023	-	-		+	-		-	-	-	+	+	+	+	+	+/-	+	++	+	+

Summary table of effect scores predicted for employment sites in Steeton with Eastburn

PO ref	Sito		SA Objective																	
	Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15				
ST5/E	EM78	-	-		-	-	-	-	-	-	+	0	+	0	0	+/-	0	+	++	++

Kev:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ST/023, Rear of Holly Fold	0.35	Vacant open space	Greenfield, partly Green Belt	11 dwellings	Preferred Option: ST4/H

Summary of assessment for ST/023:

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

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

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site in proximity to two areas of deciduous woodland priority habitat.

		Effect on S	SA Object	ive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a - 3e		
Buildings	Site is g	reenfield. /	ALC grad	e at the	site is Gr	<u>ade 5.</u>	Site does not coincide with an MSA.	_		
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
resilience		FZ1 and i able surfa					ding. However, development could lead to a	an increase in		
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							n 100m of a surface waterbody. Developme consumption.	nt at the site		
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	at the sit priority h disturbat The HRA	te and redunabitat, whinces.	ice local ch could g proces	ecologic be indire s has ide	al conne ectly affections entified the	ctivity. cted by nat likel	value. New development here could reduce Site is in proximity to two areas of deciduous development such as an increase in recreasy y significant effects on the South Pennine Name.	s woodland ational		
	are angg	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National and Gre and towi characte	Parks or A en Belt lan nscape cha er. The site	AONBs. I d that, in aracter. N is adjac	However its curre New deve ent to ex	, resident ent condit elopment isting res	tial dev ion, like here w identia	scernible effect on any landscape designati elopment at this site could result in the loss ely makes a positive contribution towards the rould be likely to adversely affect this and to I built form, which would help to limit the mate effect on the local landscape and townscape	of open greenfield e local landscape alter the local gnitude for		
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
heritage	Develop area.	ment at the	e site wo	uld be ur	nlikely to	have a	discernible effect on a sensitive heritage as	sset or historic		
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
9 Air quality	homes v		kpected t	to result i	in a mino	r increa	on an AQMA or CAZ. The construction and of ase in air pollution in relation to existing level			
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport										
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	types an meet the	d tenures minimum	of the ho criteria o	using pro of policies	ovided be s HO4 ar	eing in l nd HO5	ds satisfying Bradford's housing needs, dep line with the Local Plan policies. The develo (10 or more homes, or an area of more tha houses to reflect local need.	pment would		

		Effect on S	SA Objecti	ve									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)					
		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
Accessible services	The site is located approximately 160m to the south west of the Eastburn portion of the Steeton with Eastburn Local Centre. This includes a public house, takeaway and a convenience store (including Post Office). Residents can also travel approximately 1.1km to the east to access a Co-op on Skipton Road. To access a wider range of local shops and services, residents would need to travel up to 1.5km east into the centre of Steeton or west to Sutton-in-Craven.												
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.												
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
14 Culture & leisure	Residents at the site would have access to a range of culture and leisure opportunities including pubs, restaurants and churches within the Eastburn portion of the Steeton with Eastburn Local Centre, along Skipton Road and in the centres of Steeton, Cross Hills and Sutton-in-Craven. The site is within 200m of Eastburn Playing Fields.												
	, ,	+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	where the	e are cu could pot	rrently no entially e	one, and enhance	so an i commu	ald introduce new potential targets and victin ncrease in crime at the site cannot be ruled nity cohesion and wellbeing, or increase na	out. However,					
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	site is 80 Residen countrys	00m south- ts at the si ide with op	west of a te would portuniti	a general have exc es for ou	l hospital cellent ac itdoor ex	, Aireda ccess to ercise a	on Health Centre, putting it outside the targe ale General Hospital. o a diverse range of semi-natural habitats th and community engagement, which could im evelopment.	roughout the local					
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17 Education	seconda (approxi	ry school,	South Co	raven Sc k from th	hool in C e site). T	ross Hi	fant School, is 355m north-east of the site. I ills, is approximately 1km north west of the s versity Academy Keighley and Holy Family 0 ively.	site					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	Glusburr	n, Sutton-ir nent oppor	n-Craven	, Cross I	Hills and	Steetor	e range of employment opportunities, includ n with Eastburn. For a broader range of high ravel further afield to areas such as Keighley	-quality					
	_	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	as by ind		otfall, inc	reasing			ld have a minor beneficial impact on the local goods and services and enhancing the pools.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ST/001A, Summerhill Lane	5.34	Agricultural fields delineated by hedgerows	Greenfield, Green Belt	120 dwellings	Preferred Option: ST1/H

Summary of assessment for ST/001A:

The site could deliver a major positive effect for residents on the transport SA Objective as a result of being within the target distances for bus stops and a railway station.

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

As a large greenfield site, development here would likely result in minor adverse effects on all the natural environment themed SA Objectives and a significant adverse effect on the Land and Buildings SA Objective. The site is 30m east of the Steeton Conservation Area, the setting of which could be adversely affected as a result of new development.

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

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
3 Land &			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d
Buildings	Site is grav		ALC Gr	ade at th	ne site is		3, which could include BMV soils. Site coincid	des with a sand
		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	and med be avoid	lium risk of	f surfac n a care	e water eful layou	flooding ut of dev	. Given elopme	with land in FZ2. Site has a very limited exter the size of the site in relation to this, it is expert. However, development could lead to an instance.	ected that it would
[\\/ata=		-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							hin 100m of a surface waterbody. Developme ter consumption.	ent at the site
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 and part of the site contains wetland and gra	6a – 6f
6 Biodiversity & geodiversity	reduce be deciduou in recrea The site the site I identified	piodiversity us woodlar ational distu falls within evel and c	value and, which which which which will will be with the work of the work with the work will be with the work	at the sit ch could es. Il Impact ation with	te and rebe indiret t Risk Zo n Natura	educe lo ectly aff one. Fu I Englar	may be of biodiversity value. New development of the size of the s	ite is an area of bugh an increase e undertaken at ing process has
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National and Gree therefore residenti	Parks or A en Belt lan e be likely t al built for	AONBs d that d to adve m, which he loca	. Howeve contains ersely alte ch would	er, resid GI elem er the lo help to ape and	ential d nents of cal town limit the townso	discernible effect on any landscape designative evelopment at this site could result in the loss potentially high visual amenity, including trees a scape and landscape character. The site is a semagnitude for potential effects, but at this state cannot be ruled out.	of open greenfield s, and it would adjacent to existing age a minor
		-	P	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Steeton		ion Are				e a discernible effect on a Listed Building. Site could be adversely affected as a result of new	
	•	-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes w		xpected	to resu	lt in a m	inor inc	t on an AQMA or CAZ. The construction and or rease in air pollution in relation to existing level.	
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	nearest	railway sta	tion, St	teeton &	Silsden	, is adja	uent services, including those along Keighley icent to the site. Pedestrian and bicycle accest paths in the local area.	

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an meet the	d tenures of minimum	of the h criteria	nousing p	orovided ies HO4	being i	ards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo 05 (10 or more homes, or an area of more tha ole houses to reflect local need.	pment would
12	ороспу с	+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services	Key serv	vices and a	menitie	es are lo	cated w	ithin 60	Om of site on Station Road and Skipton Road.	
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction could alt Site is a	on, without er the loca	the de Il sense a railwa	velopme of commay line, w	ent being munity a	g of a so and plac	likely to impact on the quality of life of new res	nd facilities or
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	restaura		g gree				ge of culture and leisure opportunities including entre of Steeton and along Skipton Road. The	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	re are c could p	urrently otentially	none, a / enhan	nd so a ce comi	rould introduce new potential targets and victing increase in crime at the site cannot be ruled munity cohesion and wellbeing, or increase nate.	out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b
16 Health	The site Residen countrys	is 1.5km e ts at the siding the side with operation in the side in	ast of a te woul portun	a genera d have e ities for e	l hospita excellent outdoor	al, Airect t access exercis	7, Steeton Health Centre, putting it outside the lale General Hospital. Is to a diverse range of semi-natural habitats the e and community engagement, which could in the development.	roughout the local
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education	Universi	ty Academ raven seco	y Keigl ondary	nley and school in	The Ho Cross	ly Fami Hills is a	ool, is 618m south of the site. The nearest set ly Catholic School, are 2.5km and 2.7km south approximately 3km west of the site.	n-east of the site.
18 Employment	south-ea	ist in Keigh	nley, as	well as	just out	side the	SP6, SP14, SP16, EC1, EC2, EC3, EC4 employment opportunities in Steeton with Eas district in and around Cross Hills. It is uncerta employment opportunities in agriculture in th	nin the extent to
19 Economy	as by inc	creasing fo	otfall, i	ncreasin esses. H	g demai lowever	nd for lo	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ould have a minor beneficial impact on the loc ocal goods and services and enhancing the po ocertain the extent to which the loss of agricult	ol of potential

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ST/002, Aireburn Avenue	0.70	Agricultural land	Greenfield	22 dwellings	Preferred Option: ST2/H

Summary of assessment for ST/002:

The site is on greenfield and minor adverse effects have been predicted for most natural environment themed SA Objectives. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

Site is well located to provide residents with access to jobs, cultural and recreational spaces, and schools with a particularly good access to health facilities. Access to other services and amenities, such as shops, is somewhat limited at this location.

		Effect on S	SA Objec	ctive		•		
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d
Buildings	Developr BMV soils		result i	in the los	s of greei	nfield s	ite, which is entirely comprised of Grade 3 AL	C soils (potentially
4 Climate		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
change resilience		FZ1 and is neable surf					ding at present, although development could less.	ead to an increase
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							rface waterbody. Development would result in	a minor net
	increase	in water co					ation to existing levels.	I a a
16	<u> </u>		P	LT	IR 	. M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversity	local eco The HRA	logical coni	nectivity proces	y. ss has ide	entified th	at likel	lue of the site due to the loss of greenfield and y significant effects on the South Pennine Mod	
7	UU	-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Landscape & townscape							site and could adversely impact the local chath and east and the woodland to the west scre	
8 Cultural		0	n / a	n/a	n/a	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	the settin	g of which	would l	oe unlikel	ly to be in	npacte	age asset. Steeton Conservation Area is 100nd due to the development being adjacent to extend the Conservation Area.	
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality							I but would likely increase air pollution at the pwith the construction and occupation of home	
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b
10 Transport	west. Ped		cess of				es. Steeton & Silsden Railway Station is just access would be via the B6265 which does not be seen access.	
		+	Р	LT	IR	Н	HO1 - HO12	11a
11 Housing	housing r The site	needs, depo would meet	ending t the mi	on the ty	pes and triteria of p	tenures policies	e a minor positive contribution towards satisfy of the housing is provided in line with the Loo HO4 and HO5 (10 or more homes, or an area d affordable houses to reflect local need.	cal Plan policies.
12	•	+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services	Site is ap	proximatel	y 500m	east of a	a range o	f servic	es and amenities on offer in Steeton.	
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	communi	ty interaction	on, with	out the d	levelopm	ent beii	s within an existing community, encouraging p ng of a scale that may put pressure on local so and place.	
		or could all	00	ocal colle				
14 Culture & leisure		+	P	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

		Effect on S	SA Objec	tive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies Mitigation of			
		+/-	Р	LT	IR	Н	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	location v	vhere there	are cu potentia	rrently no ally enhai	one, and nce comr	so an ii	I introduce new potential targets and victims of ncrease in crime at the site cannot be ruled out cohesion and wellbeing, or increase natural sur	t. However, new		
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	excellent outdoor	access to	greens _l d comn	oaces an nunity en	d a divers gagemer	se rang	800m east of Steeton Medical Centre. Resider e of natural and semi-natural habitats with opp tunities, which could improve both physical an	ortunities for		
		+	Р	LŤ	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
17 Education	the Holy school in	Family Cat Cross Hills	holic So is loca	chool, are	e 2.5km a oximately	ınd 2.7l / 3km v	earest secondary schools, the University Acade or south-east of the site, respectively. South Control of the site. However, the presence of acceptioning residents, without placing undue pressure.	Craven secondary ssible facilities		
18		+/-	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
Employmen t	south-eas	st in Keighl	ey, as \	vell as ju	st outside	e the di	ployment opportunities in Steeton with Eastbu strict in and around Cross Hills. It is uncertain t mployment opportunities in agriculture in the lo	the extent to		
		+	Р	LT	IR	М	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	Steeton version steeton version the area	vith Eastbu es for local	irn, incr busine: ould en	easing th sses. An courage	ne deman improver further in	d for lo nent in ward in	could have a minor beneficial impact on the loc cal goods and services and enhancing the poot the built environment could lead to an improve vestment. However, it is uncertain the extent to economy.	ol of potential ed attractiveness		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ST/010b, West of Green Lane	1.33	Green open space containing trees.	Greenfield	35 dwellings	Preferring Option (Commitment) ST3/HC

Summary of assessment for ST/010b:

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

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

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, education facilities and employment areas. However, residents may need to travel outside the target distance to access basic services and amenities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site containing TPO woodland and trees.

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
O Lond O			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a - 3e
3 Land & Buildings	Site is g		ALC Grad	de at the	site is G	rade 3,	which could include BMV soils. Site does n	ot coincide with
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience							ding. However, development could lead to a	n increase in
	imperme	eable surfa	P P	I T	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water	Site doe	s not coinc	cide with				100m of a surface waterbody. Developme	
resources							consumption.	
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 ome biodiversity value. New development h	6a – 6f
Biodiversity & geodiversity	trees, when the HRA	hich could	be adver g proces	sely affe s has ide	cted by r entified th	new dev		pacts on roots. loors SPA/SAC
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7	Develop	ment at thi	is locatio	n would r	not result	in a di	scernible effect on any landscape designati	on, including
Landscape &	National that con adversel form, wh	Parks or A tains GI ele ly alter the nich would	AONBs. I ements o local tow help to li	However, of potentia onscape onit the m	, resident ally high and land nagnitude	tial deve visual a scape o for pot	elopment at this site could result in the loss menity, including trees, and it would therefor character. The site is adjacent to existing re- mential effects, but at this stage a minor adve	of open greenfield ore be likely to sidential built
Landscape & townscape	National that con adversel form, wh	Parks or A tains GI eld ly alter the	AONBs. I ements o local tow help to li	However, of potentia onscape onit the m	, resident ally high and land nagnitude	tial deve visual a scape o for pot	elopment at this site could result in the loss menity, including trees, and it would therefor character. The site is adjacent to existing re- mential effects, but at this stage a minor adve	of open greenfield ore be likely to sidential built
Landscape & townscape 8 Cultural	National that con adverse form, wh local lan Develop	Parks or A tains GI ele ly alter the nich would dscape an	AONBs. In the sements of local towns of towns of local towns of lo	However, of potential onscape a mit the m cape cand n/a	, resident ally high and land nagnitude not be ru n/a	tial devential devention to the visual a scape of the visual and t	elopment at this site could result in the loss imenity, including trees, and it would therefore character. The site is adjacent to existing resential effects, but at this stage a minor adverse.	of open greenfield ore be likely to sidential built erse effect on the
Landscape & townscape 8 Cultural heritage	National that contadversel form, whocal lan Develop heritage	Parks or Atains GI electric learning to the tains GI electric learning to	AONBs. In the sements of the local towns of the loc	However, of potentia wnscape a mit the m cape can n/a r to exist	, resident ally high and land nagnitude not be ru n/a ing built f	tial deversitial development d	elopment at this site could result in the loss amenity, including trees, and it would therefore the state. The site is adjacent to existing resential effects, but at this stage a minor adverse SP2, SP10, EN3, EN4, EN5, EN6, DS3 due to the topography, it would have no in SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	of open greenfield of open greenfield ore be likely to sidential built erse effect on the 8a mpacts on
Landscape	National that contadversel form, who local lan Develop heritage Develop homes was a contaged.	Parks or Atains GI electric learning to the tains GI electric learning to	AONBs. I sements of local towhelp to lind towns of local towns of	However, of potential vinscape amit the management of the manageme	, resident ally high vand land; nagnitude not be ru n/a ing built f IR ernible in in a mino	tial devervisual a scape of for potential development of the control of the contr	elopment at this site could result in the loss amenity, including trees, and it would therefore the character. The site is adjacent to existing resential effects, but at this stage a minor adverse lential effec	of open greenfield ore be likely to sidential built erse effect on the 8a mpacts on 9a – 9d occupation of new
Landscape & townscape 8 Cultural heritage	National that contadversel form, who local land Develop heritage Develop homes wassociat	Parks or Atains GI ele ly alter the lich would dscape an O ment woul assets or ment woul vould be exed with ho	AONBs. I ements of local towhelp to lind townsof n/a d be near areas. P d not have xpected to mes and P	However, of potential vinscape amit the management of the manageme	, resident ally high vand land: nagnitude not be ru n/a ing built f IR ernible in in a mino rt movem	tial devervisual a scape of the for potential development of the form and the form	elopment at this site could result in the loss amenity, including trees, and it would therefore character. The site is adjacent to existing resential effects, but at this stage a minor adversal effe	of open greenfield one be likely to sidential built erse effect on the 8a mpacts on 9a – 9d occupation of new els due to pollution
Landscape & townscape 8 Cultural heritage	National that contadversel form, who local land Develop heritage Develop homes vassociate Site is warailway sand sand sand sand sand sand sand sand	Parks or Atains GI ele ly alter the nich would dscape an Oment woul assets or ment woul vould be exed with ho + ithin 400m	AONBs. I ements of local towns of help to lind towns of help to lind towns of help to lind towns of help to lind towns of help to lind towns of help to lind towns of help to lind towns of help towns	However, of potential vinscape is mit the mape cannot not not not not not not not not not	, resident ally high and land nagnitude not be ru n/a ing built f IR ernible in in a mino rt movem IR ops alone	tial devervisual a scape of the for potential development of the form and the form	elopment at this site could result in the loss amenity, including trees, and it would therefore character. The site is adjacent to existing recential effects, but at this stage a minor adversal and the stage aminor a	of open greenfield one be likely to sidential built erse effect on the 8a mpacts on 9a – 9d occupation of new els due to pollution 10a – 10d ices. The nearest
Landscape & townscape 8 Cultural heritage 9 Air quality	National that contadversel form, who local land Develop heritage Develop homes vassociat Site is was railway sane wo	Parks or Atains GI elected by alter the hich would dscape an Oment would assets or a ment would be executed with ho the hithin 400m station, Stepuld need to the high station of the high	AONBs. I ements of local towns of help to lind towns of help to lind towns of help to lind towns of help to lind towns of help to lind towns of help to lind towns of help to lind towns of help towns	However, of potential process	, resident ally high y and land nagnitude not be ru n/a ing built f IR ernible in in a mino rt movem IR ops alone s 1.8km r	tial devervisual a scape of the form and the	elopment at this site could result in the loss amenity, including trees, and it would therefore character. The site is adjacent to existing resential effects, but at this stage a minor adverse lential effects,	of open greenfield ore be likely to sidential built erse effect on the 8a mpacts on 9a – 9d occupation of new els due to pollution 10a – 10d ices. The nearest e along Green
Landscape & townscape 8 Cultural heritage 9 Air quality	National that contadversel form, who local land Develop heritage Develop homes wassociat Site is was railway salane wood types and meet the	Parks or Atains GI elected by alter the hich would dscape an Oment would assets or would be expected with hotal thin 400m station, Stepuld need to the high station of	AONBs. I ements of local townson in loca	However, of potential vinscape is mit the mape cannot never to exist the transport of policies of poli	, resident ally high and land agnitude not be ru n/a ing built find a mino at movem IR ops alongs 1.8km rule IR IR atribution byided bes HO4 ar	tial devervisual a scape of the form and the	elopment at this site could result in the loss amenity, including trees, and it would therefore character. The site is adjacent to existing resential effects, but at this stage a minor adversal and the stage and stag	of open greenfield ore be likely to sidential built erse effect on the 8a mpacts on 9a – 9d occupation of new els due to pollution 10a – 10d fices. The nearest e along Green 11a ending on the open to be likely to be sidential or the open to be sidential

		Effect on	SA Objecti	ve						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies Mitigation of			
12 Accessible services	The site is located opposite the Eastburn portion of the Steeton with Eastburn Local Centre. This includes a public house, takeaway and a convenience store (including Post Office). Residents can also travel approximately 800m to the east to access a Co-op on Skipton Road. Residents would need to travel up to 1.5km east into the centre of Steeton to access a range of local shops and services									
		+	Р	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	interaction		the deve	elopment	being of	a scale	ommunity, encouraging participation and co e that may put pressure on local services an			
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
14 Culture & leisure	restaura	nts and ch	urches wentres of	rithin the Steeton a	Eastburn and Cross	portions Hills.	of culture and leisure opportunities including n of the Steeton with Eastburn Local Centre The site is opposite Eastburn Playing Fields otre.	, along Skipton		
1		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	location new dev	where the	re are cu could pot	rrently no entially e	one, and enhance of	so an ir commu	Id introduce new potential targets and victim ncrease in crime at the site cannot be ruled on nity cohesion and wellbeing, or increase nat	out. However,		
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	Cross Hi Hospital. Resident countrys	lls, putting ts at the si ide with op	it outsid te would oportuniti	e the targ have exc es for ou	get distan cellent ac itdoor exe	cess to ercise a	on Health Centre, and 1.3km south east of the site is 500m west of a general hospital, Air a diverse range of semi-natural habitats the nd community engagement, which could imevelopment.	redale General roughout the local		
	_	+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
17 Education	seconda	ry school,	South Co	raven Sc Holy Far	hool in C nily Cath	ross Hil olic Sch	ant school, is 215m north-west of the site. T lls, is approximately 1.2km west of the site. nool are 4.2km and 4.3km south-east of the	The University site, respectively.		
		+	Р	LT	IR	. Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	Glusburr	n, Sutton-ii nent oppor	n-Craven	, Cross I	Hills and	Steeton	e range of employment opportunities, includi with Eastburn. For a broader range of high avel further afield to areas such as Keighley	-quality		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	as by inc		otfall, inc	creasing			d have a minor beneficial impact on the local goods and services and enhancing the poo			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM78, Lyon Road	2.69	Agricultural, including open fields and an area of hardstanding with agricultural buildings	Mix	Employment	Preferred Option: ST5/E

Summary of assessment for EM78:

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

Major adverse effects have been predicted for the site's impact on the water resources SA Objective due to the presence of Eastern Beck within the site boundary. The construction and occupation of this site would be likely to impact the water quality. Minor positive effects were predicted for other socio-economic themed SA Objectives due to the additional benefits of a new employment site, such as the potential for increasing the local offering of services and amenities and opportunities to learn new skills. A major adverse effect is also predicted on the land and buildings SA Objective due to the loss of greenfield land.

As a partial greenfield site including an area of trees, development here has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. The site is partially PDL and contains existing buildings that appear to be of agricultural use, and there may therefore be somewhat limited scope for new development at this location to alter the local townscape and landscape character.

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a - 3e
Buildings	Site is a MSAs.	brownfield	/greenfi	eld mix.	ALC Gra	ade at th	ne site is Grade 3. Site coincides with coal ar	nd sand & gravel
4.01:		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	which is avoided	associated	d with Ea	astburn E ayout of	Beck. Gi develop	ven the ment. F	ds of low to high surface water flood risk that size of the site in relation to this, it is expect dowever, development could lead to an incre	ed that it would be
		-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	mill strea	am. Develo	pment h cted to r	nere cou	ld pose a a minor i	a risk to	site. A small watercourse crosses the site; the water quality. Site is not within a GSPZ. Detention in relation in the state of the sta	velopment at the
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	condition	n. New dev vity.	elopme	nt here c	ould red	luce bio	and so it could be of some biodiversity value diversity value at the site and reduce local e	
-							Pennine Moors SAC/SPA/SSSI. Further cornd consultation with Natural England underta	
	likely risl	ks should l	pe under P	taken at LT	the site	level a	nd consultation with Natural England undertal SP2, EN1, EN3, EN5, EN6, DS2, DS3	aken if necessary. 7a, 7b
7 Landscape & townscape	Develop National agricultu local tow opportur incorpor several g the risk t	ment at thi Parks or A ral use. The racape ar nities for er ating new greenfield, that these	pe under P s location AONBs. here may nd landso hancing GI elemo open sp could be	taken at LT on would The site therefo cape cha the loca ents, as pace, hed lost as	the site IR not results partial re be so aracter. It character required dgerows a result of the site o	level and Mult in a colly PDL mewha Dependenter three by variand tree of new collecter and tree of new collecter three of new collecter t	nd consultation with Natural England undertal SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designation and contains existing buildings that appear at limited scope for new development at this leading on the condition of the site there could prough new development of a high quality designous CSPR policies. However, the site current ees that are likely of high visual amenity valued development, in addition to the loss of some	7a, 7b on, including to be of ocation to alter the otentially be gn and utly contains e and, based on
Landscape &	Develop National agricultu local tow opportur incorpor several g the risk t	ment at thi Parks or A ral use. The racape ar nities for er ating new greenfield, that these	pe under P s location AONBs. here may nd landso hancing GI elemo open sp could be	taken at LT on would The site therefo cape cha the loca ents, as pace, hed lost as	the site IR not results partial re be so aracter. It character required dgerows a result of the site o	level and Mult in a colly PDL mewha Dependenter three by variand tree of new collecter and tree of new collecter three of new collecter t	nd consultation with Natural England undertal SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designation and contains existing buildings that appear at limited scope for new development at this leading on the condition of the site there could prough new development of a high quality designous CSPR policies. However, the site current east that are likely of high visual amenity values.	7a, 7b on, including to be of ocation to alter the otentially be gn and utly contains e and, based on
Landscape &	Develop National agricultu local tow opportur incorpor several of the risk to minor according Develop south-ea agricultu	ment at the Parks or A ral use. The rating new greenfield, that these extremely a strong the strong transcription of the strong transcription	pe under P s location AONBs. Here may had landso hancing GI elemo open sp could be ct on the P e site wo ite are the	taken at LT on would The site therefo cape cha the loca ents, as local ch LT ould be une Grade large bu	the site IR not results partial re be so aracter. I all character digerows a result of aracter IR Inlikely to a II Lister ildings.	level and Mult in a colly PDL mewhat Dependenter through and tree of new colonian Multiple Dependenter Multiple Dependenter Multiple Dependenter Multiple Dependenter Multiple Dependenter Multiple Dependenter Multiple Dependenter Multiple Dependenter Multiple Dependenter Multiple Dependenter Multiple Dependenter Multiple Dependenter Multiple Dependenter Multiple Dependenter Multiple Dependenter Multiple Dependenter Multiple Dependenter Multiple Dependenter De	nd consultation with Natural England undertal SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designation and contains existing buildings that appear at limited scope for new development at this leading on the condition of the site there could prough new development of a high quality designous CSPR policies. However, the site current ees that are likely of high visual amenity valued development, in addition to the loss of some be entirely ruled out at this stage.	aken if necessary. 7a, 7b on, including to be of ocation to alter the otentially be gn and otly contains e and, based on open space, a 8a, 8b as. Within 60m e is in existing ese Listed

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
	there is pollution	oollution as associate	ssociated with the contract of	d with the	e constr usinesse	uction c	air pollution at the site in relation to existing le of new business premises, how the transport of d compare to that from the current use of the on an AQMA or CAZ.	movements and
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Site is w	ithin 400m Steeton & S	of seve Silsden,	ral bus s is 2km e	tops alo	ng the I destrian	36265, which have frequent services. The nearly and bicycle access to the site would need to	arest railway be improved.
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None
Ö	Site is al	located for	employ	ment an	d therefo	ore will	not provide a contribution towards Bradford's	housing needs.
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services		vision of ne and amen		oyment o	developn	nent he	re could potentially help to enhance the local	offering of key
13 Social		0	n/a	n/a	n/a	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	None
cohesion							ent at a location where it is in proximity to sim iffect the cohesion of residential communities.	
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
leisure		oposed fo			•	ent and	would be unlikely to have a discernible effect	on the local
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	crime at	a location r, new dev	where th	nere are	currently	y none,	nent site would introduce new potential target and so an increase in crime at the site canno ase natural surveillance, and so could help to	t be ruled out.
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
то пеаш	Site is pr Objective		r employ	ment pu	irposes	and so i	t would be unlikely to have a discernible effect	ct on this SA
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education	Site wou						s skills learning opportunities for local people	
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment							ployment opportunities in Steeton with Eastboact would reduce employment opportunities a	
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	term suc significar	cess of Br	adford's the vital	econom	ıy. Due t eeton wi	o the si th Eastl	new employment space that would contribute te's location, the proposed development could burn. However, it is uncertain the extent to whe economy.	d also provide a

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ST/001, Summerhill Lane	7.72	Agricultural fields delineated by hedgerows	Greenfield, Green Belt	203 dwellings	Alternative

Summary of assessment for ST/001:

The site could deliver a major positive effect for residents on the transport SA Objective as a result of being within the target distances for bus stops and a railway station.

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

As a large greenfield site, development here would likely result in minor or major (significant) adverse effects on all the natural environment themed SA Objectives. The site is immediately adjacent to Steeton Conservation Area, the setting of which could be adversely affected as a result of new development.

A major adverse effect arises for the climate change resilience SA objective due to the site falling within flood zones FZ2 and FZ3. More detailed flood risk assessments could be required for the site, and careful consideration given to the layout of the development.

		Effect on S	SA Object	tive				
SA Objective	Objective Baseline trend Score of effect Baseline trend Score of effect Mitigating of the state		Mitigating or enhancing CSPR and DM policies	Mitigation code(s)				
3 Land &			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d
Buildings	Site is grav		ALC Gra	de at the	site is G	Frade 3,	which could include BMV soils. Site coincid	les with a sand
			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	site that the size	is within Factorian in the site of the site	Z3b. Site in relatio	e has a v	ery sma , it is exp	II extent pected th	th land in FZ2 and there is an area in the so of land which is at high risk of surface wate hat it would be avoided through a careful lay an increase in impermeable surfaces, comp	r flooding. Given out of
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources	Site does	s not coind e. Develor	ide with	a GSPZ the site	and is n	ot withir e likely to	100m of a surface waterbody. The River A	lire is 300m west option.
6 Biodiversity & geodiversity	which for here could Ancient woodlan increase The site	rm part of ald reduce Woodland d. These seein recreat falls within	a wider I biodivers (Hawclif sensitive ional dis a SSSI	nabitat n sity value fe Wood areas co turbance Impact I	etwork. As at the solution and direction and direction and direction and selection are solution as a selection and selection are selection and selection are selection and selection are selection and selection are	All onsite site and rectly adjudirectly	nd part of the site contains wetland and grass habitats may be of biodiversity value. New reduce local ecological connectivity. 250m stoining the sites eastern perimeter an area of affected by development at the site such as er consideration of the likely risks should be undertaken if necessary.	development south is an area of of deciduous s through an
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National and Gree therefore residenti	Parks or A en Belt lan e be likely al built for	AONBs. d that co to advers m, which he local	However ontains G sely alter owould h	r, resider GI elemen r the loca nelp to lir pe and to	ntial deve nts of po al townso nit the m	scernible effect on any landscape designaticelopment at this site could result in the loss stentially high visual amenity, including trees cape and landscape character. The site is a lagnitude for potential effects, but at this state cannot be ruled out.	of open greenfield s, and it would djacent to existing
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	adjacent		n Consei	rvation A	rea, the		discernible effect on a Listed Building. Site of which could be adversely affected as a re	
		-	P	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes w	ment woul vould be ex ed with ho	xpected	to result	in a min	or increa	n an AQMA or CAZ. The construction and case in air pollution in relation to existing leve	occupation of new els due to pollution

SA Objective		Effect on	SA Object	tive				Mitigation code(s)				
		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies					
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	nearest	Site is within 400m of multiple bus stops with frequent services, including those along Keighley Road. The nearest railway station, Steeton & Silsden, is adjacent to the site. Pedestrian and bicycle access to the site is good, although there is a lack of designated cycle paths in the local area.										
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on t types and tenures of the housing provided being in line with the Local Plan policies. The development wou meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), the specify aspects such as housing mix and affordable houses to reflect local need.											
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
services	Key serv						of site on Station Road and Skipton Road.					
	0.1	+/-	P .	LT	IR IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 community, encouraging participation and co	13a				
13 Social cohesion	interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to a railway line, which would be likely to impact on the quality of life of new residents as a result of noise and visual disturbances.											
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	Residents at the site would have access to a range of culture and leisure opportunities including pubs, restaurants, bowling green and churches in the centre of Steeton and along Skipton Road. The site is adjacent to Steeton Cricket Club and 250m north of Ancient Woodland.											
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where the	re are cu could po	irrently n tentially	ione, and enhance	d so an i commu	Ild introduce new potential targets and victin ncrease in crime at the site cannot be ruled nity cohesion and wellbeing, or increase na	out. However,				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b				
16 Health	Site is 900m north-east of the nearest GP surgery, Steeton Health Centre, putting it outside the target distance. The site is 1.5km east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.											
17 Education	+ P LT IR H SP6, SP14, SP16, EC3, DS5, CO2 17a – 17c The nearest primary school, Steeton Primary School, is 620m south of the site. The nearest secondary schools, University Academy Keighley and The Holy Family Catholic School, are 2.5km and 2.7km south-east of the site. South Craven secondary school in Cross Hills is approximately 3km west of the site.											
18 Employment	Residen south-ea	+/- ts at the si ast in Keigl	P te would nley, as v	LT I have go well as ju	IR ood acce ust outsid	M ss to em de the di	SP6, SP14, SP16, EC1, EC2, EC3, EC4 inployment opportunities in Steeton with East strict in and around Cross Hills. It is uncerta imployment opportunities in agriculture in the	in the extent to				
19 Economy	The cons	+ struction a creasing fo	P nd occup otfall, inc al busine	LT pation of creasing sses. Ho	IR new how demand owever, i	H mes cou d for loca	SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the local goods and services and enhancing the portain the extent to which the loss of agriculture.	19a, 19b al economy, such ol of potential				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ST/007, Lyon Road	0.72	Agricultural land	Greenfield	23 dwellings	Discounted

Summary of assessment for ST/007:

The site is on greenfield and minor adverse effects have been predicted for most natural environment themed SA Objectives as well as the climate change resilience SA Objective as part of the site lies within Flood Zone 2. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site is well located to provide residents with access to most services and amenities, including jobs, shops, health facilities and economic areas, with a particularly good access to schools.

		Effect on SA Objective									
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)			
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a - 3e			
Buildings	Site is a large (>0.4ha) greenfield site. Site is entirely situated on Grade 3 ALC land, which could include BMV soils. Western perimeter of the site coincides with a sand and gravel MSA.										
4 Climate		-	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	A proportion of the site is in FZ2, with the majority being located in FZ1. The site is not at risk of surface water flooding.										
E Motor		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a - 5e			
5 Water resources							100m of site. Development would result in	a minor net			
103001003	increase	in water c	onsumpt	ion at thi			ation to existing levels.	_			
I _		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	Development at this site would be unlikely to have a discernible impact on a biodiversity designation. A loss of 0.72 ha of greenfield would likely reduce the biodiversity value of the site and could diminish the connectivity of the local ecological network. TPO woodland adjacent to the site's south-eastern perimeter could be impacted by the construction and occupation of new homes at the site, whilst new residents at the site could place additional public access associated pressure on the deciduous woodland priority habitat 100m west of the site.										
7	F 3.0.1.0	-	Р	LT	IR	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
Landscape & townscape	Site is a large greenfield site on flat land with existing built form on the western and northern perimeter and screening woodland on the eastern perimeter. However, the replacement of 0.72ha greenfield with residential development could have a minor adverse impact on the local landscape character.										
	uevelopi	O O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a			
8 Cultural heritage	Develop						d due to the topography it would have no in				
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b			
9 Air quality	The replacement of 0.72ha of greenfield with 23 dwellings would be expected to have a minor adverse impact on air quality due to air pollution associated with new homes and transport movements. Development would not impact directly on an AQMA or CAZ.										
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b			
10 Transport	Site has good pedestrian access. Cycling access would be via the adjacent B-road, which does not have a designated cycle path. The nearest railway station, Steeton and Silsden, is approximately 2km east. The nearest bus stop is up to 240m north-west of the site.										
1		+	Р	LT	IR	Н	HO1 - HO12	11a			
11 Housing	Site could deliver up to 23 homes, which would make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The site would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible services	The site is located approximately 270m to the north west of the Eastburn portion of the Steeton with Eastburn Local Centre. This includes a public house, takeaway and a convenience store (including Post Office). The nearest supermarket is approximately 1.2km east of site.										
		+	Р	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	Development at the site would situate new residents within an existing community, encouraging participation a community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										

SA Objective	Baseline trend	Effect on SA Objective								
		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM policies	Mitigation code(s)		
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
1013010	Within 800m of the site are various cultural and leisure spaces including a public house, a gym and a church.									
I		+/-	Р	LT	IR	Н	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a		
15 Safe & secure	The construction and occupation of 23 homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.									
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	The site is within 800m of Airedale General Hospital. Residents would have excellent access to greenspaces and a diverse range of natural and semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments. There is also a gym 300m from the site. The nearest GP surgery in Bradford is 1.5km south east in Steeton. 1.2km west of the site, just outside Bradford, is Cross Hills Group Practice.									
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
17 Education	Site is 300m east of Eastburn Junior & Senior Infant School and 1km east of South Craven Secondary School. This could lead to positive effects for the education of incoming residents, without placing undue pressure on services.									
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	Residents at the site would have good access to a diverse range of employment opportunities, including those Glusburn, Sutton-in-Craven, Cross Hills and Steeton with Eastburn. For a broader range of high-quality employment opportunities residents made need to travel further afield to areas such as Keighley, approximatel 6km south-east. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.							-quality y, approximately		
<u> </u>		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	The construction and occupation of 23 homes here could have a minor beneficial impact on the local economy in Steeton with Eastburn, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.									