

North Bradford Urban Area

Sites Assessments

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Bradford North East

- 1.1.1 Twenty one preferred option housing sites and three potential employment sites have been identified within Bradford North East.
- 1.1.2 Significant negative effects have been identified in relation to climate change resilience (SA Objective 4) for site NE/140, in relation to cultural heritage (SA Objective 8) for site NE/034 and in relation to air quality (SA Objective 9) for sites NE/031, NE/034, NE/035, NE/090, NE/109, NE/111, NE/112 and NE/113.
- 1.1.3 To address the latter, development proposals should demonstrate how any adverse impacts on any nearby Air Quality Management Areas and/or Clean Air Zones (CAZ) will be avoided and how positive impacts will be delivered. In addition, a mitigation programme is to be prepared for development within CAZs.
- 1.1.4 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for the majority of sites. This is due to a loss of >0.4ha of greenfield land.
- 1.1.5 Significant positive effects have been identified in relation to transport (SA Objective 10) for sites NE/031 and NE/090 and in relation to social cohesion (SA Objective 13) for sites NE/031, NE/034, NE/044, NE/046, NE/047, NE/109, NE/123, and NE/182.
- 1.1.6 Significant positive effects have been identified in relation to health (SA Objective 16) for sites NE/031, NE/034, NE/035, NE/045, NE/046, NE/055b, NE/057, NE/081, NE/090, NE/109, NE/112, NE/123, NE/140, NE/163 and NE/182.
- 1.1.7 Significant positive effects have been identified in relation to education (SA Objective 17) for sites NE/025B, NE/031, NE/034, NE/035, NE/045, NE/081, NE/090, NE/109, NE/112, NE/113 and NE/163
- 1.1.8 The majority of sites score positively (minor) in relation to climate change resilience (SA Objective 4).
- 1.1.9 All sites score positively in relation to education (SA Objective 17). apart from site NE/013C, due to the distance of education facilities from the site.
- 1.1.10 Sites NE/025B is the only site which score negatively (minor) in relation to transport (SA Objective 10). To address this, development proposals are to facilitate high rates of walking and cycling for accessing the site and travelling to key services and amenities. In addition, development proposals are to provide clear, safe and amenable walking links between the site and nearby bus stops. Major developments are to support community transport infrastructure, where feasible.
- 1.1.11 In relation to biodiversity and geodiversity (SA Objective 6), only the following sites score positively (minor) whilst the rest score negatively (major or minor) or positive/negative, NE/081, NE/090, NE/112 and NE/113. It may be possible to avoid or reduce any potential likely adverse effects by incorporating green infrastructure and enhancing biodiversity value and local ecological connectivity. Biodiversity net gain requirements should also be met beyond the minimum target.
- 1.1.12 For nine potential housing sites, the HRA Screening process has identified that likely significant (adverse) 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.
- 1.1.13 With regards to the potential employment sites, a significant negative effect has been identified in relation to climate change resilience (SA Objective 4) for site EM/90. It is unknown at this stage whether future development on this site would be able to entirely avoid areas of medium to high flood risk.
- 1.1.14 Significant positive effects have been identified in relation to employment (SA Objective 18) and economy (SA Objective 19) for all sites, whilst site EM/113 has also been assigned a significant positive effect in relation to transport (SA Objective 10).
- 1.1.15 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for all sites. This is due to a loss of >0.4ha of greenfield land.

1.1.16 Bradford North East also includes twelve Discounted sites (NE/015B, NE/022, NE/030, NE/044, NE/059, NE/062, NE/102, NE/124, NE/125, NE/128, NE/152, NE/171), which have also been assessed below.

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

PO Ref	Site	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
NE1/H	NE/008	-	-	--	+	-	-	-	O	-	+	+	+	+	+	+/-	+	+	+	+
NE2/H	NE/013A	-	-	+/-	+	-	--	+	O	-	+	+	+	+	+	+/-	+	+	+	+
NE3/H	NE/013C	-	-	--	-	-	--	-	O	-	+	+	+	+	+	+/-	+	-	+	+
NE4/H	NE/025B	-	-	--	-	-	--	-	-	-	-	+	+	+	+	+/-	+	++	+	+
NE5/H	NE/031	-	-	--	+	-	-	-	-	--	++	+	+	++	+	+/-	++	++	+	+
NE6/H	NE/034	-	-	--	+	-	-	-	--	--	+	+	+	++	+	+/-	++	++	+	+
NE7/H	NE/035	-	-	+/-	+	-	+/-	+	-	--	+	+	+	+/-	+	+/-	++	++	+	+
NE8/H	NE/045	-	-	-	+	-	--	-	O	-	+	+	+	+	+	+/-	++	++	+	+
NE9/H	NE/046	-	-	+/-	+	-	--	+	O	-	+	+	+	++	+	+/-	++	+	+	+
NE10/H	NE/047	-	-	--	+	-	-	-	O	-	+	+	+	++	+	+/-	+	+	+	+
NE11/H	NE/055b	-	-	--	+	-	--	-	-	-	+	+	+	+/-	+	+/-	++	+	+/-	+
NE12/H	NE/057	-	-	--	-	-	--	-	O	-	+	+	+	+	+	+/-	++	+	+	+
NE13/H	NE/081	-	-	+/-	+	-	+	+	O	-	+	+	+	+	+	+/-	++	++	+	+
NE14/H	NE/090	-	-	+/-	+	-	+	+	O	--	++	+	+	+/-	+	+/-	++	++	+	+
NE15/H	NE/109	-	-	-	+	-	-	-	O	--	+	+	+	++	+	+/-	++	++	+	+
NE16/H	NE/112	-	-	+/-	+	-	+	+	-	--	+	+	+	+/-	+	+/-	++	++	+	+
NE17/H	NE/113	-	-	+/-	+	-	+	+	O	--	+	+	+	+/-	+	+/-	+	++	+	+
NE18/H	NE/123	-	-	-	+	-	-	+	O	-	+	+	+	++	+	+/-	++	+	+	+
NE19/H	NE/140	-	-	--	--	-	-	-	-	-	+	+	+	+	+	+/-	++	+	+/-	+
NE20/H	NE/163	-	-	+/-	-	-	--	+	O	-	+	+	+	+/-	+	+/-	++	++	+/-	+
NE21/H	NE/182	-	-	+/-	+	-	--	+	O	-	+	+	+	++	+	+/-	++	+	+/-	+

Summary table of effect scores predicted for employment sites in Bradford North East (Preferred Options):

PO Ref.	Site	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
E23/E	EM90	-	-	--	--	-	-	+/-	-	-	+/-	O	+	O	O	+/-	O	+	++	++
E22/E	EM113	-	-	--	+	-	-	-	-	-	++	O	+	O	O	+/-	O	+	++	++
NE24/E	NE24/E	-	-	--	+	-	-	-	-	-	+	O	+	O	O	+/-	O	+	++	++

Key:

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

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/008 - Ravenscliffe Avenue	0.45	Open space covered with trees	Greenfield	18 dwellings	Preferred Option: NE1/H
Summary of assessment for NE/008:					
<p>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.</p> <p>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 consisting of woodland including some TPO trees.</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is greenfield. Site coincides with a coal MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Some of the trees within the site are TPO, whilst TPO woodland also delineates the site's northern perimeter. New development here could adversely affect these trees, such as through impacts on root zones.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees and woodland, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 175m of multiple bus stops with frequent services. The nearest railway station is 2.3km north at Apperley Bridge Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Harrogate Road and Victoria Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	<p>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.</p> <p>Site is within 30m of the A658, which could impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.</p>							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is 600m south of Eccleshill Pool.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	<p>Site is 1km south-east of the nearest GP surgery, The Rockwell and Wrose Practice, putting it outside the target distance. The site is within 300m of a hospital, Eccleshill Community Hospital.</p> <p>Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, as well as being 600m south of Eccleshill Pool, both of which could improve both physical and mental health for the residents of the development.</p>							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	<p>The nearest primary school, Cavendish Primary School, is 507m west of the site. The nearest secondary school, Hanson School, is 2km west of the site.</p>							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	<p>Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Apperly Bridge and Greengate, as well as slightly further afield in the regional city and the Canal Road Employment Zone 3km south-west of the site.</p>							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	<p>The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.</p>							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/013A - Westfield Lane, Wrose	0.97	PDL, empty buildings and vegetation	80% Greenfield	40 dwellings	Preferred Option: NE2/H

Summary of assessment for NE/013A:

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

Minor adverse effects predicted for biodiversity as a result of effects associated with development on greenfield land. Minor adverse effects also predicted for water resources and air quality SA Objectives (as predicted for almost all sites). The site is well located to provide residents with good access to services, amenities, shops, jobs, public transport, schools, and health facilities, although the site is not within all target distances for any socio-economic themed SA Objective with no significant positive effects predicted for the site.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is within a coal MSA. Site is a small PDL site with approximately 50% 'Urban' grade and 50% Grade 4 ALC soils. There will be a large (>0.4ha) loss of greenfield land making this an inefficient use of land. There are multiple landfill sites surrounding the site including one adjacent to the southern border of the site, some remediation of the land may be required if it is found to be contaminated.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and there are some small pockets of low surface water flood risk within the site boundary. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	As a large greenfield site, there would likely be a loss of biodiversity value at the site, and local ecological connectivity, as a result of development here. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development would not impact on an AONB or National Park. There may be a decrease of visual amenity for local residents due to the loss of greenfield land.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.						
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 1.9km west at Shipley Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site has good access to a range of services along Bradford Road and Wrose Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has good access to culture and leisure opportunities in the local area, including a recreation ground, public houses and places of worship along Wrose Road 600m south of the site.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	The nearest GP, Wrose Health Centre 840m south of the site. The site is within the target distance of a hospital, with Shipley Hospital 2.8km west. The site would provide residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.							
		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
17 Education	Site is 670m west of Blakehill Primary School and 1.9km south of Immanuel College.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with four Employment Zones within 5km of the site and Bradford city centre 4km south west of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/013C - Westfield Lane (Rear Kingsway) Wrose	0.8	Open green space with areas of scrub and trees	Greenfield	28 dwellings (based on 35dph)	Preferred Option: NE3/H

Summary of assessment for NE/013C:

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 services and amenities, and employment areas. However, access to both primary and secondary schools is somewhat limited due to the distances involved.

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 a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is greenfield. ALC grade at the site is 'Urban'. Site coincides with sandstone and coal MSAs.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. 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 in the southernmost corner. It is expected that these areas could be avoided through a careful layout of development. However, development could also lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage		Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.						
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 1.8km north-west at Shipley Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is within 600m of key services and amenities along Wrose Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces along Wrose Road and the surrounding area.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		<p>Residents would be within 850m of the nearest medical centre, Wrose Health Centre, putting it just outside the target distance. The site is 4.1km north-east of a general hospital, Bradford Royal Infirmary.</p> <p>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>						
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Blakehill primary School, is 840m east of the site. The nearest secondary school, Hanson School, is 1.4km south of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the Bradford, including the Shipley Employment Zones 1.1km north and the Canal Road Employment Zone 1.6km south-east.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/022 - Doctor Hill, Idle	0.42	Grazing	Greenfield	13 dwellings	Discounted

Summary of assessment for NE/022:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives as a result of impacts associated with development on greenfield land. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs, public transport and schools, with particularly good access to health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3d
	Site is within a coal MSA. Site has urban grade ALC soils. Site is a large (>0.4ha) greenfield site so development would not constitute an efficient use of land. The ALC grade for this area is Urban.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ and there are no surface waterbodies within 100m of the site. However, the construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. However, as a greenfield site development at NE/022 would likely see a reduction in the site's biodiversity value and local habitat connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. The loss of greenfield land would have negative impacts on the quality and character of the site from a loss of visual amenity to local residents and visitors.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Site is not within an AQMA or a CAZ, however there is expected to be a minor reduction in air quality relative to current levels due to the pollution associated with the construction and occupation of new homes.						
10 Transport		+	P	LT	IR	M	SC2, HO9, TR1, TR3, DS4	10a – 10e
	Site is within 300m of bus stops with frequent services. The nearest railway station, Apperley Bridge Railway Station, is 2.3km north-east. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	The site has good access to the range of services along Bradford Road.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has good access to culture and leisure opportunities in the local area, being within 500m walk of a varied array of cultural and leisure spaces along Bradford Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a
	The site has good access to a GP surgery, with Rockwall Medical Centre 780m south west. The site is within the target distance of a hospital, with Eccleshill Community Hospital 1.6km south east. Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally, including Bradford Moor Gold Club and Seymour Park.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is 600m from Blakehill Primary School. Immanuel College is over 1.6km north from the site, putting it outside of the desired range.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with the centre of Bradford 1.5km to the west of the site and being within 5km of ten employment zones surrounding Bradford.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/025B – Simpsons Green	1.63	Open space	Greenfield	52 dwellings	Preferred Option: NE4/H

Summary of assessment for NE/025B:

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 predicted for most natural environment themed SA Objectives, primarily as a result of impacts associated with development taking place on greenfield. The site is well situated to provide residents with good access to key services and amenities, including shops, jobs, health facilities and cultural spaces, with particularly good access to schools. The nearest bus stop and train station are outside the target distances of 400m and 800m.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3d
	Site coincides with coal, sand, and gravel MSAs. Site has Grade 3 ALC soils, which could potentially include BMV soils and as a large (>0.4ha) greenfield site, development on NE/025B would not be an efficient use of land.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. There are some minor instances of low and medium surface water flood risk within the site boundary. 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 resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a groundwater source protection zone but development would result in a minor increase in waste consumption in relation to existing levels. Site is adjacent to the Aire Valley Towpath.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development at this site may disrupt the wash lands habitat network situated within the northern border of the site, it is also adjacent to the Leeds Liverpool canal conservation area and may indirectly affect it via noise or air pollution from development. Further the loss of greenfield land may have a negative impact on habitat connectivity and biodiversity in the area. The site is located approximately 5.4km from Trench Meadows, 6.7km from the South Pennine Moors and 7.2km from Bingley South Bog, all of which are SSSIs. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. The loss of greenfield land would have negative impacts on the quality and character of the site from a loss of visual amenity to local residents and visitors.							
		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage		Site is within 100m of five grade II listed buildings, development would be likely to have a negative effect on the setting of the heritage assets due to a reduction of visual amenity from the loss of greenspace. In addition, the site is adjacent to a Conservation Area.						
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Site is not within an AQMA or a CAZ, however there is expected to be a minor reduction in air quality relative to current levels due to the pollution associated with the construction and occupation of new homes.							
10 Transport		-	P	LT	IR	M	SC2, HO9, TR1, TR3, DS4	10a – 10e
	The nearest bus stops are approximately 500m south-west of the site. The nearest railway station, Apperley Bridge Railways Station, is within 750m of the site. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	The site has good access to a range of services including those around 800m north west along New Line.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has good access to culture and leisure opportunities in the local area, being within 800m of places of worship and recreation ground along New Line.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	
	The site is 890m south of the nearest GP surgery, Haigh Hall Medical centre, putting it just outside the desired distance. The site is within the target distance of a hospital, with Eccleshill Community Hospital 1.7km south. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is 800m from Greengates Primary Academy and 1km from Immanuel College.							
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 with two Employment Zones within 5km.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/030 – Wapping Road	0.5	PDL, including car parking and buildings.	Brownfield	21 dwellings	Discounted

Summary of assessment for NE/030:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being entirely within the CAZ. This could potentially make achieving air quality improvement targets within the CAZ more difficult.

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 local services and amenities, and employment areas.

The site is brownfield and appears derelict, so residential development here could be an efficient use of land, providing opportunities for achieving biodiversity net gains and enhancing the local townscape character. There are two Grade II Listed Buildings within the site which appear to have fallen into a state of disrepair, so development here would be an opportunity to improve the setting of the Listed Buildings and to provide new investment that could regenerate them.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is PDL. Buildings within the site may present opportunities for reusing structures or construction materials. Site coincides with a sandstone MSA. Site would be an efficient use of the land resource, subject to the potential effects on the MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing buildings. It is considered to be likely that it is of limited biodiversity value in its current condition. New development here would be unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a
	The site is PDL and contains existing buildings that appear to be potentially derelict and to have fallen into a state of disrepair. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							

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8 Cultural heritage		+	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	<p>There are two Grade II Listed Buildings within the site, including 'Wapping Road School with Attached Steps and Boundary Walls', and 'School House at Wapping Road School'. The site is a PDL plot and the buildings within the site appear to be derelict and to have fallen into a state of disrepair, including the Listed Buildings. New development at this site would be an opportunity to improve the setting of the Listed Buildings within the site and to provide new investment that regenerates the Listed Buildings and better preserves them for future generations.</p>							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	<p>Site is entirely situated within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.</p>							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	<p>Site is within 235m of a bus stop with frequent services. The nearest railway station is 625m south-west at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.</p>							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	<p>The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.</p>							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	<p>Residents would be within 600m of a range of key services and amenities at Forster Square Shopping Park and along Canal Road.</p>							
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	<p>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.</p> <p>Site is within 100m of A650, which could potentially impact on the quality of life of new residents here as a result exposure to air pollution and noise and visual disturbance.</p>							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	<p>The site is situated very centrally in Bradford and as such residents would have excellent access to a diverse range of culture and leisure opportunities including pubs, restaurants, museums and places of worship.</p>							
15 Safe & secure		+	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	<p>The new development would repurpose a site with two large derelict buildings with high-quality and secure development, and potentially improve pride in the local area. If the site were to not be allocated and redeveloped, the site would remain derelict which could exacerbate local crime rates.</p>							

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16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	<p>Residents would be within 350m of the nearest medical centre, Farrow Medical Centre. The site is 2.2km north-east of a general hospital, St Luke's Hospital.</p> <p>Residents would have excellent access to green space, being 600m south of Peel Park, which could improve both physical and mental health for the residents of the development.</p>							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	<p>The nearest primary school, Westminster CE Primary School, is 350m north of the site. The nearest secondary school, Carlton Bolling College, is 550m east of the site.</p>							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	<p>The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Canal Road Employment Zones which is 350m north-west of the site.</p>							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	<p>The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.</p>							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/031 – Prospect Road	0.48	Open green space with trees and grasses	Greenfield	15 dwellings	Preferred Option: NE5/H

Summary of assessment for NE/031:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being entirely 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 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 local services and amenities, and employment areas.

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 adjoining deciduous woodland priority habitat.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is greenfield. Site coincides with sandstone and coal MSAs. ALC grade at the site is 'Urban'.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The northern perimeter of the site is adjacent to deciduous woodland priority habitat, which could be affected by development here such as through impacts on root zones.							
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees and woodland, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Two Grade II Listed Buildings within the site, including 'Wapping Road School with Attached Steps and Boundary Walls', and 'School House at Wapping Road School' are within 30m south-west of the site (both being within the site option NE/030). The site is greenfield and open space. New development here could adversely alter the setting of these Listed Buildings, although it is recognised that the Listed Buildings currently appear to be derelict and in a state of disrepair.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	Site is entirely situated within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 660m south-west at Bradford Forster Square Railway Station. site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
12 Accessible services	Residents would be within 600m of a range of key services and amenities at Forster Square Shopping Park and along Canal Road.							
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
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.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		The site is situated very centrally in Bradford and as such residents would have excellent access to a diverse range of culture and leisure opportunities including pubs, restaurants, museums and places of worship.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be within 300m of the nearest medical centre, Farrow Medical Centre. The site is 2.3km north-east of a general hospital, St Luke's Hospital. Residents would have excellent access to green space, being 600m south of Peel Park, which could improve both physical and mental health for the residents of the development.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Westminster CE Primary School, is 375m north of the site. The nearest secondary school, Carlton Bolling College, is 530m east of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Canal Road Employment Zones which is 400m north-west of the site.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/034 – Exmouth Place	5.84	Vegetation and open space	Greenfield	153 dwellings	Preferred Option: NE6/H

Summary of assessment for NE/034:

A significant adverse effect has been predicted for the air quality SA Objective due to the site being situated within the CAZ. A significant adverse effect can also not be ruled out for the cultural heritage objective. The site is 10m west of the Registered Park/Garden Peel Park. Development at this 5.84ha greenfield site could alter the setting of this important heritage asset.

Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of effects associated with development on greenfield. 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 good access to key services and amenities, including shops, cultural spaces and jobs, with particularly good access to schools, public transport and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3e
	Site is within a coal and sandstone MSA. Site is a large (>0.4ha) greenfield site with urban grade ALC soils. Development would therefore be an inefficient use of the land resource.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. There are very slight incidents of low risk of surface water flooding within the site boundary.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ and there are no surface waterbodies within 100m of the site. However, the construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	<p>The site is within a green infrastructure corridor so development could negatively impact habitat connectivity in the wider area. There is a deciduous woodland priority habitat in the south of the site boundary, development could reduce the biodiversity of the area or negatively impact the ecology and habitat connectivity of the area. Residential development here would likely reduce the site's biodiversity value and would reduce local habitat connectivity due to the loss of greenfield land.</p> <p>The site is located approximately 5.3km from Trench Meadows and 6.3km from Bingley South Bog, both of which are SSSIs. 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.</p>							
		-	P	LT	IR	M	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape	Development would not impact on an AONB or National Park. The loss of some greenfield and open space could adversely alter the local character.							
8 Cultural heritage		--	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Peel Park, a Registered Park/Garden, is 10m east of the site. Development at NE/034 could potentially alter the setting of this important heritage asset. There is a Grade II Listed Building just south of the site (School House at Wapping Road School) which may be indirectly affected by the development due to reducing the visual amenity of the site.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA. 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. The site is also situated within a CAZ, reduction of air quality in this area will negatively affect the achievement of air quality targets.							
10 Transport		+	P	LT	IR	M	SC2, HO9, TR1, TR3, DS4	10a – 10e
	Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 1.1km south west at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	The site has good access to the range of services along Otley Road and Canal Road.							
13 Social cohesion		++	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has good access to culture and leisure opportunities in the local area, including the local places of worship, shopping centres and local parks.							

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a
	The site has good access to a GP surgery, the nearest being Farrow Medical Centre 515m east. The site would provide residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of the development. The site is within the target distance of a hospital, with Leeds Road Community Hospital 1.7km south east.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is 200m east of Westminster CE Primary School and 800m north east of Carlton Bolling College.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being only 1km north of the centre of Bradford, there are ten Employment Zones within 5km of the site around Bradford.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/035 - Barkerend Mill, Barkerend Road	1.1	Previously developed and contains a Listed Building	Brownfield	173 dwellings	Preferred Option: NE7/H

Summary of assessment for NE/035:

A significant adverse effect has been predicted for the air quality SA Objective due to the site being within the CAZ. No other significant adverse effects have been predicted. As a PDL plot containing existing buildings, this site would be an opportunity to deliver biodiversity net gains and improvements to the local character and setting. The site falls within the South Pennine Moors SSSI/SPA/SAC Impact Risk Zone; thus, Natural England may need to be consulted to ensure no adverse effects on designated sites. One of the buildings within the site is the Grade II Listed Building 'Barkerend Mill', which is a large building understood to have been damaged in a fire. At this stage it is somewhat uncertain how this heritage asset would be impacted by the site allocation but it is considered to be likely that development here would be an opportunity to either repair and revitalise the asset or, if it is beyond repair, to deliver improvements to the local character by replacing the large fire-damaged building. The site is well located to provide residents with good access to key services and amenities, including shops, public transport, jobs, and cultural spaces, with particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	HO5, HO6, HO7, TR2	3b, 3c
	Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. NE/035 is on a landfill site and therefore there are likely to be issues with soil contamination which would need to be remediated before development could commence. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. The ALC grade for this area is Urban.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and approximately half of the site is at low risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption. As a former landfill site, the water resources within the site could potentially be contaminated, which could pose a threat to human health, particularly during construction.							
		+/-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
6 Biodiversity & geodiversity	<p>Development at this site would provide an opportunity to enhance the biodiversity value of the site.</p> <p>The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.</p>							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
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. Site is adjacent to A658, which would be likely to impact on the quality of life of new residents as a result of exposure to air pollution and noise and visual disturbances.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations along Barkerend Road and Leeds Road, in the centre of Bradford.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is within 800m of the nearest GP surgery, Hillside Bridge Health Care Centre. Site is within 1km of a general hospital, Leeds Road Community Hospital. 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.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site is within 800m of Barkerend Primary Leadership Academy to the north of the site and Saint Mary's Roman Catholic Primary School to the west. The nearest state secondary school, Carlton Boiling College, is within 1km of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, as well as slightly further afield towards the regional city in the south and the nearby employment zone.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/044 - Northwood Cres, Thorpe Edge	0.78	Predominantly green and open space, with small area of hard standing.	Greenfield	27 dwellings (at 35dph)	Discounted

Summary of assessment for NE/044:

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 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.

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. A small waterbody runs through the site which is associated with a band of high surface water flood risk, but it is expected any risk could be avoided through careful layout of the development. Careful consideration around protecting the water quality would be required.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3e
	Site is greenfield. ALC grade at the site is 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. The site is divided by a band of high surface water flood risk (north-east to south-west) associated with a small waterbody within the site. North of the stream the site is at low risk of surface water flooding and south of the stream the land is not at risk. Given the size of the site and location of the high risk land, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A small, unnamed waterbody runs through the centre of the site. Development here could pose a risk to water quality. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape		Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.						
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 1.85km north-east at Apperley Bridge Railway Station. site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities is located 600m north-west along the High Street in the centre of Idle.							
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces in Idle and along the A658.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 400m of the nearest medical centre, Rockwell and Wrose Practice. The site is 1.2km north-west of a hospital, Eccleshill Community Hospital. Residents would have good access to green space providing outdoor exercise opportunities, as well as being within 950m of Eccleshill Pool, both of which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Thorpe Primary, is 530m north of the site. The nearest secondary school, Immanuel College, is 1.2km north of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Shipley Employment Zone which is 1.15km north of the site and the regional city centre slightly further a field to the south-west of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/045 - Old Park Road, Thorpe Edge	0.35	Mown grass	Greenfield	16 dwellings	Preferred Option: NE8/H

Summary of assessment for NE/045:

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 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. Although the site is greenfield it appears to be entirely mown grass, so in fact new development here could provide the opportunity to enhance the biodiversity value. The loss of the greenfield site would be likely to have a negative impact on the local landscape and townscape. Additionally, there is a small waterbody 60m south-west of the site which could be impacted by the construction and occupation of this site.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3e
	Site is greenfield. ALC grade at the site is 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A small, unnamed waterbody is 60m south west of the site. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	The site is greenfield but appears to be entirely comprised of mown grass, and so is likely of very limited biodiversity value. New development here would be an opportunity to enhance the biodiversity value of the site through the inclusion of GI elements such as trees. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 1.4km north-east at Apperley Bridge Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities appears to be located 600m north-west along the High Street in the centre of Idle.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces in Idle and along the A657 and the A658.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	<p>Residents would be within 500m of the nearest medical centre, Haigh Hall Medical Practice. The site is 1.2km north-west of a hospital, Eccleshill Community Hospital.</p> <p>Residents would have good access to green space, being 700m south-east of Idle Recreation Ground, as well as being within 850m of Eccleshill Pool, both of which could improve both physical and mental health for the residents of the development.</p>							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	<p>The nearest primary school, Parkland Primary, is 225m south-east of the site. The nearest secondary school, Immanuel College, is 950m north of the site.</p>							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	<p>The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Shipley Employment Zone which is 2.23km north-west of the site and the regional city centre slightly further a field to the south-west of the site.</p>							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	<p>The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.</p>							

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/046 - Arthur Street, Idle	0.97	PDL, Springfield Scrapyard	80% Brownfield	40 dwellings	Preferred Option: NE9/H

Summary of assessment for NE/046:

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

Minor adverse effects predicted for water resources and air quality SA Objectives, as predicted for nearly all sites. This PDL plot would be a good opportunity to deliver biodiversity net gains and improvements to the local character. The site is generally well situated to provide residents with good access to key services and amenities, including shops, cultural spaces, buses, jobs and schools, with particularly good access to health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute an efficient use of land, depending on effects on the MSA. Site is entirely situated within coal and sandstone MSA. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. The ALC grade of the land is urban. Site is used as a scrapyard, therefore there is a risk of contaminated land that may be required to be remediated.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1. There are areas of low of surface water flooding within the site boundary.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is adjacent to a deciduous woodland priority habitat, which may be indirectly negatively affected by noise or air pollution from development, however as the current use is as a car park and scrapyard this would still be an opportunity to enhance the biodiversity on site. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at this site would not impact on a Conservation Area. Development at site would be unlikely to have a discernible impact on any heritage assets or historic areas.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Site is not within an AQMA or a CAZ, however there is expected to be a minor reduction in air quality relative to current levels due to the pollution associated with the construction and occupation of new homes.						
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		Site is within 300m of a bus stops with frequent services. Site is 2.8km south-west of the closest railway station, Apperley Railway Station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Site would have excellent access to a diverse range of services and amenities in highly accessible locations, being within a 600m walk of services and amenities along Bradford Road.						
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site offers residents with good access to cultural and leisure areas, being within a 500m walk of a varied array of cultural and leisure spaces along Bradford Road.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 780m west of Rockwell Medical Centre. Site is within 1.6km of Eccleshill Community Hospital. Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally, including Bradford Moor Gold Club and Seymour Park.						
		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
17 Education	Site is within 600m of Blakehill Primary School. Site is 1.6km south of Immanuel College, putting it outside the desired range.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with the centre of Bradford 1.5km to the west of the site and multiple other employment sites within 5km.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/047 – Ravenscliffe Avenue, Ravenscliffe	0.49	Vacant grass	Greenfield	17 dwellings (based on 35dph)	NE10/H

Summary of assessment for NE/047:

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is greenfield. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield in its current condition and could potentially be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at this site would not impact on a Conservation Area. Development at site would be unlikely to have a discernible impact on any heritage assets or historic areas.							

Sites assessments – North Bradford Urban Area

9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 180m of multiple bus stops with frequent services. The nearest railway station is 2.56km south-east at New Pudsey Railway Station. site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities appears to be located 600m west of the site on Victoria Road.							
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces along Harrogate Road and Victoria Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 1.4km south-east of the nearest GP surgery, Rockwell and Wrose Practice, putting it outside the target distance. The site is 700m south of a general hospital, Eccleshill Community 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, as well as being 1km south of Eccleshill Pool, both of which could improve both physical and mental health for the residents of the development.							
		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b

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17 Education	The nearest primary school, St Luke's CE Primary School, is 575m south-west of the site. The nearest secondary school, Hanson School, is 2km west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Canal Employment Zone which is approximately 3km west of the site and the regional city centre slightly further a field to the south-west of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

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Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/055b - Harrogate Rd, Greengates	1.53	Agricultural	Greenfield, Green Belt	48 dwellings	Preferred Options: NE11/H

Summary of assessment for NE/055b:

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 services and 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 containing trees and hedgerows. The northern perimeter of the site is adjacent to the Leeds Liverpool Canal Conservation Area and there are two Grade II Listed Buildings 20m west of the site; development at this greenfield site could potentially result in an adverse effect on the setting of these. The site is less than 100m west of Carr Beck, so development here could potentially negatively impact the water quality.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is greenfield. ALC Grade at the site is Grade 3, which could potentially include BMV soils. Site coincides with a sandstone MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ. The site is approximately 90m west of Carr Beck at its closest point. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Site is 160m north-east of the Calverly Complex LWS, which could be exposed to an increase in recreational disturbances as a result of development at the site.							
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
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.								

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape		Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt that contains GI elements of potentially high visual amenity, including trees and hedgerows, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.						
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Northern perimeter of the site is adjacent to the Leeds Liverpool Canal Conservation Area. Two Grade II Listed Buildings, called '997, Harrogate Road' and 'Dog and Gun Public House', are 20m west of the site. Development at this greenfield site could potentially result in an adverse effect on the setting of the Conservation Area and nearby Listed Buildings.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 175m of multiple bus stops with frequent services. The nearest railway station is 1.05km north at Apperley Bridge Railway Station. Site appears to be accessible via walking and cycling, although the local topography (site is on a steep hill), and the lack of designated cycle paths in the local area, could potentially deter people from walking or cycling regularly.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities appears to be located 500m south-west of the site on the A657.							
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to A658, 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.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces in Greengates and along Harrogate Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 700m of the nearest medical centre, Haigh Hall Medical Practice. The site is 1.2km north of a hospital, Eccleshill Community 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, including Rawdon Meadows Playing Fields, as well as being 850m north-east of Eccleshill Pool, both of which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Greengates Primary Academy, is 450m south-west of the site. The nearest secondary school, Immanuel College, is 1.5km north-west of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Shipley Employment Zone which is 3.2km north-east of the site and the regional city centre slightly further a field to the south-west of the site. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/057 – Kings Drive, Wrose	0.69	Woodland	Greenfield	24 dwellings (based on 35dph)	Preferred Option (Commitment): NE12/HC

Summary of assessment for NE/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, local services and amenities, education facilities and employment areas.

As a greenfield site entirely made up of woodland, 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 HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is greenfield. ALC Grade at the site is 'Urban'. Site coincides with coal and sandstone MSAs.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. The site is divided by a band of low, medium and high surface water flood risk (north to south) associated with a small waterbody within the site which may be difficult to avoid entirely given the site's size relative to the area at risk. Development could also lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A small, unnamed waterbody runs through the centre of the site. Development here could pose a risk to water quality. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees. It appears to be entirely covered in woodland and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. 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

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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 could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees and woodland, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
Development at this site would not impact on a Conservation Area. Development at site would be unlikely to have a discernible impact on any heritage assets or historic areas.								
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.								
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 1.6km south-west at Frizinghall Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.								
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.								
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
The site is within 600m of key services and amenities along Wrose Road.								
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.								
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and indoor and outdoor leisure spaces along Wrose Road and the surrounding area.								
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.								

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16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	<p>Residents would be within 400m of the nearest medical centre, Wrose Health Centre. The site is 3.8km north-east of a general hospital, Bradford Royal Infirmary.</p> <p>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>							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	<p>The nearest primary school, Blakehill Primary School, is 830m north-east of the site. The nearest secondary school, Hanson School, is 925m south of the site.</p>							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	<p>The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Canal Road Employment Zone which is 1.33km south-west of the site and the regional city centre slightly further a field to the south-west of the site.</p>							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	<p>The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.</p>							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/059 - Bolton Road/Myers Lane, Bolton Woods	1.45	School field, with small area containing outdoor concrete sports pitch.	Greenfield	65 dwellings (based on 45dph)	Discounted

Summary of assessment for NE/059:

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, local services and amenities, health 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 divided by a band of low and medium surface water flood risk, but it may be possible to avoid this area through the careful layout of the development.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is greenfield. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. The site is divided by a band of low and medium surface water flood risk (east to west). Given the size of the site in relation to this, it may be possible to avoid this area through a careful development layout.							
	However, development could also lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is predominantly greenfield, comprised of grasses, and in its current condition it could potentially be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
	The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.							
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape		Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.						
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The Grade II Listed Building 'Ivy Hall' adjoins the site's north-eastern corner. Development at this greenfield site could potentially result in an adverse effect on the setting of this sensitive heritage asset.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 2.25km west at Frizinghall Railway Station. Site appears to be accessible via walking and cycling, although the local topography (site is on a hill), and the lack of designated cycle paths in the local area, could potentially deter people from walking or cycling regularly.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents would be within 600m of key services and amenities, including those along Bolton Road.							
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to A6176, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, such as those along Undercliffe Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	The site is 900m north of the nearest medical centre, Moorside Surgery, putting it just outside the desired distance. The site is 4km north-east of a general hospital, Bradford Royal Infirmary. Residents would have sufficient access to green space, the closest being Peel Park 800m south of site, providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, St Francis Catholic Primary School, is adjacent to the west of the site. The nearest secondary school, Hanson School, is 500m north-west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Canal Road Employment Zone which is 1.5km west of the site and the regional city centre slightly further a field to the south-west of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/062 - Lynmore Court, Idle	0.27	Vacant open space	Greenfield	6 dwellings	Discounted

Summary of assessment for NE/062:

Development at this site would be unlikely to result in a significant effect, either positive or negative, on any SA Objective. Minor positive effects were predicted for 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 education facilities and employment areas, although the site's access to transport links is somewhat limited. 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 containing trees.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is greenfield. ALC Grade at the site is Grade 4. Site coincides with coal and sandstone MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is over 400m from the nearest bus stop. The nearest railway station is 2km west at Shipley Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The immediate local area is mainly residential; residents may need to travel up to 1km north-east into the centre of Idle or 1km south-west onto Wrose Road to access services and amenities to satisfy their daily needs.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces in the centre of Idle and along Wrose Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		<p>Site is 900m north of Wrose Health Centre and 900m south-west of Idle Medical Centre, the nearest GP surgeries, putting it outside the target distance. The site is 4.5km north-east of a general hospital, Bradford Royal Infirmary.</p> <p>Residents would have excellent access to green space providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.</p>						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Blakehill Primary School, is 550m south-east of the site. The nearest secondary school, Hanson School, is 1.5km south of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Shipley Employment Zone which is 1.5km north of the site and the regional city centre slightly further a field to the south-west of the site.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/081 - Rawson Avenue, Thornbury	1.15	Industrial/ Construction	90% Brownfield	42 dwellings	Preferred Option: NE13/H
Summary of assessment for NE/081:					
No significant adverse effects predicted for the site. The only minor adverse effects predicted are related to water consumption and air quality, as predicted for nearly all other sites. The site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. The site is well located to provide residents with good access to key services and amenities, shops, buses, jobs and cultural spaces with particularly good access to both schools and health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Being a large industrial site, the introduction of new housing would constitute an efficient form of land use. Site is entirely situated within a coal MSA. The ALC grade of the land is urban.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1. The site is not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The potential development at this site would be unlikely to have a discernible impact on a biodiversity designation. Due to the current commercial/industrial use of the site, development could be an opportunity to enhance the on-site biodiversity value assuming the trees and hedgerows delineating the site's perimeter are preserved. The site is entirely incorporated into a green infrastructure corridor.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built form of the local area, the site may provide an opportunity to improve the local character.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at this site would not impact on a Conservation Area. Development at site would be unlikely to have a discernible impact on any heritage assets or historic areas.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The replacement of 1.15 ha of mixed-use land with 42 dwellings may have a minor adverse impact on air quality due to air pollution associated with new homes and transport movements. Development would not impact on an AQMA. There is a risk that new residential developments would increase vehicular movements within the CAZ 500m west of the site.						
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of a bus stops with frequent services. Site is 2.2km from the nearest railway station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations. The nearest supermarket is adjacent to the site and site users would be within 400m of Woodhall Retail Park and within 300m of Bradford Plaza.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would have excellent access to a diverse range of culture and leisure opportunities. Within 800m of the site are various cultural and leisure spaces including multiple places of worship, a cinema, Bradford Moor Golf Club and restaurants.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 200m west of Thornbury Medical Centre. Site is 1.6km from Leeds Road Community Hospital. Residents would have excellent access to green spaces and a diverse range of natural and semi-natural habitats with opportunities for outdoor exercise and socialising, Bradford Moor Park is 560m from site.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is within 800m east of Killinghall Primary School and 800m north of Laisterdyke Leadership Academy, secondary school.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, as well as slightly further afield towards the regional city in the south and the nearby employment zone.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/090 - 55 Joseph Street, Barkerend	0.2	Parking	Brownfield	15 dwellings	Preferred Option: NE14/H

Summary of assessment for NE/090:

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated within the CAZ, whilst also being 240m south of the AQMA. No other significant effects predicted. This site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. The site would provide residents here with excellent access to public transport options, as well as schools and health facilities. Access to key services and amenities, shops, jobs and cultural/recreational spaces is good.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	HO5, HO6, HO7, TR2	3b, 3c
	Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site would have no adverse effects on a sensitive biodiversity designation and would provide an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built form of the local area, the site would provide an opportunity to improve the local character.							
8 Cultural heritage		O	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at this site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Site is entirely situated within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes. Site is 240m south of the AQMA and adjacent to the A647 that runs through the AQMA. Site could therefore potentially make achieving air quality improvements at the AQMA more difficult.						
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		Site is within 400m of several bus stops with frequent services and is 600m north-east of Bradford Interchange Railway Station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Site would have excellent access to a diverse range of services and amenities in highly accessible locations along Barkerend Road and Leeds Road near the centre of Bradford.						
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to A6181 and less than 100m from A6177 which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations along Barkerend Road and Leeds Road, in the centre of Bradford.						
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Site is within 800m of the nearest GP surgery, Hillside Bridge Health Care Centre. Site is within 1km of a general hospital, Leeds Road Community Hospital. 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.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		Site is within 800m of Barkerend Primary Leadership Academy to the north of the site and Saint Mary's Roman Catholic Primary School to the west. The nearest state secondary school, Carlton Boiling College, is within 1km of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, as well as slightly further afield towards the regional city in the south and the nearby employment zone.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/102 - Croft Street, Idle	0.27	PDL, Industrial Monitoring Systems Ltd. Warehouses.	90% Brownfield	13 dwellings	Discounted

Summary of assessment for NE/102:

No significant adverse effects predicted for the site. The only minor adverse effects predicted relate to air quality and water resources SA Objectives, as predicted for nearly all other sites. This site would be a good opportunity to deliver biodiversity net gains as well as improvements to the local character and setting. The site is well located to provide residents here with good access to key services and amenities, shops, jobs, and cultural spaces, with particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is within a coal MSA. Site is a small PDL site with urban grade ALC soils. There will be a small loss of brownfield land making this an efficient use of land.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1 and is not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies are within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations affected by development on the site. As the site is currently of very low biodiversity value, development should be an opportunity to improve the biodiversity on the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development would not impact on an AONB or National Park. There may be an increase of visual amenity for local residents due to the loss of brownfield land. Providing the development is in-keeping with the existing built form of the local area, the site would provide an opportunity to improve the local character.							
8 Cultural heritage		+	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Immediately south of the site is a Grade II Listed Building (The Brewery Tap). The setting of this heritage asset would be likely to be slightly improved as the visual amenity of the site is improved through new development.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 1.5km north east at Apperley Bridge Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site has good access to the range of services in the centre of Idle, 500m west of the site.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has good access to culture and leisure opportunities in the local area, including a recreation ground, public houses and places of worship in the centre of Idle 500m west of the site.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The site has good access to a GP surgery, the nearest being Idle Medical Centre 495m north west of the site. The site would provide residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments. The site is within the target distance of a hospital, with Eccleshill Community Hospital 1.6km south east.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is 220m east of Thorpe Primary School and 1km south of Immanuel College.						
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with three Employment Zones within 5km of the site and Bradford city centre 4.7km south west from the site. It is uncertain the extent to which residential development would reduce employment opportunities at this location.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/109 - Hinchliffe Street	0.17	Open area grassland	Greenfield	13 dwellings	NE15/H

Summary of assessment for NE/109:

Significant adverse effect predicted for NE/109 as a result of it being situated within the CAZ. Minor adverse effects have been predicted for most natural environment themed SA Objectives, primarily as a result of the impacts associated with new development on greenfield. The site is well located to provide residents with good access to key services and amenities, buses, jobs, and cultural spaces with particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3e
	Site is within a coal MSA. Site has urban grade ALC soils. Site is a small greenfield site and therefore would be considered to be an inefficient use of the land resource.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ and there are no surface waterbodies within 100m of the site. However, the construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. However, there are multiple improved grassland habitats within close proximity to the site that may be indirectly affected by the development e.g. from a reduction in air quality. Residential development here would likely reduce the site's biodiversity value and would reduce local habitat connectivity due to the loss of greenfield land.							
7 Landscape & townscape		-	P	LT	IR	M	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b
	Development would not impact on an AONB or National Park. The loss of some greenfield and open space could adversely alter the local character. Given the residential development would be bounded by existing built form on its north and east perimeters the alteration to character would be minor.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA. 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. The site is also situated within a CAZ, reduction of air quality in this area will negatively affect the achievement of air quality targets, which could lead to a significant negative effect.							
10 Transport		+	P	LT	IR	M	SC2, HO9, TR1, TR3, DS4	10a – 10e
	Site is within 250m of two bus stops with frequent services. The nearest railway station is 1.4km west at Bradford Interchange Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	The site has good access to the range of services along Barkerend Road being 400m south.							
13 Social cohesion		++	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD).							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has good access to culture and leisure opportunities in the local area, including the local church, Bradford Moor Golf Club and local parks.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The site has good access to a GP surgery, the nearest being Holmewood Health Centre 100m north. The site would provide residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments. The site is within the target distance of a hospital, with Leeds Road Community Hospital 830m south.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is 400m north west of Byron Primary School and 400m east of Carlton Bolling College.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with ten Employment Zones within 5km of the site around Bradford.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/111 - Folkestone Street	0.06	PDL with existing buildings	Brownfield	8 dwellings	Discounted

Summary of assessment for NE/111:

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. This could potentially make achieving air quality improvement targets within the CAZ more difficult. 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. As a PDL site containing buildings which appear to have fallen into a state of disrepair, there are opportunities here for achieving biodiversity net gains and enhancing the local townscape character.

The only additional adverse effect predicted is minor and is related to an increase in water consumption, which has been predicted at nearly all sites.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3f
	Site is PDL. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of the land resource, subject to the potential effects on the MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing buildings. It is considered to be likely that it is of limited biodiversity value in its current condition. New development here would be unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.							
		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape		The site is PDL and contains existing buildings that appear to be potentially derelict and to have fallen into a state of disrepair. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.						
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is entirely situated within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 1.55km south-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents would be within 600m of a broad range of services and amenities, including those on Lapage Street, Barkerend Road and the A647.							
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have excellent access to a diverse range of culture and leisure opportunities including pubs, restaurants, places of worship and indoor and outdoor leisure spaces, particularly along the A647 and Barkerend Road.							
		+	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
15 Safe & secure		The new development would repurpose a heavily littered, vacant PDL site with high-quality and secure development, and potentially improve pride in the local area. If the site were to not be allocated and redeveloped, the site would remain derelict which could exacerbate local crime rates.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 450m of the nearest medical centre, Barkerend Health Centre. The site is 2.6km north-east of a general hospital, St Luke's Hospital. Residents would have excellent access to green space, including Bradford Moor Golf Club and Seymour Park, providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Faversham Primary School, is 250m south-west of the site. The nearest secondary school, Laisterdyke Leadership Academy is 875m east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Bowling Employment Zone which is 450m south of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/112 - Kyme Mills - Napier Terrace - Moorside Lane	0.46	PDL, including car parking and existing buildings	Brownfield	16 dwellings	Preferred Option: NE16/H

Summary of assessment for NE/112:

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being adjacent to the CAZ. This could potentially make achieving air quality improvement targets within the CAZ more difficult. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and employment areas. The site is PDL containing buildings, so new development here would provide an opportunity to deliver biodiversity net gains, as well as to enhance the local townscape character. However, it is possible the large building within the site could be of local historic significance, despite not being a Listed Building.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3f
	Site is PDL. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of the land resource, subject to the potential effects on the MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a limited extent of land at a low risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing buildings. It is considered to be likely that it is of limited biodiversity value in its current condition. New development here would be unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a
	The site is PDL and contains existing buildings that appear to be in commercial use. There may therefore be limited scope for new development to adversely alter the local character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	<p>There are several Grade II Listed Buildings in proximity to the site, including 'Sunday School', '3-25, Parratt Row BD3', and '2-34, Mortimer Row BD3', each being within 100m of the site. The site is PDL and surrounding by built form and so there is limited scope for development at the site to alter the setting of these sensitive heritage assets. However, given the topography and the spread of the built form, it is considered that new development here could feasibly alter the setting of the 'Sunday School' Grade II Listed Building 100m north of the site.</p> <p>The large building within site could potentially be of local historic significance, despite not being a nationally Listed Building.</p>							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	<p>Site is situated adjacent to a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.</p>							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	<p>Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 2.11km west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.</p>							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	<p>The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.</p>							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	<p>Residents would be within 600m of a broad range of services and amenities, including those on Leeds Road and the A6177.</p>							
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	<p>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. However, site is within 40m of the A6177 and within 60m of the A647, which would be likely to impact on the quality of life of new residents as a result of exposure to air pollution and noise and visual disturbances.</p>							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		Residents at the site would have excellent access to a diverse range of culture and leisure opportunities including pubs, restaurants, places of worship and indoor and outdoor leisure spaces, particularly along Leeds Road and the A6177.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be within 500m of the nearest medical centre, Barkerend Health Centre. The site is 3.1km north-east of a general hospital, St Luke's Hospital. Residents would have good access to green space, including Bradford Moor Golf Club, providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Thornbury Primary School, is 655m east of the site. The nearest secondary school, Laisterdyke Leadership Academy is 350m north-east of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Bowling Employment Zone which is 265m south-east of the site.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/113 - Steadman Street, Barkerend	0.47	PDL, car park	95% Brownfield	28 dwellings	Preferred Option: NE17/H

Summary of assessment for NE/113:

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being within the CAZ. No other significant adverse effects predicted. The site would be a good opportunity to deliver biodiversity net gains and improvements to the local character and setting. The site is well located to provide residents with good access to key services and amenities, shops, jobs, health facilities and cultural spaces, with particularly good access to schools.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute an efficient use of land depending on potential impacts on the MSA. Being a large industrial site, the introduction of new housing would constitute an efficient form of land use. Site is entirely situated within a coal MSA. The ALC grade of the land is urban.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1. The north west section of the site has a low risk of surface water flooding.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is adjacent to a deciduous woodland priority habitat, which may be indirectly negatively affected by noise or air pollution from development, however as the current use is as a car park this would still be an opportunity to enhance the biodiversity on site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built form of the local area, the site may provide an opportunity to improve the local character.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at this site would not impact on a Conservation Area. Development at site would be unlikely to have a discernible impact on any heritage assets or historic areas.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The site is entirely situated within a CAZ and so development could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes. This effect could be significant in the long term.						
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		Site is within 200m of a bus stops with frequent services. Bradford Interchange Railway Station, which has frequent services, is 1.2km west. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Site would have excellent access to a diverse range of services and amenities in highly accessible locations, being within a 200m walk of services and amenities along Leeds Road.						
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Development at site would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to A647, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site offers residents with good access to cultural and leisure areas, being within a 10 minute or 500m walk of a varied array of cultural and leisure spaces along Leeds Road.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 850m south west of Barkerend Health Centre, putting it of the desired range. Site is within 750m of Leeds Road Community Hospital. Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally, including Bradford Moor Gold Club and Seymour Park.						

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is within 800m of Feversham Primary Academy and within 1.2km of Carlton Boiling College.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with the centre of Bradford 1.5km to the west of the site and ten other employment sites within 5km.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/123 - Rimswell Holt, Ravenscliffe	0.19	PDL, vegetation and hard standing	60% Greenfield	8 dwellings	Preferred Option: NE18/H

Summary of assessment for NE/123:

No significant adverse effects predicted. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of impacts associated with development on greenfield. The site is well located to provide residents with good access to key services and amenities, shops, jobs, buses, schools, and cultural spaces, with particularly good access to health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is within a coal MSA. Site is a small PDL site with urban grade ALC soils. There will be a small loss of greenfield land making this a slightly inefficient use of land.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The site is within a green infrastructure corridor and within 100m of multiple deciduous woodland priority habitats, so development may negatively affect the ecological connectivity and biodiversity value of the wider area. Due to a loss of greenfield land residential development here could reduce the site's biodiversity value and local habitat connectivity.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development would not impact on an AONB or National Park. There may be a reduction of visual amenity for local residents due to the loss of greenfield land; but given the residential development would be surrounded by existing built form and the current site is littered and unkempt, the alteration to character would be likely positive.							
8 Cultural heritage		○	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at this site would not impact on a Conservation Area. Development at site would be unlikely to have a discernible impact on any heritage assets or historic areas.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 1.9km north at Shipley Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site has good access to the range of services along Harrogate Road 600m north west of the site.							
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has good access to culture and leisure opportunities in the local area, including a community garden, public houses and cafes along New Line 700m north of the site.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	The site has good access to a GP surgery, the nearest being Ashcroft Surgery 263m west of the site. The site would provide residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments. The site is within the target distance of a hospital, with Eccleshill Community Hospital 300m west.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is 320m east of Holybrook Primary School and 2.3km south east of Immanuel College. Before development can commence it must be confirmed that these schools have capacity for new students							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with three Employment Zones within 5km of the site and Bradford city centre 4.5km south west from the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/124 - Gladstone Street, Bradford Moor	0.33	Field surrounded by built form	Greenfield	25 dwellings	Discounted

Summary of assessment for NE/124:

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being within the CAZ. No other significant adverse effects predicted. Minor adverse effects have been predicted for most natural environment themed SA Objectives, primarily as a result of effects associated with development on greenfield. The site is well located to provide residents here with good access to key services and amenities, shops, jobs, cultural spaces, buses, and schools, with particularly good access to health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	NE/124 is a medium sized greenfield site so development would not constitute an entirely efficient use of land. Site is entirely situated within a coal MSA. The ALC grade of the land is urban.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1 and not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development would have no adverse effects on a sensitive biodiversity designation. However, as a greenfield site development at NE/124 would likely lead to a reduction in biodiversity value and habitat connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
	Site would not affect an AONB or National Park. The loss of greenspace at NE/124 may cause a minor negative impact on the local landscape.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at this site would not impact on a Conservation Area. Development at site would be unlikely to have a discernible impact on any heritage assets or historic areas.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The site is entirely situated within a CAZ and so development could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.						
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		Site is within 200m of a bus stops with frequent services. Bradford Interchange Railway Station, which has frequent services, is 1.5km west. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Site would have excellent access to a diverse range of services and amenities in highly accessible locations, being within a 200m walk of services and amenities along Leeds Road.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Development at site would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. Site is 35m north of the A647, which could potentially be a source of noise, air and light pollution that adversely affects the quality of life for residents here.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site offers residents with good access to cultural and leisure areas, being within a 500m walk of a varied array of cultural and leisure spaces along Leeds Road.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 800m south of Barkerend Health Centre, putting it of the desired range. Site is within 750m of Leeds Road Community Hospital. Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally, including Bradford Moor Gold Club and Seymour Park.						
		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
17 Education		Site is within 800m of Feversham Primary Academy. Site is over 1.2km from Carlton Boiling College.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with the centre of Bradford 1.5km to the west of the site and ten other employment sites within 5km.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/125 – Idle Road	0.25	Vegetation	90% Greenfield	9 dwellings	Discounted

Summary of assessment for NE/125:

Significant adverse effect predicted for the air quality SA Objective as a result of the site being within the CAZ. No other significant adverse effects predicted for the site. Minor adverse effects have been predicted for most natural environment themed SA Objectives, primarily as a result of effects associated with development on greenfield. The site is well located to provide residents here with good access to key services and amenities, shops, jobs, buses, and cultural spaces, with particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3d
	Site is within a coal MSA. Site has urban grade ALC soils. Site is a small greenfield site and therefore would be considered a slightly inefficient use of the land resource.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ and there are no surface waterbodies within 100m of the site. However, the construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. However, there are multiple improved grassland habitats within close proximity to the site that may be indirectly affected by the development e.g. from a reduction in air quality. Residential development here would likely reduce the site's biodiversity value and would reduce local habitat connectivity due to the loss of greenfield land.							
7 Landscape & townscape		-	P	LT	IR	M	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b
	Development would not impact on an AONB or National Park. The loss of some greenfield and open space could adversely alter the local character. Given the residential development would be surrounded by existing built form and the current site is heavily littered, the alteration to character would be minor.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Development would not have a discernible impact on an AQMA. 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. The site is also situated within a CAZ, reduction of air quality in this area will negatively affect the achievement of air quality targets.						
10 Transport		+	P	LT	IR	M	SC2, HO9, TR1, TR3, DS4	10a – 10e
	Site is within 100m of two bus stops with frequent services. The nearest railway station is 1.8km south west at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	The site has good access to the range of services along Otley Road adjacent to the site.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD).							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has good access to culture and leisure opportunities in the local area, including the local places of worship, Bradford Moor Golf Club and local parks.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	The site has good access to a GP surgery, the nearest being Undercliffe Healthcare Centre 300m south west. The site would provide residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments. The site is within the target distance of a hospital, with Leeds Road Community Hospital 1.5km south.							
		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
17 Education	Site is 300m east of Peel Park Primary School and 800m north east of Carlton Bolling College.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with ten Employment Zones within 5km of the site around Bradford.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/128 - Kenstone Crescent - Idle	1.63	Field with trees	Greenfield	56 dwellings (at 35dph)	Discounted

Summary of assessment for NE/128:

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 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 containing trees.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is greenfield. ALC Grade at the site is Grade 4. Site coincides with sandstone and coal MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield 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.							
		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage		Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.						
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is over 400m from the nearest bus stop. The nearest railway station is 2.1km west at Shipley Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The immediate local area is mainly residential; residents may need to travel up to 950m north-east into the centre of Idle to access services and amenities to satisfy their daily needs.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces in the centre of Idle and along Wrose Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		<p>Site is 900m south-west of the nearest GP surgery, Idle Medical Centre, putting it outside the target distance. The site is 4.6km north-east of a general hospital, Bradford Royal Infirmary.</p> <p>Residents would have excellent access to green space providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.</p>						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Blakehill Primary School, is 720m south-east of the site. The nearest secondary school, Immanuel College, is 1.5km north-east of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Shipley Employment Zone which is 1.5km north of the site and the regional city centre slightly further a field to the south-west of the site.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/132 - Wrose Brow Road, Windhill	0.47	Open space including trees	Greenfield	50 dwellings	Now listed as SH/056 (PO Ref: SH22/H)

Summary of assessment for NE/132:

The site could deliver a major positive effect for residents on the health SA Objective as a result of being within the target distances for all necessary health facilities.
 Minor positive effects were predicted for nearly all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, education facilities and employment areas.
 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 containing trees. The site falls within the buffer zone for the Saltaire WHS. The WHS is approximately 1.3km north-west of the site and so the potential for adverse effects as a result of development is limited, but this may require careful consideration as part of any planning application at the site, particularly as the site is open greenfield.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is greenfield. ALC Grade at the site is a mix of Grade 4 and 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. Site's eastern perimeter coincides with land at a low and medium risk of surface water flooding, it is expected that these areas could be avoided through a careful layout of development. However, development could also lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ. The site is approximately 60m north-west of a small, unnamed waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. 70m south of the site is an area of deciduous woodland priority habitat, which could be exposed to increased recreational disturbances as a result of development at the site. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees and woodland, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at the site would be unlikely to have a discernible effect on a Listed Building or Conservation Area. The site falls within the buffer zone for the Saltaire WHS. The WHS is approximately 1.3km north-west of the site and so the potential for adverse effects as a result of development at the site may be limited, but this may require careful consideration as part of any planning application at the site – particularly as the site is open greenfield.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 880m west Shipley Railway Station. Site appears to be accessible via walking and cycling, although the local topography (site is on a hill), and the lack of designated cycle paths in the local area, could potentially deter people from walking or cycling regularly.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	There are a number of local shops and services located 350m north along Leeds Road, to access a broader range of amenities residents would need to travel 1km west toward Shipley.							
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces along Leeds Road and in the centre of Shipley.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 500m of the nearest medical centre, Windhill Green Medical Centre. The site is 3.8km north-east of a general hospital, Bradford Royal Infirmary. Residents at the site would good have access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, being 400m east of Windhill Recreation Ground, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Christ Church CE Primary School, is adjacent to the south of the site. The nearest secondary school, Hanson Academy, is 2.2km south-east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Shipley Employment Zone which is 375m north of the site and the regional city centre slightly further a field to the south of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/133 - Browfoot/Wrose Brow Road	0.32	Vacant open space	Greenfield	11 dwellings (based on 35dph)	Site now listed as SH/057 (PO Ref: SH21/H)

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

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 35m north-east of a small waterbody, which could be adversely affected by construction and occupation of the site.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a - 3e
	Site is greenfield. ALC Grade at the site is Grade 4. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e
	Site does not coincide with a GSPZ. The site is approximately 35m north-east of a small, unnamed waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a - 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield 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.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 1km west Shipley Railway Station. Site appears to be accessible via walking and cycling, although the local topography (site is on a hill), and the lack of designated cycle paths in the local area, could potentially deter people from walking or cycling regularly.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	There are a number of local shops and services located 350m north along Leeds Road, to access a broader range of amenities residents would need to travel 1.2km west toward Shipley.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces along Leeds Road and in the centre of Shipley.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	<p>Residents would be within 600m of the nearest medical centre, Windhill Green Medical Centre. The site is 4km north-east of a general hospital, Bradford Royal Infirmary.</p> <p>Residents at the site would good have access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, being 750m east of Windhill Recreation Ground, which could improve both physical and mental health for the residents of the development.</p>							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	<p>The nearest primary school, Christ Church CE Primary School, is 200m south-west of the site. The nearest secondary school, Hanson School, is 2.2km south-east of the site.</p>							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	<p>The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Shipley Employment Zone which is 450m north of the site and the regional city centre slightly further a field to the south of the site.</p>							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	<p>The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.</p>							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/134 – Barkerend Rd	0.43	PDL with existing buildings	Brownfield	15 dwellings (based on 35dph)	Discounted

Summary of assessment for NE/134:

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. Minor positive effects were predicted for nearly all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, education facilities and employment areas.

The site is PDL containing existing buildings, and as such new development here would provide the opportunity for achieving biodiversity net gains and enhancing the local townscape character, depending on the implementation of the development.

The only additional adverse effect predicted for the site is minor, and related to an increase in water consumption, which has been predicted at nearly all sites.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3d
	Site is PDL. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of land subject to the potential effects on the MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is 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 unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.							
		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a

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7 Landscape & townscape	The site is PDL and contains existing buildings. There may therefore be limited scope for new development to adversely alter the local character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.								
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
Site is entirely situated within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.								
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 880m south-west Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.								
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.								
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Residents would be within 600m of a range of key services and amenities including those along the B6381.								
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. However, site is adjacent to the A658, which could potentially impact on the quality of life of new residents here as a result exposure to air pollution and noise and visual disturbance.								
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
The site is situated very centrally in Bradford and as such residents would have excellent access to a diverse range of culture and leisure opportunities including pubs, restaurants, places of worship and outdoor leisure spaces.								
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.								

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16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	<p>Residents would be within 200m of the nearest medical centre, Hillside Bridge Health Centre. The site is 2km north-west of a general hospital, St Luke's Hospital.</p> <p>Residents would have good access to green space, including Bradford Moor Golf Club, providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.</p>							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	<p>The nearest primary school, Barkerend Primary School, is 300m north-east of the site. The nearest secondary school, Carlton Bolling College, is 650m north of the site.</p>							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	<p>The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Bowling Employment Zone which is 520m south of the site.</p>							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	<p>The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.</p>							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/140 - Land east of Harrogate Road, Greengates	1.00	Agricultural	Greenfield	35 dwellings (at 35dph)	Preferred Option: NE19/H
Summary of assessment for NE/140:					
<p>Being within the target distances for all necessary health facilities, the site could deliver a major positive effect for residents on the health SA Objective.</p> <p>A major adverse effect arises for the climate change resilience SA Objective due to the site's eastern perimeter overlapping with land in the active Flood Zones 2 and 3 and falling within land at high risk of surface water flooding. More detailed flood risk assessments would likely be required for the site and careful consideration given to the layout of the development. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.</p> <p>Minor positive effects were predicted for 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.</p> <p>Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site adjacent to deciduous woodland priority habitat. The northern perimeter is adjacent to the Leeds Liverpool Canal Conservation Area, the setting of which could be adversely altered by the development.</p> <p>Additionally, the site's eastern perimeter is adjacent to Carr Beck so development here could pose a risk to water quality.</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan and DM policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is greenfield. ALC Grade at the site is Grade 3, which could potentially include BMV soils. Site coincides with sandstone and coal MSAs.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site's eastern perimeter overlaps slightly with land in FZ2 and FZ3. The site's eastern perimeter also falls within land medium and high risk of surface water flooding, it is expected that this area would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Carr Beck is adjacent to the Site's eastern perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan and DM policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
6 Biodiversity & geodiversity		Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Eastern perimeter of the site is adjacent to deciduous woodland priority habitat, which could potentially be affected by new development such as through impacts on root zones. Calverley Wood Complex LWS is 75m south-east of the site, which could potentially be exposed to increased recreational disturbances as a result of development at the site.						
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
		Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.						
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
		Northern perimeter of the site is adjacent to the Leeds Liverpool Canal Conservation Area. Two Grade II Listed Buildings, called '997, Harrogate Road' and 'Dog and Gun Public House', are 180m west of the site. Development at this greenfield site could potentially result in an adverse effect on the setting of the Conservation Area and nearby Listed Buildings.						
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
		Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.						
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 1.11km north Apperley Bridge Railway Station. Site appears to be accessible via walking and cycling, although the local topography (site is on a steep hill), and the lack of designated cycle paths in the local area, could potentially deter people from walking or cycling regularly.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The nearest area of key services and amenities appears to be located 5560m south-west of the site on the A657.						

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan and DM policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces in Greengates and along Harrogate Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 800m of the nearest medical centre, Haigh Hall Medical Practice. The site is 1.2km north of a hospital, Eccleshill Community 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, including Rawdon Meadows Playing Fields, as well as being 950m north-east of Eccleshill Pool, both of which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Greengates Primary School, is 560m south-east of the site. The nearest secondary school, Immanuel College, is 1.7km north-west of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Shipley Employment Zone which is 3.2km north-east of the site and the regional city centre slightly further a field to the south-west of the site. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/152 - Land at Friars Industrial Estate, Idle	2.58	PDL, Marcus Transport Bradford Ltd. And Yorkshire Tiger warehouses	Brownfield	88 dwellings	Discounted

Summary of assessment for NE/152:

No significant adverse effects predicted for the site. The only minor adverse effect predicted relates to water resources and air quality, as predicted for almost all other sites. NE/152 would be a good opportunity to deliver biodiversity net gains and improvements to the local character. The site is well located to provide residents with good access to key services and amenities, shops, jobs, cultural spaces, and schools, with particularly good access to health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is brownfield and would constitute an efficient use of land, depending on impacts on the MSA. Site is entirely situated within coal and sandstone MSA. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. The ALC grade of the land is urban. A landfill borders the boundary of the site, therefore there is a risk of contaminated land that may be required to be remediated.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1. There are areas of low of surface water flooding within the site boundary.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development would have no adverse effects on a sensitive biodiversity designation and development would provide an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at this site would not impact on a Conservation Area. Development at site would be unlikely to have a discernible impact on any heritage assets or historic areas.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is not within an AQMA or a CAZ, however there is expected to be a minor reduction in air quality relative to current levels due to the pollution associated with the construction and occupation of new homes.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 300m of a bus stops with frequent services. Apperley Railway Station is 2.1km north-east. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations, being within a 600m walk of services and amenities along Bradford Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site offers residents with good access to cultural and leisure areas, being within a 500m walk of a varied array of cultural and leisure spaces along Bradford Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 780m west of Rockwell Medical Centre. Site is within 1.6km of Eccleshill Community Hospital. Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally, including Bradford Moor Gold Club and Seymour Park.							
		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
17 Education	Site is within 600m of Blakehill Primary School. Site is 1.6km south of Immanuel College, putting it outside the desired range.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with the centre of Bradford 1.5km to the west of the site and multiple other employment sites within 5km.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/163 – Site of Ashfield Mills	0.88	PDL with industrial/commercial buildings	Brownfield	27 dwellings (based on 35dph)	Preferred Option (Commitment): NE20/HC

Summary of assessment for NE/163:

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 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.

As a PDL site containing existing buildings, there are opportunities for achieving biodiversity net gains and enhancing the local townscape character, depending on how the development is designed and implemented.

The site's northern perimeter falls within land at medium and high risk of surface water flooding, meaning a minor adverse effect is predicted for the climate change resilience SA Objective. The only other minor adverse effects are related to increases in air pollution and water consumption, which have been predicted at nearly all sites.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is PDL. ALC Grade at the site is 'Urban'. Site coincides with coal and sandstone MSAs. Site would be an efficient use of land, subject to the potential effects on the MSAs.							
4 Climate change resilience		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is in FZ1. The site's northern perimeter falls within land medium and high risk of surface water flooding, it is expected that this area would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing buildings. It is considered 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.							
		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a

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7 Landscape & townscape	The site is PDL and contains existing buildings that appear to be in commercial use. There may therefore be limited scope for new development to adversely alter the local character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
8 Cultural heritage		O	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
Development at this site would not impact on a Conservation Area. Development at site would be unlikely to have a discernible impact on any heritage assets or historic areas.								
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.								
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 1.14km north-east Apperley Bridge Railway Station. Site appears to be accessible via walking and cycling, although the local topography (site is on a hill), and the lack of designated cycle paths in the local area, could potentially deter people from walking or cycling regularly.								
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.								
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
The nearest area of key services and amenities appears to be located 600m south in the centre of Idle.								
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.								
Site is adjacent to A658, which would be likely to impact on the quality of life of new residents as a result of exposure to air pollution and noise and visual disturbances.								
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces in the centre of Idle and along the A657.								
		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a

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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 no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 600m of the nearest medical centre, Idle Medical Centre. The site is 6km north-east of a general hospital, Bradford Royal Infirmary. Residents would have excellent access to green space, including Idle Recreation Ground, providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Idle CE Primary School, is 500m west of the site. The nearest secondary school, Immanuel College, is 150m north of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Shipley Employment Zone which is 1.6km north-east of the site and the regional city centre slightly further afield to the south-west of the site. It is uncertain the extent to which residential development would reduce employment opportunities at this location.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/171 - New Otley Road, Barkerend	0.13	Parking	Mix	10 dwellings	Discounted

Summary of assessment for NE/171:

A significant adverse effect has been predicted for NE/171 for the air quality SA Objective, as a result of the site being situated within the CAZ and also being 27m north of an AQMA. No other significant adverse effects predicted. Minor adverse effects have been predicted for most natural environment themed SA Objectives as a result of the effects associated with development on greenfield. The site is well located to provide residents with good access to key services and amenities, shops, jobs, and cultural spaces, with particularly good access to schools, health facilities and public transport options.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	HO5, HO6, HO7, TR2	3b, 3e
	There is a small section of greenfield land at the north of the site, however as most of this land is PDL, development would constitute an efficient use of land. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. Site is entirely situated within a Natural England Green Infrastructure Corridor. Development at this site may lead to a reduction in biodiversity and local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. The loss of greenspace at this site may cause a minor negative impact on the local landscape.							
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at this site would not impact on a Conservation Area. Construction of this site may negatively impact the setting of the Listed Buildings adjacent to the site.							

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is entirely situated within a CAZ and within 27m north of an AQMA, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of several bus stops with frequent services and is 650m east of Bradford Interchange Railway Station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations along Barkerend Road and Leeds Road near the centre of Bradford.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is 50m north of the A658, which could potentially be a source of noise, air and light pollution that impacts on the quality of life for residents at the site.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations along Barkerend Road and Leeds Road, in the centre of Bradford.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Site is within 800m of the nearest GP surgery, Hillside Bridge Health Care Centre. Site is within 1km of a general hospital, Leeds Road Community Hospital. 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.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		Site is within 800m of Barkerend Primary Leadership Academy to the north of the site and Saint Mary's Roman Catholic Primary School to the west. The nearest state secondary school, Carlton Boiling College, is within 1km of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, as well as slightly further afield towards the regional city in the south and the nearby employment zone.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/177 – Junction Hotel, Leeds Rd	0.17	Car parking and hard standing	Brownfield	5 dwellings (based on 35dph)	Discounted

Summary of assessment for NE/177:

The site could deliver a major positive effect for residents on the health SA Objective as a result of being within the target distances for all necessary health facilities.
 Minor positive effects were predicted for nearly all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, education facilities and employment areas.
 The site is vacant PDL, so new development here would provide opportunities for achieving biodiversity net gains and improving the local townscape character, depending on the design and implementation of the development. The only adverse effects predicted for the site are minor and related to increases in air pollution and water consumption, which have been predicted at nearly all sites.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is PDL. ALC Grade at the site is 'Urban'. Site coincides with coal and sandstone MSAs. Site would be an efficient use of land, subject to the potential effects on the MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing buildings. It is considered likely that it is of limited biodiversity value in its current condition. New development here would be unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a
	The site is PDL and vacant. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
		O	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None

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8 Cultural heritage	Development at this site would not impact on a Conservation Area. Development at site would be unlikely to have a discernible impact on any heritage assets or historic areas.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 2.2km north-east New Pudsey Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is located within 600m of a range of services and amenities in both directions along adjacent Leeds Road.							
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. However, site is adjacent to A647, which would be likely to impact on the quality of life of new residents as a result of exposure to air pollution and noise and visual disturbances.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, places of worship and outdoor leisure spaces along Leeds Road and throughout Thornbury.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 700m of the nearest medical centre, Thornbury Medical Centre. The site is 4.4km north-east of a general hospital, St Luke's Hospital. Residents at the site would have access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, such as at Calverley Gold Club, which could improve both physical and mental health for the residents of the development.							

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17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Thornbury Primary School, is 840m south-west of the site. The nearest secondary school, Laisterdyke Leadership Academy, is just over 1km south-west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Bowling Employment Zone which is 1.5km south-west of the site and the regional city centre slightly further afield to west of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE/182 – Blakehill Works, Bradford Rd, Idle	0.49	PDL with buildings	Brownfield	17 dwellings (based on 35dph)	Preferred Option: NE21/H

Summary of assessment for NE/182:

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

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

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 PDL containing existing buildings, so new development here would provide opportunities for achieving biodiversity net gains and enhancing the local townscape character, depending on the design and implementation of the development. The only adverse effects predicted for the site are minor and related to increases in air pollution and water consumption, which have been predicted at nearly all sites.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is PDL. ALC Grade at the site is 'Urban'. Site coincides with coal and sandstone MSAs. Site would be an efficient use of land, subject to the potential effects on the MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a limited extent of land at a low risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing buildings. It is considered likely that it is of limited biodiversity value in its current condition. New development here would 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.							
		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a

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7 Landscape & townscape	The site is PDL and contains existing buildings that appear to be in commercial use. There may therefore be limited scope for new development to adversely alter the local character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
8 Cultural heritage		O	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
Development at this site would not impact on a Conservation Area. Development at site would be unlikely to have a discernible impact on any heritage assets or historic areas.								
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.								
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 2.4km north-east Apperley Bridge Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.								
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.								
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
There is an area of key services and amenities located adjacent to the site, to the south.								
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.								
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, such as those along Norman Lane and in the centre of Idle.								
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.								

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16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	<p>Residents would be within 600m of the nearest medical centre, Rockwell and Wrose Practice. The site is 1.4km north-west of a hospital, Eccleshill Community Hospital.</p> <p>Residents would have good access to green space with opportunities for outdoor exercise, as well as being 1.2km west of Eccleshill Pool, both of which could improve both physical and mental health for the residents of the development.</p>							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	<p>The nearest primary school, Blakehill Primary School, is 350m north-west of the site. The nearest secondary school, Hanson Academy, is 1.25km south-west of the site.</p>							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	<p>The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Shipley and Canal Road Employment Zones which are within 2.25km the site and the regional city centre slightly further afield to the south-west of the site. It is uncertain the extent to which residential development would reduce employment opportunities at this location.</p>							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	<p>The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation</p>							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM90 - Former Filter Beds, Esholt WWTW	55.00	Mix	Mix (Green Belt)	Employment land	Preferred Option: NE23/E

Summary of assessment for EM90:

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

A major adverse effect arises for the climate change resilience SA Objective due to the western perimeter of the site falling within Flood Zone 2, and small areas, i.e. the north west and south west corners of the site, overlap with Flood Zone 3. The site has multiple pockets of low, medium, and high surface water flood risk, and due to the distribution of this it may be difficult for the development to entirely avoid it.

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.

The site has a former utility use. It is large and includes areas of GI elements and so a minor adverse effect was predicted for the biodiversity and geodiversity SA Objective. Two waterbodies are present in the north and west of the site as well as within less than 100m of the site, the water quality of which could be at risk from development here.

There are six Grade II and one Grade II* Listed Buildings situated towards the north-west of the site, and it is likely that new employment development at this large site would alter the setting of these sensitive heritage assets, particularly as large areas of the site are currently greenfield. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	HO5, HO6, HO7, TR2	3b, 3f
	Site appears to be predominantly brownfield and partially developed. However, this 55ha area of land also has areas of greenfield. ALC Grade at the site is a mix of 'Urban' and Grade 3, and so it could contain BMV soils. Site coincides with sandstone and sand & gravel MSAs.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The western perimeter of the site overlaps with land in FZ2 and small areas, i.e. the north west and south west corners of the site, overlap with Flood Zone 3. Site has a grid like structure of surface water flood risk with multiple pockets of low, medium, and high surface water flood risk, due to the distribution of this, it may be difficult for the development to entirely avoid it.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Two small waterbodies are present in the north and west of the site. A number of other small waterbodies are within less than 100m of the site. Development here could pose a risk to water quality. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
6 Biodiversity & geodiversity		<p>EM90 is a very large site that appears to be in use for industrial purposes. Much of the site is likely of limited biodiversity value. However, given the scale of the site it does include areas of various GI elements including trees and woodland that is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. There are several areas of deciduous woodland priority habitat within the site, which could be adversely affected by new development at the site such as through a direct loss of trees or impacts on root zones. Nun Wood LWS, which is an Ancient Woodland, is adjacent to the site's eastern perimeter. Development could potentially adversely affect Nun Wood, such as through an increase in recreational disturbances.</p> <p>The site falls within a SSSI Impact Risk Zone. The South Pennine Moors SSSI/SAC/SPA is approximately 6km from the site. The HRA report has identified that likely significant effects in terms of urban effects and impacts to supporting habitat would not be triggered.</p>						
7 Landscape & townscape		+/-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
		<p>The site appears to be predominantly in use for commercial purposes. It is a very large site and, in its current condition, could potentially be detracting from the local character. It is unclear the extent to which new development would replace existing site uses, or be situated in amongst them, but the site could present opportunities for delivering enhancements to the local character such as through high quality design or by incorporating GI (as required by various Local Plan policies). However, this is somewhat dependent on implementation. The site is very large and despite the dominant industrial use, it does have areas of woodland and various GI elements that are likely of high visual amenity value. Should these parts of the site be lost due to new development, there could be adverse effects on the local townscape and landscape character. Overall it is expected that new development at this site could lead to both positive and adverse effects on the local character.</p>						
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
		<p>There are six Grade II Listed Buildings within the site perimeter, situated in the north-west corner. There is also a Grade II* Listed Building, 'Building immediately to north of present home farmhouse at Esholt Hall Home Farm', in this corner. A Grade II Listed Building also adjoins the site's south-eastern corner. It is unclear how this area containing Listed Buildings would be incorporated into the proposed development. However, it is likely that new employment development at this large site would alter the setting of these sensitive heritage assets, particularly as large swathes of the site are currently greenfield.</p>						
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
		<p>Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new business premises would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with these businesses and transport movements.</p>						
10 Transport		+/-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		<p>The southern boundary of the site is within 100m of multiple bus stops and the nearest railway station, Apperley Bridge Railway Station, is also adjacent to the southern boundary of the site. However, due to the size of the site, areas in the north of the site are over 1km from the nearest bus stop and railway station. Due to the site's size and location pedestrians and cyclists may have a somewhat limited access.</p>						
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM113 - Walkhill Farm, Apperley Lane	5.31	Agricultural	Greenfield and Green Belt, with small area of PDL and agricultural buildings	Employment land	Preferred Option: NE22/E

Summary of assessment for EM113:

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 positive score has also been predicted for the transport SA Objective due to the prevalence of public transport options in close proximity to the site.

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 predominantly greenfield and Green Belt site which contains trees in part of the site. A Grade II Listed Building is situated in the south-east of the site, and it is likely that new employment development at this largely greenfield site would alter the setting of this sensitive heritage assets.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	HO5, HO6, HO7, TR2	3a - 3f
	Site is predominantly greenfield. Site is predominantly ALC Grade 3. Site coincides with a sandstone MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	Site is in FZ1 and has a limited extent of land at a low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e
	There are no surface waterbodies present within the site boundary or within 100m of the site. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a - 6f

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
6 Biodiversity & geodiversity		<p>Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Site is in proximity to several areas of deciduous woodland, including woodland adjacent to the site's eastern perimeter, which could potentially be indirectly affected by development at the site such as through an increase in recreational disturbances.</p> <p>The site falls within a SSSI Impact Risk Zone. The South Pennine Moors SSSI/SAC/SPA is approximately 6.8km from the site. The HRA report has identified that likely significant effects in terms of urban effects and impacts to supporting habitat would not be triggered.</p>						
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
		<p>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 could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees and hedgerows, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.</p>						
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
		<p>The Grade II Listed Building 'Walk Hill Farmhouse' is within the south-eastern corner of the site. It is unclear how this area of the site, comprising hard standing and three existing buildings (including Walk Hill Farmhouse) would be incorporated into any development here. However, it is considered to be likely that new employment development on this predominantly greenfield site would adversely alter the setting of this sensitive heritage asset.</p>						
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
		<p>Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new business premises would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with these businesses and transport movements.</p>						
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		<p>Site is within 375m of multiple bus stops with frequent services. The nearest railway station, Apperley Bridge Railway Station, is adjacent to the site's southern boundary. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.</p>						
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		<p>Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.</p>						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		<p>The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.</p>						

Sites assessments – North Bradford Urban Area

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

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NE24/E – Land at Gain Lane & Woodhall Road	9.85	Vegetated land	Greenfield	Employment land	Preferred Option: NE24/E

Summary of assessment for NE24/E:

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 significant boost to the local economy. A major positive score has therefore been predicted for the employment and the economy SA Objectives.

Although the site would be adjacent to other commercial premises, which are located to the south of the site, a major negative effect is anticipated on the land and buildings SA Objective. This is because the site is a large greenfield site; the majority of the site is ALC Grade 3, which could potentially include BMV soils; and the site coincides with a Coal MSA. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The site benefits from good accessibility via public transport and could help to promote active travel due to the presence of the Calverley Millennium Way to the north of the site.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3f
	Site is greenfield. The majority of the site is ALC Grade 3, which could potentially include BMV soils. The site coincides with a Coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and part of the site is at a low risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A surface waterbody, namely Fagley Beck, is within 30m of the site. Site does not coincide with a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	The site is located within Natural England's GI corridor. The site comprises vegetation and may therefore have some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. A TPO woodland is adjacent to the site's south eastern boundary. There is built form present within the TPO woodland. The site is in a SSSI Impact Risk Zone. The nearest SSSI is Trench Meadows, which is approximately 6.9km north west of the site. Development at this site would be unlikely to have a discernible effect on this designated site. An area of deciduous woodland which is a priority habitat is located approximately 40m from the site boundary. Approximately 545m north of the site is a Local Wildlife Site, namely, Bill, Round and Ravenscliffe Woods.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	The site is not located within or in close proximity to any designated landscapes, such as the Nidderdale AONB and the Yorkshire Dales National Park. The site is not located in Green Belt land. Commercial premises are located to the south of the site, while just beyond Fagley Beck is an area of residential properties. Development of this site is likely to have a minor effect on the local landscape and townscape associated with the loss of a large area of greenfield land.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	The nearest listed building is the Grade II listed Ravenscliffe Farmhouse and adjoining barn, which is approximately 290-300m north of the site. Given the size of this site, there may be an impact on the setting of this listed building. Although, intervening vegetation could help to minimise this. Development at this site is unlikely to have a discernible effect on any other heritage assets or historic areas.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA. The CAZ is approximately 780m west of the site. Development at this site may increase vehicular movements within the 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 potential transport movements and pollution associated with this.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	The site is within 240-260m of several bus stops. The nearest railway station is New Pudsey, it is approximately 1.7km east of the site. The presence of the Calverley Millennium Way near to the site could help promote active travel to site.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
11 Housing		O	n/a	n/a	n/a	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site is allocated for employment and therefore will not provide a contribution towards Bradford's housing needs.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.							
13 Social cohesion		O	n/a	n/a	n/a	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.							
14 Culture & leisure		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		O	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site would provide new employment land that offers skills learning opportunities for local people and employees.							
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The proposed development would provide new employment opportunities in Bradford.							
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The proposed development would deliver 9ha+ of new employment space that would contribute towards the long term success and help to significantly boost the vitality of Bradford's economy.							

Bradford North West

- 1.1.17 Thirty-six potential housing sites have been identified within Bradford North West.
- 1.1.18 Significant negative effects have been identified in relation to water resources (SA Objective 5) for site NW/049 and in relation to air quality (SA Objective 9) for sites NW/002, NW/010, NW/012B, NW/013A, NW/052, NW/054, NW/073, NW/084, NW/088, NW/123, NW/129, NW/130 and NW/131.
- 1.1.19 To address the latter, development proposals should demonstrate how any adverse impacts on any nearby Air Quality Management Areas and/or Clean Air Zones (CAZ) will be avoided and how positive impacts will be delivered. In addition, a mitigation programme is to be prepared for development within CAZs.
- 1.1.20 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for sites (NW/015, NW/018, NW/026B, NW/31B, NW/040, NW/041A, NW/041B, NW/046, NW/049, NW/131). This is due to a loss of >0.4ha of greenfield land.
- 1.1.21 Significant positive effects have been identified in relation to transport (SA Objective 10) for sites NW/088, NW/130 and NW/131 and in relation to social cohesion (SA Objective 13) for sites NW/002, NW/012B, NW/013A, NW/040, NW/041a, NW/041b, NW/046, NW/054, NW/073, NW/080, NW/084, NW/099, NW/123 and NW/129.
- 1.1.22 The majority of sites are assigned a significant positive effect in relation to health (SA Objective 16) and education, whilst the remainder of sites are assigned a minor positive effect.
- 1.1.23 Sites NW/015, NW/023, NW/049 and NW/080 score negatively (minor) in relation to accessible services (SA Objective 12).
- 1.1.24 In relation to biodiversity & geodiversity (SA Objective 6) and landscape & townscape (SA Objective 7), sites NW/010, NW/012B, NW/052, NW/073, NW/084, NW/111, NW/126 and NW/130 score positively (minor), whilst the remainder score negatively (minor or major) or positive/negative. It may be possible to avoid or reduce any potential likely adverse effects by incorporating green infrastructure and enhancing biodiversity value and local ecological connectivity. Biodiversity net gain requirements should also be met beyond the minimum target.
- 1.1.25 For nineteen 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 light of this, these sites have been assigned a major negative effect in relation to the biodiversity and geodiversity SA Objective.
- 1.1.26 The majority of sites are assigned a minor positive effect in relation to climate change resilience (SA Objective 4).
- 1.1.27 With regards to those sites that score negatively (minor) in relation to cultural heritage (SA Objective 8), potential likely adverse effects could be mitigated by preserving and enhancing any onsite green infrastructure. Where development is adjacent to heritage assets, proposals should demonstrate how opportunities for local people to appreciate or access these assets are enhanced.
- 1.1.28 Bradford North West also includes four commitment sites (NW/001, NW/007, NW/032 and NW/063), two discounted sites (NW/045 and NW/128), one alternative site (NW/033), one rejected site (NW/031A) and one PO Reserve (NW/020), which have also been assessed below.

Summary table of effect scores predicted for housing site options in Bradford North West

PO Ref.	Site	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
NW1/HC	NW/001	-	-	+/-	+	-	+/-	+	-	--	++	+	+	+/-	+	+/-	++	++	+	+
NW2/H	NW/002	-	-	+/-	-	-	+/-	+	+	--	+	+	+	++	+	+/-	++	+	+	+
NW3/HC	NW/007	-	-	-	+	-	-	-	-	--	+	+	+	+/-	+	+/-	++	++	+	+
NW4/H	NW/010	-	-	+/-	+	-	+	+	+	--	+	+	+	+	+	+/-	++	++	+	+
NW5/H	NW/012B	-	-	+/-	-	-	+	+	+	--	+	+	+	++	+	+/-	++	++	+	+
NW6/H	NW/013	-	-	+/-	+	-	+/-	+	O	--	+	+	+	++	+	+/-	++	++	+	+
NW7/H	NW/015	-	-	--	+	-	--	-	O	-	-	+	-	+	+	+/-	+	+	+	+
NW8/H	NW/018	-	-	--	+	+	--	-	O	-	-	+	+	+	+	+/-	+	-	+	+
NW9/H	NW/023	-	-	--	+	+	--	-	O	-	-	+	-	+	+	+/-	+	+	+	+
NW10/H	NW/024	-	-	--	+	+	--	-	O	-	-	+	+	+	+	+/-	+	-	+	+
NW11/H	NW/026B	-	-	--	+	-	-	-	O	-	+	+	+	+	+	+/-	+	+	+	+
NW12/H	NW/030C	-	-	-	+	-	--	-	O	-	+	+	+	+	+	+/-	++	++	+	+
NW13/H	NW/031B	-	-	--	+	-	--	-	O	-	+	+	+	+	+	+/-	++	+	+	+
NW14/HC	NW/032	-	-	-	+	-	--	-	-	-	-	+	+	+	+	+/-	+	++	+	+
NW15/H	NW/040	-	-	--	+	-	--	-	O	-	+	+	+/-	++	+	+/-	++	++	+	+
NW16/H	NW/041A	-	-	--	+	-	--	-	-	-	+	+	+/-	++	+	+/-	++	++	+	+
NW17/H	NW/041B	-	-	--	-	-	--	-	O	-	+	+	+/-	++	+	+/-	++	+	+/-	+
NW18/H	NW/046	-	-	--	-	-	--	-	O	-	+	+	+	++	+	+/-	++	++	+	+
NW19/H	NW/049	-	-	--	-	--	--	-	O	-	+/-	+	-	+	+	+/-	++	+	+	+
NW20/H	NW/052	-	-	+/-	+	-	+	+	+	--	+	+	+	+/-	+	+/-	++	++	+	+
NW21/H	NW/054	-	-	+/-	-	-	-	-	+	--	+	+	+	++	+	+/-	++	+	+/-	+/-
NW22/H	NW/066	-	-	+	--	-	--	+	+/-	-	+	+	+	+	+	+/-	++	++	+	+
NW23/H	NW/073	-	-	+/-	+	-	+	+	+	--	+	+	+	++	+	+/-	++	++	+	+
NW24/H	NW/080	-	-	-	+	+	--	-	O	-	+	+	-	++	+	+/-	++	++	+	+
NW25/H	NW/084	-	-	+/-	+	-	+	+	O	--	+	+	+	++	+	+/-	++	+	+	+
NW26/H	NW/087	-	-	+/-	+	-	--	+	O	-	+	+	+	+	+	+/-	+	++	+	+
NW27/H	NW/088	-	-	+/-	+	-	--	-	-	--	++	+	+	+	+	+/-	++	++	+	+
NW28/H	NW/099	-	-	-	+	-	+/-	-	-	-	+	+	+	++	+	+/-	++	++	+	+
NW29/H	NW/104	-	-	+/-	+	-	--	-	O	-	+	+	+	+	+	+/-	++	++	+	+
NW30/H	NW/111	-	-	+	+	+	+	+	+/-	-	+	+	+	+	+	+/-	++	++	+	+
NW31/H	NW/123	-	-	+/-	+	-	+/-	+	+/-	--	+	+	+	++	+	+/-	++	++	+	+
NW32/H	NW/125	-	-	+/-	-	-	--	+	+	-	+	+	+	+	+	+/-	+	++	+	+
NW33/H	NW/126	-	-	+/-	+	-	+	+	+	-	+	+	+	+	+	+/-	++	++	+	+
NW34/H	NW/129	-	-	+/-	+	-	+/-	+	+	-	+	+	+	++	+	+/-	++	++	+	+
NW35/H	NW/130	-	-	+/-	+	-	+	+	O	--	++	+	+	+	+	+/-	++	++	+/-	+
NW36/H	NW/131	-	-	--	-	-	--	-	-	--	++	+	+	+/-	+	+/-	++	++	+	+

Key:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/001 - Snowden Street	0.49	Area of hardstanding and an area of vegetation	Brownfield	229 dwellings	Preferred Option (Commitment): NW1/HC

Summary of assessment for NW/001:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult.

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 local services and amenities and employment areas.

As a vacant PDL site, there are opportunities here for achieving biodiversity net gains and enhancing the local townscape character, depending on the design and implementation of the development. The south-west corner of the site adjoins a Grade II Listed Building, around careful consideration would be required in the site's planning application so as not to adversely alter the setting of this heritage asset.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a - 3f
	Site is a PDL. ALC Grade at the site is 'Urban'. Site coincides with coal and sandstone MSAs. Site would be an efficient use of land subject to the potential effects on the MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	Site is in FZ1 and has a limited extent of land at a low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+/-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a - 6f

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		<p>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 unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.</p> <p>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.</p>						
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a
		<p>The site is a vacant PDL plot which, in its current condition, appears to detract from the local townscape character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.</p>						
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
		<p>South west corner of the site adjoins the Grade II Listed Building 'First Church of Christ Scientist'. The Grade II Listed Building 'Masonic Hall' is 10m north of the site. New development at this open site could potentially adversely alter the setting of these sensitive heritage assets.</p>						
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
		<p>Site is entirely situated within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult due to the pollution associated with the construction and occupation of new homes.</p>						
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		<p>Site is within 150m of multiple bus stops with frequent services. The nearest railway station, Bradford Forster Square, is 340m south-east. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.</p>						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		<p>The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.</p>						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		<p>The site is within 600m of a broad range of services and facilities, such as those in Forster Square Shopping Park and along Manningham Lane.</p>						
		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
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. However, site is within 40m of the A6181, which would be likely to impact on the quality of life of new residents as a result of exposure to air pollution and noise and visual disturbances.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	The site is located centrally in Bradford so residents would have excellent access to a diverse range of culture and leisure facilities, including pubs, restaurants, theatres and places of worship.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 550m of the nearest medical centre, Clarendon Medical Centre. The site is 1.8km north of a general hospital, St Luke's Hospital. Residents would have sufficient access to green space, the nearest being Peel Park 1km north-east, providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Green Lane Primary School, is 750m north-west of the site. The nearest secondary school, Feaversham College, is 1km north-east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Thonton Road and Canal Road Employment Zones which are within 750m of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/002 - Drummond Trading Estate, Lumb Lane	3.03	PDL, vacant brownfield plot	Brownfield	170 dwellings	Preferred Option: NW2/H

Summary of assessment for NW/002:

A significant negative effect has been predicted for the air quality SA Objective due to the site being situated within the CAZ. No other significant effects predicted for the site. Small areas of the site are at a medium and high surface water flood risk and it is unclear if this could be entirely avoided through a careful layout. NW/002 would be a good opportunity to deliver biodiversity net gains and improvements to the local character as well as improvements to the setting of nearby Listed Buildings/structures. There was a Grade II listing on site associated with Drummond's Mill. However, following a fire, most of the site has now been cleared and the former mill lost, leaving some limited listed structures remaining on the south part of the site. There is an opportunity for a well-designed development to have a positive impact on the setting of these assets. The site is within 20m of a Conservation Area and within 115m of another Conservation Area. The site is well located to provide residents at the site with good access to key services and amenities, buses, jobs, shops, and schools, with particularly good access to health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. The ALC of the site is of urban grade. There may be an opportunity to re-use materials from existing buildings.							
4 Climate change resilience		-	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1. The site contains small areas of land at a medium and a high risk of surface water flooding. It is unclear if this land could be entirely avoided through a careful layout of development given the number of dwellings being considered at the site.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+/-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network. The site is located within 5.2-6km from SSSIs Bingley South Bog and Trench Meadows. 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.							
		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape								Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.
8 Cultural heritage		+	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
								<p>There was a Grade II Listed Building on site (Main Block Of 3 Storey Warehouse, 5 Storey Spinning Mill and Spinning Shed at Drummond's Mill Engine House and Chimney South Of 5 Storey Block At Drummond's Mill), however this was largely destroyed following a fire. The site has largely been cleared, although some limited listed structures remain on the south part of the site, which should be retained. A well-designed residential development at this site would bring new investment that could help to enhance and preserve the setting of the remaining heritage assets.</p> <p>There are several Grade II Listed Buildings in proximity to the site, including the Church of St Mary Magdalene, which is adjacent to the site's western perimeter. Development at NW/002 would be an opportunity to enhance the setting of these sensitive heritage assets.</p> <p>The site is within 20m of a Conservation Area and within 115m of another Conservation Area. The site is currently brownfield land and new development may be an opportunity to enhance the local setting of these Conservation Areas.</p>
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
								Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in air pollution at the site in relation to existing levels, due to the construction and occupation of new homes and the associated transport movements and household pollution.
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
								Site is within 150m of a bus stops with frequent services and 930m north-west of Bradford Forster Square Railway Station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
								Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
								Site would have excellent access to a diverse range of services and amenities in highly accessible locations, including those around 600m west near Black Abbey and Forster square retail park.
		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion								Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
								Site offers residents with good access to cultural and leisure areas in Manningham and Black Abbey.
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
								New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
								Site is 250m from Claredon Medical Centre and within 2.5km of Bradford Royal Infirmary Hospital. Site would provide new residents with good access to Peel Park and Lister Park providing outdoor exercise opportunities, via the local PRoW network.
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
								Site is 250m south of Green Lane Primary School. The closest secondary school, St Bede's and St Joseph Catholic College, is 1.3km north of the site, putting it just outside the desirable range.
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
								Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby in Bradford city centre.
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
								Construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/007 - Spring Bank Place	0.57	Site is a mix of hard standing, a large building, and an area of woodland	Mix	14 dwellings	Preferred Option (Commitment): NW3/HC

Summary of assessment for NW/007:

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. A major adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ and adjacent to an AQMA. This could potentially make achieving air quality improvement targets more difficult. Minor positive effects were predicted for nearly all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and employment areas. 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 majority greenfield site containing GI elements including trees. The site is within the Apsley Conservation Area, and new development here could have an adverse effect on the setting of this sensitive historic area.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is partially PDL. ALC Grade at the site is 'Urban'. Site coincides with coal and sandstone MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a limited extent of land at a low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is partly greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape		Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is partially PDL. There is therefore somewhat limited scope for new development at this location to alter the local townscape and landscape character. Depending on the condition of the site there could potentially be opportunities for enhancing the local character through new development of a high quality design and incorporating new GI elements, as required by various Local Plan policies. However, the site currently contains several trees and some woodland that are likely of high visual amenity value and, based on the risk that this could be lost as a result of new development, a minor adverse effect on the local character cannot be entirely ruled out at this stage.						
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
		Site is within the Apsley Conservation Area, within which is a range of Grade II Listed Buildings. New development at this site could potentially have an adverse effect on the character of the Conservation Area.						
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
		Site is entirely situated within a CAZ and is adjacent to an AQMA, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.						
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		Site is within 350m of multiple bus stops with frequent services. The nearest railway station is 1.22km south-east at Bradford Forster Square Railway Station. Site appears to be accessible via walking and cycling, although the local topography (site is on a hill), and the lack of designated cycle paths in the local area, could potentially deter people from walking or cycling regularly.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The site is within 600m of a broad range of services and facilities, such as those along Queen's Road and Manningham Lane.						
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. However, site is within 40m of the A6177, which would be likely to impact on the quality of life of new residents as a result of exposure to air pollution and noise and visual disturbances.						

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have excellent access to a diverse range of culture and leisure opportunities including pubs, restaurants, places of worship and outdoor leisure facilities along Queen's Road and Manningham Lane.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 650m of the nearest medical centre, Clarendon Medical Centre. The site is 2.1km east of a general hospital, Bradford Royal Infirmary. Residents would have excellent access to green space, including Peel Park and Lister Park, providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Greenland Primary School, is 650m south-west of the site. The nearest secondary school, Feaversham College, is 1.15km east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Canal Road Employment Zone which is 300m east of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/010 - Mansfield Road	0.21	PDL, vegetation and hardstanding	70% Brownfield	16 dwellings	Preferred Option: NW4/H

Summary of assessment for NW/010:

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being within the CAZ. The site is also 200m north of an AQMA. No other significantly adverse effects predicted. The site would be a good opportunity to deliver biodiversity net gains, improvements to the local character, as well as further preservation/enhancements to the St Paul's Conservation Area it falls within. The site is well located to provide residents here with good access to key services and amenities, buses, jobs, shops, and cultural spaces, with particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal MSA which it is situated within. It is unknown if the existing buildings on-site could be re-used but they would likely be a source of some materials of some use. The ALC of the site is of urban grade.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1 and not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site would be unlikely to have a discernible impact on a sensitive biodiversity designation. The site is predominantly brownfield but contains a small area of a limited number of GI elements in its south-east corner. Overall it is considered to be likely that development here could deliver biodiversity net gains.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							
8 Cultural heritage		+	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Site is within the St. Paul's Conservation Area. Development at this predominantly brownfield site would be an opportunity to improve the visual amenity of the site and to preserve and enhance the setting and character of the Conservation Area.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in air pollution at the site in relation to existing levels, due to the construction and occupation of new homes and the associated transport movements and household pollution.						
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		Site is within 100m of a bus stops with frequent services. Site is within 1.4km north of Frizinghall Railway Station, which has frequent services. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Site would have excellent access to a diverse range of services and amenities in highly accessible locations, being within a 250m walk of services and amenities along Oak Lane.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Development would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. Site is within 100m of A650, which could potentially impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site offers residents with good access to cultural and leisure areas, being within a 500m walk of a varied array of cultural and leisure spaces along Oak Land and Carlisle Road.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is within 500m of Westbourne Green Community Health Centre. Site is within 2km east of Bradford Royal Infirmary Hospital. Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally, including Peel Park, Lister Park and Bradford City Football Club.						

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is within 450m Westbourne Primary School and within 1.2km of Oasis Academy Secondary School.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with five employment sites within 5km around the centre of Bradford.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/012B - St Marys Road	0.22	PDL, vegetation and hardstanding	60% Brownfield	10 dwellings	Preferred Option: NW5/H

Summary of assessment for NW/012B:

A significant adverse effect has been predicted for the air quality SA Objective due to the site being within the CAZ. An AQMA is also 350m south-east of the site. No other significant adverse effects predicted for the site. Development here would likely be an opportunity to deliver biodiversity net gains, improvements to the local townscape character, and improvements to the setting of St Paul's Conservation Area as well as three Grade II Listed Buildings in proximity to the site. The site is well located to provide residents with good access to key services and amenities, jobs, shops, and cultural spaces, with particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal MSA which it is situated within. It is unknown if the existing buildings on-site could be re-used but they would likely be a source of some materials of some use. The ALC of the site is of urban grade.							
4 Climate change resilience		-	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1. The western portion of the site is at a low risk of surface water flooding, with a small area of land in the site's south-western corner at a medium risk. It is unclear if this could be entirely avoided through a careful layout of development given the relatively small size of the site.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development at the site would be unlikely to have a discernible impact on a sensitive biodiversity designation. The site would likely be an opportunity to deliver biodiversity net gains.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. Development at the site would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							
8 Cultural heritage		+	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is within the St Paul's Conservation Area. Given the existing site use, and the condition of the existing buildings here, it is considered to be likely that new development at the site would be an opportunity to enhance the local setting, including for the three Grade II Listed Buildings in proximity to the site.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in 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. An AQMA is 350m south-east of the site.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of a bus stops with frequent services. Site is 1.4km south of Frizinghall Railway Station, which has frequent services. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations, being within a 250m walk of services and amenities along Oak Lane.							
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site offers residents with good access to cultural and leisure areas, being within a 500m walk of a varied array of cultural and leisure spaces along Oak Land and Carlisle Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is within 500m of Westbourne Green Community Health Centre. Site is within 2km east of Bradford Royal Infirmary Hospital. Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally, including Peel Park, Lister Park and Bradford City Football Club.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is within 450m Westbourne Primary School and within 1.2km of Oasis Academy Secondary School.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with five employment sites within 5km around the centre of Bradford.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/013A - Priestman Street	0.89	PDL, derelict buildings and parking	Brownfield	61 dwellings	Preferred Option: NW6/H

Summary of assessment for NW/013A:

A significant adverse effect has been predicted for the air quality SA Objective due to the site being within the CAZ. No other significant effects predicted. The site would be a good opportunity to deliver biodiversity net gain and improvements to the local townscape character. The site is well located to provide residents with good access to key services and amenities, jobs, shops, and cultural spaces, with particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal and sandstone MSAs with which it coincides. The ALC of the site is of urban grade.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1 and not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+/-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	<p>As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network.</p> <p>The site is approximately 4.8km from Trench Meadows, 5.5km from Bingley South Bog and 8.9km from the South Pennine Moors, all of which are SSSIs. 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.</p>							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							
		0	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage		The site is within 200m of several Grade II Listed Buildings as well as St Paul's Conservation Area. However, given the topography and the existing built form surrounding the site, development here would be unlikely to be viewable from any heritage asset or historic area.						
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in air pollution at the site in relation to existing levels, due to the construction and occupation of new homes and the associated transport movements and household pollution.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of a bus stops with frequent services and 1.5km north west of Bradford Forster Square Railway Station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations, including those around 600m north east in Manningham.							
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site offers residents with good access to cultural and leisure areas, including those in Manningham to the north east and Black Abbey to the south.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Site is 650m south of Westbourne Green Community Health Centre and within 2km of Bradford Royal Infirmary Hospital. Site would provide new residents with good access to Peel Park and Lister Park providing outdoor exercise opportunities, via the local PRoW network.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is 220m North of Atlas community Primary School and within 2km of St Bede's and St Joseph Catholic College.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in Manningham as well as at the Business Development Zones and Employment Zones in Bradford.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		Construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/016 – Mount Pleasant Farm, Sandy Lane	11.17	Farm and Greenfield land	Greenfield 100%	293 dwellings	SUE site / Rejected as a single stand alone site
Summary of assessment for NW/016: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, water resources, biodiversity, landscape, transport and accessible services. The site is well located to provide residents with good access to jobs, and health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 4.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there is a waterbody within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 3.4km north at Bingley Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services	The residents of the site would not have convenient access to services, the nearest supermarket being 1.8km east of the site.							
13 Social cohesion	+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure	+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
14 Culture & leisure	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces.							
15 Safe & secure	+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health	+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	Site is 2.2km west of the nearest GP surgery, Phoenix Medical Practice, this is outside of the desired range. The site is within 2.3km of a hospital, Lynfield Mount Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.							
17 Education	+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
17 Education	The nearest primary school, Sandy Lane Primary School, is 650m south east of the site. The nearest secondary school, Beckfoot Upper Heaton School, is 1.6km east of the site, which is outside of the desired range.							
18 Employment	+	P	LT	IR	H	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 being 3.8km from the Thornton Road employment zone.							
19 Economy	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/020 - Haworth Road, Sandy Lane	7.5	Agricultural fields delineated by hedgerows	Greenfield, Green Belt	262 (based on 35dph)	Alternative

Summary of assessment for NW/020:

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

As a large greenfield and Green Belt site containing various GI elements and with an area of TPO woodland adjoining the eastern perimeter, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. The loss of the greenfield site would be particularly likely to have a negative impact on the local landscape and townscape given its size and location sloping upwards away from the built form to the west,

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, - 3e
	Site is greenfield. ALC Grade at the site is Grade 4. Site coincides with sandstone and coal MSAs.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. Site has a limited extent of land at a low risk of surface water flooding and a very small area at high risk. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	<p>Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. An area of TPO woodland adjoins the site's eastern perimeter, which could potentially be affected by development at the site such as through impacts on risk zones. Chellow Dean Ancient Woodland is 30m south of the site, which could potentially be exposed to increased recreational disturbances as a result of development at the site.</p> <p>The site approximately 2.5km from Bingley South Bog, 3.3km from Trench Meadows and 6km from the South Pennine Moors, all of which are SSSIs. 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.</p>							
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
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 could result in the loss of open greenfield and Green Belt that contains GI elements of potentially high visual amenity, including trees and hedgerows, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out. This is particularly the case given the size of the site and that it is on sloping land sloping upwards away from the built form to the west and so development here would likely be viewable from a distance.						
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 350m of multiple bus stops with frequent services. The nearest railway station is 4.17km east at Frinzinghall Railway Station. Site appears to be accessible via walking and cycling, although the local topography (site is on a hill), and the lack of designated cycle paths in the local area, could potentially deter people from walking or cycling regularly.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Access to key services and amenities is somewhat poor, with the offering in Sandy Lane limited. Residents may find they need to travel 1.1km south onto Allerton Road or up to 1.6km east onto Heights Lane to access a sufficient range of services to satisfy their daily needs.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces in the centre of Sandy Lane or Allerton, which is easily accessible.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 1.6km west of the nearest GP surgery, Heaton Medical Practice, putting it outside the target distance. The site is 2.6km north-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, including at West Bradford Golf Club, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Sandy Lane Primary School, is with 400m west of the site. The nearest secondary school, Belle Vue School, is 1.3km east of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Thornton Road Employment Zones which is 3.2km south-east of the site and the regional city centre slightly further afield to the south-east of the site. However, it is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.							

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/021 – Wilsden Road, Sandy Lane	3.24	Greenfield land	Greenfield 100%	85 dwellings	SUE site / Rejected as a single stand alone site
Summary of assessment for NW/021: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, water resources, biodiversity, landscape, transport and accessible services. The site is well located to provide residents with good access to jobs, and health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 4.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 3.7km north at Bingley Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services	The residents of the site would not have convenient access to services, the nearest supermarket being 1.7km east of the site.							
13 Social cohesion	+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure	+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
14 Culture & leisure	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces.							
15 Safe & secure	+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health	+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	Site is 2.2km west of the nearest GP surgery, Phoenix Medical Practice, this is outside of the desired range. The site is within 2.4km of a hospital, Lynfield Mount Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.							
17 Education	+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
17 Education	The nearest primary school, Sandy Lane Primary School, is 600m east of the site. The nearest secondary school, Beckfoot Upper Heaton School, is 1.8km east of the site, which is outside of the desired range.							
18 Employment	+	P	LT	IR	H	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 being 3.7km from the Thornton Road employment zone.							
19 Economy	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/022 – Wilsden Road, Sandy Lane	2.22	Greenfield land	Greenfield 100%	58 dwellings	SUE site / Rejected as a single stand alone site
Summary of assessment for NW/022: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, biodiversity, landscape, transport and accessible services. The site is well located to provide residents with good access to jobs, and health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 4.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 3.7km north at Bingley Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
								The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
								The residents of the site would not have convenient access to services, the nearest supermarket being 1.7km east of the site.
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
								Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
								Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces.
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
								The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
								Site is 2km west of the nearest GP surgery, Phoenix Medical Practice, this is outside of the desired range. The site is within 2.4km of a hospital, Lynfield Mount Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
								The nearest primary school, Sandy Lane Primary School, is 400m east of the site. The nearest secondary school, Beckfoot Upper Heaton School, is 1.6km east of the site, which is outside of the desired range.
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
								Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 3.7km from the Thornton Road employment zone.
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
								The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/024 – Allerton Road, Prune Park Lane (Full Site)	20.75	Greenfield land	Greenfield 100%	622 dwellings	SUE site
Summary of assessment for NW/024(Full Site): Significant adverse effects predicted due to the loss of greenfield land and water resources. Minor adverse effects predicted for air quality, biodiversity, landscape, transport and distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and health facilities. Due to the size of the site, there is also a significant benefit towards the housing needs of Bradford.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal and a sandstone MSA. ALC Grade at the site partially urban, but majority is grade 4.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		--	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, however there are multiple waterbodies within the site boundary. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		0	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 4.7km north at Bingley Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		++	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a major positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Allerton Road.							
		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 1.6km north west of the nearest GP surgery, Manor Medical Practice, this is outside of the desired range. The site is within 3km of a hospital, Lynfield Mount Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Sandy Lane Primary School, is 1.3km north of the site. The nearest secondary school, Dixon's Allerton Academy, is 2km east of the site. These are both outside of the desired range.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 2.8km from the Thornton Road employment zone.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/025 – Prune Park	13.93	Greenfield land	Greenfield 100%	418 dwellings	SUE site
Summary of assessment for NW/025: Significant adverse effects predicted due to the loss of greenfield land and water resources. Minor adverse effects predicted for air quality, biodiversity, landscape and transport. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal and a sandstone MSA. ALC Grade at the site partially urban, but majority is grade 4.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		--	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, however Cottingley Beck is within the site boundary. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 4.5km north at Bingley Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Allerton Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 1.6km north west of the nearest GP surgery, Manor Medical Practice, this is outside of the desired range. The site is within 3km of a hospital, Lynfield Mount Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Sandy Lane Primary School, is 800m north east of the site. The nearest secondary school, Dixon's Allerton Academy, is 2.6km south east of the site, this is outside the desired range.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 2.8km from the Thornton Road employment zone.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/026B - North Parade, Allerton	1.43	Open space	Greenfield	45 dwellings	Preferred Option: NW11/H

Summary of assessment for NW/026B:

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

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, - 3e
	Site is greenfield. ALC Grades at the site are Grade 4 and 'Urban'. Site coincides with sandstone and coal MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a limited extent of land at a low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. A TPO tree adjoins the site's northern perimeter, which could potentially be adversely affected by development at the site, such as through impacts on the root 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.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area. There are four Grade II Listed Buildings within approximately 140-160m south of the site but due to the topography and intervening residential built form between the site and these assets, the effect of development is likely to be neutral.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 350m of multiple bus stops with frequent services. The nearest railway station is 4.17km north-east at Frinzinghall Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest areas of key services and amenities appear to be located 300m south on and along Allerton Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, such as those along Allerton Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 1km north of the nearest GP surgery, Phoenix Medical Practice, putting it outside the target distance. The site is 2km west of a general hospital, Bradford Royal Infirmary. Residents at the site would have access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, including at West Bradford Golf Club, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Allerton Primary School, is 535m south-east of the site. The nearest secondary school, Dixon Allerton Academy, is 1.4km south-east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Thornton Road Employment Zones which is 3.2km south-east of the site and the regional city centre slightly further afield to the south-east of the site.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/030C - Lynfield Drive, Daisy Hill	0.33	Open meadow	Greenfield	12 dwellings	Preferred Option: NW12/H

Summary of assessment for NW/030C:

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

Minor adverse effects have been predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents with good access to key services and amenities, jobs, shops, buses, and cultural spaces, with particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3d
	Site is within a coal and sandstone MSA. Site is a small greenfield site with Garde 4 ACL soils, therefore would be considered as an inefficient use of the land resource.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not as risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ and there are no surface waterbodies within 100m of the site. However, the construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development here would likely reduce the site's biodiversity value and would reduce local habitat connectivity 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.							
7 Landscape & townscape		-	P	LT	IR	M	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b
	Development would not impact on an AONB or National Park. The loss of some greenfield and open space could adversely alter the local character. Given the residential development would be adjacent to existing built form the alteration to character would be minor.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Site is not within an AQMA or a CAZ, however there is expected to be a minor reduction in air quality relative to current levels due to the pollution associated with the construction and occupation of new homes.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
10 Transport		+	P	LT	IR	M	SC2, HO9, TR1, TR3, DS4	10a – 10e
	Site is within 200m of two bus stops with frequent services. Frizinghall Railway Station is 2.7km east of the site. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	The site has good access to the range of services including those around 600m north on Heights Lane and Haworth Road.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD).							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has good access to culture and leisure opportunities in the local area along Heights Lane and Haworth Road including places of worship.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	
	The site has good access to a GP surgery, the nearest being Haworth Road Health Centre, 560m north of the site. The site would provide residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments. The site is within the target distance of a hospital, with Lynfield Mount Hospital 300m south.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is 650m south of Beckfoot Heaton Primary School and 1km south of Beckfoot Upper Heaton.							
		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
18 Employment	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with four Employment Zones within 5km of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/031A – Hazel Walk, Daisy Hill	4.97	Greenfield land	Greenfield 100%	174 dwellings	Rejected
Summary of assessment for NW/031A: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, biodiversity, landscape and transport. The site is well located to provide residents with good access to jobs, services and significantly good access to health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal and sandstone MSA. ALC Grade at the site is a mix of 4 and urban.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 600m of multiple bus stops with frequent services. The nearest railway station is 3.1km north east at Frizinghall Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Heights Lane and Haworth Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including being adjacent to West Bradford Golf Club.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 800m south of the nearest GP surgery, Heaton Medical Practice. The site is within 1km of a hospital, Bradford Royal Infirmary Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Beckfoot Heaton Primary School and nursery, is 800m north of the site. The nearest secondary school, Beckfoot Upper Heaton School, is 1.2km north of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 1.8km from the Thornton Road employment zone.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/031B - Millmoor Close	2.22	Open green space with an area of trees	Greenfield, Green Belt	58 dwellings	Preferred Option: NW13/H

Summary of assessment for NW/031B:

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

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

As a greenfield and Green Belt site containing trees, 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.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a - 3e
	Site is greenfield. ALC Grades at the site are Grade 4 and 'Urban'. Site coincides with a sandstone MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a - 6f
	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The southern perimeter of the site adjoins an area of deciduous woodland priority habitat, which could potentially be adversely affected by development at the site, such as through impacts on root zones. The site is located approximately 3.7km from Trench Meadows and Bingley South Bog, and approximately 7km from the South Pennine Moors, all of which are SSSIs. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
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 could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees and woodland, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.						
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 350m of multiple bus stops with frequent services. The nearest railway station is 4.17km north-east at Frinzinghall Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities appears to be 300m east along Heights Lane.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, places of worship and outdoor leisure spaces, such as those along Heights Lane and on Allerton Road.							
		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
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.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 750m of the nearest GP surgery, Heaton Medical Practice. The site is 900m north-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, including at West Bradford Golf Club, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Heaton Primary School, is with 820m north of the site. The nearest secondary school, Belle Vue School, is 1.2km north of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Thornton Road Employment Zones which is 1.7km south-east of the site and the regional city centre slightly further afield to the south-east of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/032 - Chellow Lane	0.42	Grasses, scrub, and trees	Greenfield	5 dwellings	Preferred Option (Commitment): NW14/HC

Summary of assessment for NW/032:

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

Minor positive effects were predicted for nearly all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, health 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 adjoining an LWS, Chellow Dean Woods and Reservoir. The site is adjacent to Chellow Dean Reservoir and within 50m of Chellow Dean Beck, so careful consideration would be required around protecting the water quality. There is a Grade II Listed Building 20m south-east of the site, the setting of which could be adversely affected by new development here.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a - 3e
	Site is greenfield. ALC Grade at the site is Grade 4. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	Site is in FZ1 and has a limited extent of land at a low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e
	Site is adjacent to Chellow Dean Reservoir and within 50m of Chellow Dean Beck. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a - 6f
	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Chellow Dean Woods and Reservoir LWS adjoins the site's south-western perimeter. The LWS is predominantly a large reservoir, which could be exposed to an increased risk of pollution or other harmful effects as a result of new development at the site. An area of deciduous woodland adjoins the site's western perimeter, which is also TPO woodland that is partially within 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.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	20m south-east of the site is the Grade II Listed Building 'Lodge to Chellow Dean'. New development at this open greenfield site could adversely affect the setting of this sensitive heritage asset.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is 550m from the nearest bus stop. The nearest railway station is 3.3km east at Frizinghall Railway Station. Site appears to be accessible via walking and cycling, although the local topography (site is on a hill), and the lack of designated cycle paths in the local area, could potentially deter people from walking or cycling regularly.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities appears to be located 600m south on Allerton Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, places of worship and outdoor leisure spaces, such as those on Allerton Road							
		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
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.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	<p>Site is 950m south-west of the nearest GP surgery, Heaton Medical Practice, putting it outside the target distance. The site is 1.2km west of a general hospital, Bradford Royal Infirmary.</p> <p>Residents at the site would have access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, including at West Bradford Golf Club, which could improve both physical and mental health for the residents of the development.</p>							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Allerton Primary School, is 760m south-west of the site. The nearest secondary school, Dixon Allerton Academy, is 950m south of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Thornton Road Employment Zones which is 1.66km south-east of the site and the regional city centre slightly further afield to the south-east of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/040 - Merrivale Road, Allerton	1.34	Agricultural grazing	Greenfield	55 dwellings	Preferred Option: NW15/H

Summary of assessment for NW/040:

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 predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. New development here could potentially alter the local character and, whilst also leading to a reduction in biodiversity value at the site or local ecological connectivity. The site is well located to provide residents with access to buses, jobs, key services and amenities including shops, and cultural spaces, with particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3d
	Site is within a coal MSA. NW/040 is a large (>0.4ha) greenfield site and so would not constitute an efficient use of land. Site is located predominantly within urban land with a small area in Grade 4 ACL.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ and there are no surface waterbodies within 100m of the site. However, the construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is a large (>0.4ha) greenfield site that borders Natural England's GI network (Pitty and Clayton Becks). Development here could reduce the site's biodiversity value and could reduce local habitat connectivity due to the loss of greenfield land. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b
	Development would not impact on an AONB or National Park. The loss of a large greenfield site could adversely alter the local character and diminish the tranquillity for existing residents. Given the residential development would be adjacent to existing built form the alteration to character is not expected to be significant.							
		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3SP2, SP10, EN3, EN4, EN5, EN6, DS3	None

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Site is not within an AQMA or a CAZ, however there is expected to be a minor reduction in air quality relative to current levels due to the pollution associated with the construction and occupation of new homes.							
10 Transport		+	P	LT	IR	M	SC2, HO9, TR1, TR3, DS4	10a – 10e
	Site is within 250m of a bus stop with frequent services. The nearest railways station, Bradford Forster Square Railway station, is 5.2km west of the site. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+/-	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	The site has somewhat limited access to key services and amenities. The site is within 1km of the nearest service centre on Allerton Road which offers a broad range of key services and amenities, putting it outside the desired range. However, some services including a post office and pharmacy are available within 500m of the site.							
13 Social cohesion		++	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD).							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has good access to culture and leisure opportunities. Site is within 200m of several areas of open greenspace and has good access to footpath networks to explore the local countryside.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The site has good access to a GP surgery, being within 500m of Hollyns Health and Wellbeing Centre and within 3km of Bradford Royal Infirmary. The site would provide residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is within 600m St James Church Primary School and 1.2km north of Thornton Grammar Secondary School.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, being within 2.5km of Thornton Road Employment area and 5km of Bradford City Centre.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/041a - Allerton Lane/Chevet Mount (1)	1.67	Open greenspace/meadows	Greenfield	69 dwellings	Preferred Option: NW16/H

Summary of assessment for NW/041a:

Major positive effects have been identified in relation to health, land and buildings, education and social cohesion. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents with good access to key services and amenities including shops, as well as jobs, cultural spaces, and buses, with particularly good access to schools and health facilities. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3d
	Site is within a coal MSA. NW/041a is a large (>0.4ha) greenfield site and so would not constitute an efficient use of land. Site is located within Grade 4 ACL.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. Approximately 5% 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 resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ and there are no surface waterbodies within 100m of the site. However, the construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	<p>Site is a large (>0.4ha) greenfield site that falls entirely within Natural England's GI network (Pitty and Clayton Becks). Development here would reduce the site's biodiversity value and would reduce local habitat connectivity due to the loss of greenfield land.</p> <p>The site is located approximately 4.8km from the South Pennine Moors, 4.9km from Bingley South Bog and 5.4km from Trench Meadows, all of which are SSSIs. 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.</p> <p>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>							
7 Landscape & townscape		-	P	LT	IR	M	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b
	Development would not impact on an AONB or National Park. The loss of a large greenfield site could adversely alter the local character and diminish the tranquillity for existing residents. Given the residential development would be adjacent to existing built form the alteration to character is not expected to be significant.							
		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage		Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.						
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Site is not within an AQMA or a CAZ, however there is expected to be a minor reduction in air quality relative to current levels due to the pollution associated with the construction and occupation of new homes.							
10 Transport		+	P	LT	IR	M	SC2, HO9, TR1, TR3, DS4	10a – 10e
	Site is within 250m of a bus stop with frequent services. The nearest railways station, Bradford Forster Square Railway station, is 5.2km west of the site. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+/-	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	The site has somewhat limited access to key services and amenities. The site is within 1.25km of the nearest service centre on Allerton Road which offers a broad range of key services and amenities, putting it outside the desired range. However, some services including a post office and pharmacy are available within 500m of the site.							
13 Social cohesion		++	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD).							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has good access to culture and leisure opportunities. Site is within 200m of several areas of open greenspace and has good access to footpath networks to explore the local countryside.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The site has good access to a GP surgery, being within 500m of Hollyns Health and Wellbeing Centre and within 3km of Bradford Royal Infirmary. The site would provide residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is within 600m St James Church Primary School and 1.2km south of Thornton Grammar Secondary School.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, being within 2.5km of Thornton Road Employment area and 5km of Bradford City Centre.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/041b - Allerton Lane/Chevet Mount (2)	0.76	Agricultural	Greenfield	26 dwellings (based on 35dph)	Preferred Option: NW17/H

Summary of assessment for NW/041b:

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 positive effect is also anticipated for the social cohesion SA Objective. 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.

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. Pitty Beck is 50m south-west of the site, and development here could pose a risk to the water quality.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, - 3e
	Site is greenfield. ALC Grade at the site is Grade 4. Site coincides with a coal and sand & gravel MSAs.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low, medium and high risk of surface water 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 resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ. The site is approximately 50m north-east of Pitty Beck at its closest point. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Pitty Beck, Thornton LWS is 100m south of the site, which could potentially be exposed to increased recreational disturbances as a result of development at the site. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
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 could result in the loss of open greenfield that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.						
8 Cultural heritage		O	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 350m of multiple bus stops with frequent services. The nearest railway station is 4.9km north-east at Frinzinghall Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+/-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Access to key services and amenities is somewhat poor, with a limited offering in the local area. Residents may need to travel up to 1.2km either east into Lower Grange or north-east onto Allerton Road in order to access a broader range of services to satisfy their daily needs. However, some services including a post office and pharmacy are available within 600m of the site.							
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants and churches, such as those along Thornton Road and Allerton Road, as well as having good access to footpath networks to explore the local countryside.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be within 550m of the nearest medical centre, Manor Medical Practice. The site is 2.6km south-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, such as at nearby Ladyhill Park, which could improve both physical and mental health for the residents of the development.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, St James Church Primary School, is 495m east of the site. The nearest secondary school, Dixon Allerton Academy, is 1.4km east of the site.						
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Thornton Road Employment Zones which is 2.5km east of the site and the regional city centre slightly further afield to the east. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/045 - Reservoir House, Heights Lane, Daisy Hill	0.87	PDL, Bradford Pistol and Rifle Club	80% Brownfield	36 dwellings	Discounted
Summary of assessment for NW/045:					
No significant adverse effects predicted for the site. Minor adverse effects predicted for air quality and water resources SA Objective, as predicted for nearly all other sites. Minor adverse effect also predicted for climate change resilience SA Objective due to surface water flood risk within the site. The site is well located to provide residents with good access to buses, shops, jobs, and cultural spaces, with particularly good access to schools and health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3d
	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal and sandstone MSAs with which it coincides. The ALC of the site is of urban grade. There may be an opportunity to re-use materials from existing buildings.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. Site has areas of low and medium surface water flooding risk in the middle of the site, and it is uncertain if this could be entirely avoided through a careful layout of development.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ and there are no surface waterbodies within 100m of the site. However, the construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development would not impact on a sensitive biodiversity designation. As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							
8 Cultural heritage		○	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Site is not within an AQMA or a CAZ, however there is expected to be a minor reduction in air quality relative to current levels due to the pollution associated with the construction and occupation of new homes.						
10 Transport		+	P	LT	IR	M	SC2, HO9, TR1, TR3, DS4	10a – 10e
		Site is within 200m of two bus stops with frequent services. Frizinghall Railway Station is 2.7km east of the site and outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.						
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
		The site has good access to the range of services including those around 600m north on Heights Lane and Haworth Road.						
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD).						
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site has good access to culture and leisure opportunities in the local area along Heights Lane and Haworth Road including places of worship.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		The site has good access to a GP surgery, the nearest being Haworth Road Health Centre, 560m north of the site. The site would provide residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments. The site is within the target distance of a hospital, with Lynfield Mount Hospital 300m south.						
		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
17 Education	Site is 650m south of Beckfoot Heaton Primary School and 1km south of Beckfoot Upper Heaton.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with four Employment Zones within 5km of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/046 - Haworth Road, Playing fields, Heaton	5.59	Green open space, with woodland	Greenfield	80 dwellings	Preferred Option: NW18/H

Summary of assessment for NW/046:

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

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 containing trees. Approximately 30% of the site is at low risk of surface water flooding and there are a few very limited areas at medium and high risk, but given the size of the site in relation to these areas, it is expected that it could be avoided through the careful layout of the development.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, - 3e
	Site is greenfield. ALC Grade at the site is 'Urban'. Site coincides with a coal and sandstone MSAs.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. Approximately 30% of the Site is at low risk of surface water flooding and there are a few very limited areas at medium and high risk of surface water flooding. Given the size of the site in relation to the areas of medium/high risk, it is expected that it would be avoided through a careful layout of development.							
However, development could lead to an increase in impermeable surfaces, compared to current levels.								
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
The site is located approximately 3.1km from Trench Meadows, 3.2km from Bingley South Bog and 6.8km from the South Pennine Moors, all of which are SSSIs. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.								
The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.								
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
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 could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, woodland and open space, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.						
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 3.01km east at Frinzinghall Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is within 600m of key services and amenities along Haworth Road and Heights Lane.							
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, places of worship and outdoor leisure spaces, such as those along Heights Lane and east of the site in Heaton.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 400m of the nearest GP surgery, Heaton Medical Practice. The site is 1.3km north-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, including at West Bradford Golf Club, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Heaton Primary School, is 450m north of the site. The nearest secondary school, Belle Vue School, is 630m north of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Thornton Road Employment Zone which is 2.2km south-east of the site and the regional city centre slightly further afield to the south-east.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/049 - Bingley Road/Long Lane, Heaton	20.32	Golf course	Greenfield, Green Belt	200 dwellings	Preferred Option: NW19/H

Summary of assessment for NW/049:

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

Major adverse effects have been predicted for the site's impact on the water resources SA Objective due to the presence of a large pond inside the boundary and several other small waterbodies within 100m of the site, the water quality of which would be at risk from the construction and occupation of this site.

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

The site is greenfield and on Green Belt land, adjoining deciduous woodland priority habitat, TPO woodland and an area of Ancient Woodland, and as such 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.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, - 3e
	Site is greenfield. ALC Grades at the site are 'Urban' and Grade 4. Site coincides with coal and sandstone MSAs.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low and medium risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		--	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	An unnamed waterbody (large pond) is present within the site boundary. A number of other small waterbodies are within 100m of the site. Development here could pose a risk to water quality. 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		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
& geodiversity	<p>Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Deciduous woodland priority habitat adjoins the site's north-western and southern perimeters. Heaton Woods, Northcliffe Woods, and Old Spring Wood LWS, which is also an area of Ancient Woodland, adjoins the site's perimeter. Some of the woodland on the southern and north-western perimeter is also TPO woodland. New development at the site could potentially adversely affect the woodland just outside the site, such as through impacts on root zones, losses of functionally linked land or increases in recreational disturbances.</p> <p>The site falls within a SSSI Impact Risk Zone. Trench Meadows is approximately 2.3km north of the site and Bingley South Bog is approximately 2.6km north west of the site, both of which are SSSIs. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.</p> <p>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>							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	<p>New development at this location would not affect an AONB or National Park. The site is a very large greenfield and on Green Belt land and is comprised of open spaces, trees, woodland, some existing structures in use by the golf club and a pond. It is uncertain how new residential development at the site would be laid out or implemented but it is considered likely that it would adversely alter the local landscape character. A significant effect would likely be avoided due to Local Plan policies necessitating high quality design and the incorporation of GI elements. The site is also bounded, for the most part, by woodland which would help to screen potential visual effects.</p>							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3, SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	<p>Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area. It should also be noted that the northern perimeter of the site is adjacent to the Saltaire WHS buffer zone. Whilst it is not within the buffer zone, this may require close consideration as part of any planning application at the site.</p>							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	<p>Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.</p>							
10 Transport		+/-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	<p>The site is adjacent to the nearest bus stops, however due to the size of the site the western boundary of the site is over 600m from the closest bus stop. The nearest railway station is 2.5km east at Frizinghall Railway Station. Site appears to be accessible via walking and cycling, although the local topography (site is on a hill), and the lack of designated cycle paths in the local area, could potentially deter people from walking or cycling regularly.</p>							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Access to key services and amenities is somewhat poor. Residents would be likely to have to travel 900m south onto Allerton Road or further onto Toller Lane in order to access the range of services required to satisfy their daily needs.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, churches, sports clubs and outdoor leisure spaces, such as those in Heaton.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	The site is fairly large, and residents would mostly be within 800m of the nearest GP surgery, Heaton Medical Practice, depending on location within the site. The site is 1.7km north of a general hospital, Bradford Royal Infirmary. Residents at the site would have access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, including at Northcliffe Golf Club, which could improve both physical and mental health for the residents of the development.							
		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
17 Education		The nearest primary school, Heaton Primary School, is 980m south-west of the site. The nearest secondary school, Belle Vue School, is 1.06km west of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Canal Road Employment Zone which is 2.8km south-east of the site and the regional city centre slightly further afield to the south-east.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/052 - Carlisle Road	1.07	PDL, derelict area and car wash	Brownfield	44 dwellings	Preferred Option: NW20/H

Summary of assessment for NW/052:

Significant adverse effect predicted for the air quality SA Objective due to the site being partially within the CAZ. No other significant adverse effects predicted. Development at the site would be an opportunity to deliver biodiversity net gains, improvements to the local townscape character, and new investment for the Listed Building within the site – although it is somewhat uncertain whether the Listed Building (which appears to have fallen into disrepair) would be reused and invested in, or demolished. The site is well located to provide residents with good access to shops, jobs, buses, and cultural spaces, with particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal and sandstone MSAs with which it coincides. The ALC of the site is of urban grade. There may be an opportunity to re-use materials from existing buildings.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1 and not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development would not impact on a sensitive biodiversity designation. As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							
8 Cultural heritage		+	P	LT	IR	L	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There is one Grade II Listed Building in the northern most corner of the site (34, Bavaria Place Bd8). The development could result in the conversion of this building. The building appears to have fallen into disrepair. New development at this site could bring new investment that could enhance the condition of the building and better preserve it for future generations.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is partially within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in air pollution at the site in relation to existing levels, due to the construction and occupation of new homes and the associated transport movements and household pollution.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of a bus stops with frequent services and 1.8km north west of Bradford Forster Square Railway Station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations, including those around 600m north east in Manningham.							
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to A6177, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site offers residents with good access to cultural and leisure areas, including those in Manningham to the north east and Black Abbey to the south.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Site is 450m south of Westbourne Green Community Health Centre and within 2km of Bradford Royal Infirmary Hospital. Site would provide new residents with good access to Peel Park and Lister Park providing outdoor exercise opportunities, via the local PRoW network.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is 600m North of Atlas community Primary School and within 2km of St Bede's and St Joseph Catholic College.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in Manningham as well as at the Business Development Zones and Employment Zones in Bradford.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		Construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/054 - Land to rear of Fearnside Terrace and Whetley Mills	5.08	Open space	90% Brownfield	32 dwellings	Preferred Option: NW21/H
Summary of assessment for NW/054:					
<p>A significant adverse effect has been predicted for the site due to it being within the CAZ. There are areas of medium and high surface water flood risk within the site, primarily associated with the two man-made lakes/ponds. It is unclear how these man-made lakes/ponds would be impacted by development. The site contains deciduous woodland Priority Habitat.</p> <p>The site is well located to provide residents with good access to key services and amenities, shops, schools, jobs and cultural spaces, with particularly good access to health facilities. Part of the site is in existing use for various business premises. It is not entirely clear the extent to which these are still operational and whether replacing them with residential development would impact on local people's access to jobs.</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is within a coal and sandstone MSA. Site has urban grade ALC soils. Site is a large brownfield site and would constitute an efficient use of land depending on impacts on the MSA. It is unknown if the existing buildings on-site could be re-used but they would likely be a source of some materials of some use.							
4 Climate change resilience		-	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1. There are several areas of low, medium, and high surface water flood risk particularly around the man-made lakes on site. It is not entirely certain the extent to which surface water flood risk could be avoided through a careful layout of development.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. There are two man-made lakes within the site boundary, which could potentially be negatively affected as a result of development. Given the site is in existing use by business premises, it is unclear the extent to which new development here could impact on rates of water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Deciduous woodland, a priority habitat, is within the site boundary. The loss of this habitat would reduce the site's biodiversity value and reduce local habitat connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
	Development would not impact on an AONB or National Park. The loss of some greenfield and open space could adversely alter the local character. Any adverse effect would be minor and countered, to some extent, by the potential improvements to the visual amenity of the site through new development replacing the existing site uses.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage		+	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The development could result in the conversion a of Grade II Listed Building (Two Parallel Blocks (5 Storey To Road, 6 Storey To Rear) With Chimney Between And Office Block And Lodge To Right Of Entrance At Whetley Mills (D Illingworth And Sons Mills)). The Listed Building appears to have fallen into disrepair (e.g. boarded up windows), the residential development at this site would bring new investment that could enhance the condition of the building and better preserve it for future generations.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in air pollution at the site in relation to existing levels, due to the construction and occupation of new homes and the associated transport movements and household pollution.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 220m of a bus stops with frequent services. Site is 1.7km west of Bradford Forster Square Railway Station, which has frequent services. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations, including those around 600m north near Manningham.							
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site offers residents with good access to cultural and leisure areas along Thornton Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 600m west of Bilton Medical centre and 1.7km north west of Bradford Royal Infirmary Hospital. Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally, including West Park, via the local PRoW network.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is 670m south west of Atlas Community Primary School. The nearest secondary school, St Bede's and St Joseph Catholic College is 1.7kkm from the site, putting it outside the target range.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The redevelopment of the site may result in the loss of a number of business premises at this location. Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with 11 employment sites within 5km.							
19 Economy		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The redevelopment of the site may result in the loss of a number of business premises at this location. At the same time, the construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/073 - Church Street, Manningham	0.23	PDL, vegetation and hardstanding	Brownfield	10 dwellings	Preferred Option: NW23/H

Summary of assessment for NW/073:

Significant adverse effect predicted for air quality SA Objective due to the site being in a CAZ. No other significant adverse effects predicted. The site would be a good opportunity to deliver biodiversity net gains and improvements to the local character, as well as to the setting of St Paul's Conservation Area and nearby Listed Buildings. The site is well located to provide residents with good access to shops, jobs, cultural spaces, and buses, with particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal MSA which it is situated within. It is unknown if the existing buildings on-site could be re-used but they would likely be a source of some materials of some use. The ALC of the site is of urban grade.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1 and not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is currently of low biodiversity value and new development here would be an opportunity to deliver biodiversity net gains.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							
8 Cultural heritage		+	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is within St Paul's Conservation Area. The Grade II Listed Building 'Main Block to St Paul's school and School Houses' is 20m south of the site. Given the current condition of this vacant PDL plot, new development here would be likely to be an opportunity to enhance the setting of the Conservation Area and Listed Building.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in air pollution at the site in relation to existing levels, due to the construction and occupation of new homes and the associated transport movements and household pollution.						
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		Site is within 100m of a bus stops with frequent services. Site is within 1.4km north of Frizinghall Railway Station, which has frequent services. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Site would have excellent access to a diverse range of services and amenities in highly accessible locations, being within a 250m walk of services and amenities along Oak Lane.						
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Development would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site offers residents with good access to cultural and leisure areas, being within a 500m walk of a varied array of cultural and leisure spaces along Oak Land and Carlisle Road.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is within 500m of Westbourne Green Community Health Centre. Site is within 2km east of Bradford Royal Infirmary Hospital. Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally, including Peel Park, Lister Park and Bradford City Football Club.						
		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
17 Education	Site is within 450m Westbourne Primary School and within 1.2km of Oasis Academy Secondary School.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with five employment sites within 5km around the centre of Bradford.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/080 - Rayner Mount Allerton	0.24	Open greenspace surrounded by residential housing	Greenfield	9 dwellings	Preferred Option: NW24/H

Summary of assessment for NW/080:

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

Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents here with good access to shops, jobs, buses, and cultural spaces, with particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3d
	Site is within a coal MSA. would not constitute an entirely efficient use of land. Site is entirely situated within a coal MSA. The ALC grade of the land is urban.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ and there are no surface waterbodies within 100m of the site. However, the construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	As a greenfield site, development here would reduce the site's biodiversity value and would reduce local habitat connectivity 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.							
7 Landscape & townscape		-	P	LT	IR	M	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b
	Development would not impact on an AONB or National Park. The loss of a greenfield site within a housing estate could adversely impact the local setting and tranquillity for the residents which currently surround this plot. However, the residential development would be adjacent to existing built form the alteration to character is not expected to be significant.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Site is not within an AQMA or a CAZ, however there is expected to be a minor reduction in air quality relative to current levels due to the pollution associated with the construction and occupation of new homes.						
10 Transport		+	P	LT	IR	M	SC2, HO9, TR1, TR3, DS4	10a – 10e
		Site is within 250m of a bus stop with frequent services. The nearest railways station, Bradford Forster Square Railway station, is 5.2km west of the site and outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.						
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.						
12 Accessible services		-	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
		The site has somewhat limited access to key services and amenities. The site is within 1km of the nearest service centre on Allerton Road which offers a broad range of key services and amenities, putting it outside the desired range. However, some services including a post office and pharmacy are available within 500m of the site.						
13 Social cohesion		++	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD).						
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site has good access to culture and leisure opportunities. Site is within 200m of several areas of open greenspace and has good access to footpath networks to explore the local countryside.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		The site has good access to a GP surgery, being within 500m of Manor Medical Practice and within 3km of Bradford Royal Infirmary. The site would provide residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.						

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is within 600m St James Church Primary School and 1km west of Dixon Allerton Academy Secondary School.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, being within 2.5km of Thornton Road Employment area and 5km of Bradford City Centre.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/084 - Belvedere Terrace, Hollings Road, Girlington	0.33	PDL, Industrial site	Brownfield	15 dwellings	Preferred Option: NW25/H

Summary of assessment for NW/084:

Significant adverse effect predicted for the air quality SA Objective as a result of the site being within the CAZ. No other significant adverse effects predicted. The site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. The site is well located to provide residents with good access to jobs, shops, buses, and cultural spaces, with particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal and sandstone MSAs with which it coincides. It is unknown if the existing buildings on-site could be re-used but they would likely be a source of some materials of some use. The ALC of the site is of urban grade.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1 and not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development would not impact on a sensitive biodiversity designation. As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							
8 Cultural heritage		0	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at site would be unlikely to have a discernible impact on any heritage assets or historic areas.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in air pollution at the site in relation to existing levels, due to the construction and occupation of new homes and the associated transport movements and household pollution.						
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 220m of a bus stops with frequent services. Site is 1.6km west of Bradford Forster Square Railway Station, which has frequent services. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations, including those around 600m north near Manningham.							
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site offers residents with good access to cultural and leisure areas along Thornton Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 515m north west of Bilton Medical centre and 1.7km north west of Bradford Royal Infirmary Hospital. Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally, including West Park, via the local PRoW network.							
		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
17 Education	Site is 340m west of Atlas Community Primary School. The nearest secondary school, St Bede's and St Joseph Catholic College is 1.4km from the site, putting it outside the target range.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with 11 employment sites within 5km.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/087 - Thornton Road - Fairweather Green	0.23	PDL, hardstanding and vegetation	Brownfield	5 dwellings	Preferred Option: NW26/H

Summary of assessment for NW/087:

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

Minor adverse effects predicted for water resources and air quality SA Objectives, as predicted for nearly all sites. This small PDL site would be a good opportunity to deliver biodiversity net gain and improvements to the local townscape character. The site is well located to provide residents with good access to jobs, shops, cultural spaces, buses, and health facilities, with particularly good access to schools.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal and sandstone MSAs with which it coincides. The ALC of the site is of urban grade.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1 and not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is within a Natural England Green Infrastructure Corridor and as a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and 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 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at site would be unlikely to have a discernible impact on any heritage assets or historic areas.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Development would not impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.						
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of a bus stops with frequent services. The closest railway, Bradford Forster Square Railway Station, is 3.1km east. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations along Thornton Road with various amenities within Victoria Shopping Park.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site offers residents with good access to cultural and leisure areas along Thornton Road including public houses and eateries.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 850m east of the nearest GP Surgery, Lower Grange Medical Centre. Site is approximately 1.3km south of Bradford Royal Infirmary Hospital. Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally, including West Park, via the local PRoW network.							
		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
17 Education	Site is within 500m of Crossley Hall Primary School and within 1km of Dixons Allerton Academy.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, including being within 5km of 6 RUDP E6 employment zones.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	Construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/088 - Spring Bank Place	0.16	PDL with vacant hard standing and trees	Brownfield	6 dwellings	Preferred Option: NW27/H

Summary of assessment for NW/088:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. New development could potentially make achieving air quality improvement targets within the CAZ more difficult.

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

Minor positive effects were predicted for nearly all of the 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 local services and amenities and employment areas.

Although the site is PDL, it contains trees which are TPO woodland and so minor adverse effects have been predicted for a range of natural environment themed SA Objectives. The site is 60m north-east of Heaton Estates Conservation Area and in close proximity to two Grade II listed buildings, the settings of which could be negatively altered by the development.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is PDL. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of land subject to the potential effects on the MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and a small part of the site is at low risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The site is PDL but contains several trees, and so it could be of some biodiversity value in its current condition. New development could risk adversely affecting these trees, such as through direct loss or indirect impacts on root zones. The trees are TPO woodland. However, most of the site is vacant PDL, at which new development could be an opportunity to enhance biodiversity value such as through the incorporation 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.							
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape		Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is partially PDL with car parking. There is therefore somewhat limited scope for new development at this location to alter the local townscape and landscape character. Depending on the condition of the site there could potentially be opportunities for enhancing the local character through new development of a high quality design. However, the site currently contains several trees that are likely of high visual amenity value and, based on the risk that these could be lost as a result of new development, a minor adverse effect on the local character cannot be entirely ruled out at this stage.						
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Opposite the site, within 40m east, are two Grade II Listed Buildings including 'The Black Swan Public House' and 'Swan Hill and Barn Adjoining at North End'. Development at this site could potentially alter the setting of these sensitive heritage assets. Heaton Estates Conservation Area is 60m south-west of the site. Development at this location could potentially alter the setting of this historic area.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is entirely situated within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult due to the pollution associated with the construction and occupation of new homes.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 75m of multiple bus stops with frequent services. The nearest railway station is 210m north-east at Frinzinghall Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is within 200m of the A650, which has a range of key services and amenities							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants and places of worship, including those along Keighley Road, and outdoor leisure spaces such as Lister Park.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 200m of the nearest medical centre, Frizinghall Medical Centre. The site is 2.1km north-east of a general hospital, Bradford Royal Infirmary. Residents would have sufficient access to green space, with Lister Park in the immediate vicinity, providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Frizinghall Primary School, is 250m north of the site. The nearest secondary school, Oasis Academy, is 650m south-east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Canal Road Employment Zone which is 550m south-east of the site and the regional city centre 2.5km to the south.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/099 - Patent Street, Manningham	1.35	PDL, open field and parking lot	50% Mix	75 dwellings	Preferred Option: NW28/H

Summary of assessment for NW/099:

No significant adverse effects predicted for the site. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on open space and greenfield. The site is well located to provide residents with good access to shops, jobs, buses and cultural spaces, with particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3e
	Site is within a coal and sandstone MSA. Site is mixed development and grassland with urban grade ALC soils. There would still be an undetermined, but large (expected to be >0.4ha) loss of greenfield due to development.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1 and has some areas at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+/-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Residential development here would likely reduce the site's biodiversity value and would reduce local habitat connectivity due to the probable loss of grassland, however there is also the opportunity to increase the biodiversity value of the site through development of the car park area. The site falls within a SSSI Impact Risk Zone. Trench Meadows is approximately 3.9km north west of the site and Bingley South Bog is approximately 4.6km north west of the site, both of which are SSSIs. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. The loss of some greenfield and open space could adversely alter the local character. Given the residential development would be surrounded by existing built form, the alteration to character would be minor.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is adjacent to North Park Road Conservation Area. Approximately half of the site is open space greenfield. Development here could have a minor adverse effect on the setting of the Conservation Area.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is not within an AQMA or a CAZ, however there is expected to be a minor reduction in air quality relative to current levels due to the pollution associated with the construction and occupation of new homes.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 240m of multiple bus stops with frequent services. The nearest railway station is 1.6km north-east at Frizinghall Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities along Lilycroft Road adjacent to the site.							
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has good access to culture and leisure opportunities in Manningham, including local places of worship, public houses and parks.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The site has good access to a GP surgery, the nearest being Westbourne Green Community Health Centre 500m south east. The site would provide residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments. The site is within the target distance of a hospital, with Bradford Royal Infirmary Hospital 1.1km west.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is 300m north of Lilycroft Primary School and 800m south of St Bede's and St Joseph's Catholic College (Ardor Site).						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby with five Employment Zones within 5km.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		Construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/104 - Chapel Lane, Allerton	0.3	Area of hardstanding with existing building and an area of vegetation	Brownfield	5 dwellings	Preferred Option: NW29/H

Summary of assessment of NW/104:

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

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

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 partially vegetated and contains various GI elements, and as such minor adverse effects have been predicted for a range of natural environment themed SA Objectives. The existing building on the site appears in good condition and helps to define the local townscape character, and there is a Grade II Listed Building just south east of the site.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3f
	Site is PDL. ALC Grade at the site is 'Urban'. Site coincides with a sandstone MSA. Site would be an efficient use of the land resource, subject to the potential effects on the MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site partially comprises an area of vegetation that contains various GI elements. It is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is PDL with an existing building that appears to be in good condition that helps to define the local townscape character. The site currently contains several trees that are likely of high visual amenity value and, based on the risk that these could be lost as a result of new development, and that new development may alter the local character in relation to the existing site use, a minor adverse effect on the local character cannot be entirely ruled out at this stage.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 3.74km north-east at Frizinghall Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is within 400m of key services and amenities on Allerton Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants and place of worship along Allerton Road, and outdoor leisure spaces such as Ladyhill Park.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 550m of the nearest medical centre, Lower Grange Medical Centre. The site is 1.3km south-west of a general hospital, Bradford Royal Infirmary. Residents would have excellent access to green space, being within Ladyhill Park, providing outdoor exercise opportunities which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, St Matthews Catholic Primary School, is 500m west of the site. The nearest secondary school, Dixon Allerton Academy, is 250m east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Thornton Road Employment Zone which is 1.25km south-east of the site and the regional city centre slightly further afield to the south-east.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/123 - Former Manningham Middle and Belle Vue Primary	0.87	PDL, former primary school	Brownfield	59 dwellings	Preferred Option: NW31/H
Summary of assessment for NW/123:					
<p>Significant adverse effect predicted for the air quality SA Objective as a result of the site being within the CAZ. No other significant adverse effects predicted. Development of this site would be a good opportunity to deliver biodiversity net gains, improvements to the local character as well as enhancements to the setting of the Apsley Crescent Conservation Area. It is expected that new development at the site would deliver new investment to better preserve the two Grade II Listed Buildings within the site, which currently appear to have fallen into disrepair. The site is well located to provide residents with good access to shops, jobs, buses, and cultural spaces, with particularly good access to health facilities and schools.</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. The ALC of the site is of urban grade. There may be an opportunity to re-use materials from existing buildings.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1. There is a very small area of low surface water flood risk within the site.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+/-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	<p>As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network.</p> <p>The site falls within a SSSI Impact Risk Zone. The nearest SSSIs (Trench Meadows and Bingley South Bog) are between 5-6km north west of the site. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.</p>							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	<p>There are two Grade II listed buildings on site. The development could result in the conversion of these buildings. The buildings appear to have fallen into disrepair, the residential development at this site would bring new investment that could enhance the condition of the building and better preserve it for future generations.</p> <p>Site is within Apsley Crescent Conservation Area. Although the site is currently occupied by a former primary school and development may be an opportunity to enhance the local character of the Conservation Area, a negative effect cannot be ruled out at this stage.</p>							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	<p>Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in 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. Site is also 300m south of an AQMA.</p>							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	<p>Site is within 150m of a bus stops with frequent services and is 950m north of Bradford Forster Square Railway Station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.</p>							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	<p>Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.</p>							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	<p>Site would have excellent access to a diverse range of services and amenities in highly accessible locations, including those around 600m west near Black Abbey and Forster square retail park.</p>							
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	<p>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.</p>							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	<p>Site offers residents with good access to cultural and leisure areas in Manningham and Black Abbey.</p>							
		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
15 Safe & secure		New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 250m from Claredon Medical Centre and within 2.5km of Bradford Royal Infirmary Hospital. Site would provide new residents with good access to Peel Park and Lister Park providing outdoor exercise opportunities, via the local PRoW network.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is 350m east of Green Lane Primary School and within 1km of St Bede's and St Joseph Catholic College, a secondary school.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby in Bradford city centre.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		Construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/125 - Allerton Mills	1.18	Factory buildings (incl. Melrose Textiles) and yard	Brownfield	186 dwellings	Preferred Option: NW32/H

Summary of assessment for NW/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.

Minor adverse effects predicted for air quality and water resources SA Objectives, as predicted for most sites. Hardstanding within the site, outside the existing building, is at a medium risk of surface water flooding. Development at this site would be a good opportunity to deliver biodiversity net gain, improvements to the local character, and enhancements to the setting of nearby heritage assets. It is unknown at this stage how the Grade II Listed Building onsite would be incorporated into future development proposals. This Listed Building appears to have fallen into a state of disrepair, and so new development could attract new investment to the site that helps better preserve this heritage asset. The site is well located to provide residents with good access to jobs, shops, cultural spaces, buses, and health facilities, with particularly good access to schools.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. The ALC of the site is of urban grade. There may be an opportunity to re-use materials from existing buildings.							
4 Climate change resilience		-	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1. Approximately 20% of the site is at low risk and 10% at medium risk of surface water flooding.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network. The site falls within a SSSI Impact Risk Zone. The South Pennine Moors SSSI is within 6km of the site. Trench Meadows and Bingley South Bog (both SSSIs) are between 4.2-4.5km from the site. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape	Site would not affect an AONB or National Park. The development would provide an opportunity to improve the impact of the site on the local character and townscape.							
8 Cultural heritage		+	P	LT	IR	L	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The development is likely to result in the conversion a of Grade II Listed Building (Two 4 Story Blocks, Numbers 262-264 (Allerton Warehouse)). The Listed Building appears to have fallen into disrepair (e.g. boarded up windows), the residential development at this site would bring new investment that could enhance the condition of the building and better preserve it for future generations.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is not within an AQMA or a CAZ, however there is expected to be a minor reduction in air quality relative to current levels due to the pollution associated with the construction and occupation of new homes.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 50m of a bus stops with frequent services. Site is 4.5km north west of Bradford Forster Square Railway Station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities along Allerton Road which it is situated on.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would offer new residents with excellent access to culture and leisure spaces and activities. The site is 300m northwest of Ladyhill Park, and 300m south of the open space associated with the Chellow Dean Reservoir and there are numerous eateries and bars/pubs in the Allerton area.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 850m north east of The Grange Medical Practice and is proximately 1.5km Bradford Royal Infirmary. Site would provide new residents with good access to Peel Park and Lister Park providing outdoor exercise opportunities, via the local PRoW network.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is 400m east of Atlas community Primary School Allerton Primary School and approximately 700m northwest of Dixons Allerton Academy, that provides both primary and secondary education.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities being 1.5km northwest of Thornton Road Employment Zone and approximately 4km from Bradford City Centre.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	Construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/126 - Site of Anvil Court, Church Street, Manningham	0.51	Cleared derelict site that was formerly occupied by flats	Brownfield	35 dwellings	Preferred Option: NW33/H

Summary of assessment for NW/126:

No significant adverse effects predicted for the site. Minor adverse effects predicted for air quality and water resources SA Objectives, as predicted for most sites. Development at the site would be a good opportunity to deliver biodiversity net gains, improvements to the local character and enhancements to the setting of nearby heritage assets. The site is well located to provide residents with good access to shops, jobs, buses, and cultural spaces, with particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal and sandstone MSAs with which it coincides. The ALC of the site is of urban grade. There may be an opportunity to re-use materials from existing buildings.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1. A small area within the site is at a low risk of surface water flooding. It is expected that this would be avoided through a careful layout of development.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development would not impact on a sensitive biodiversity designation. As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. Development would provide an opportunity to improve the impact of this vacant and derelict site on the local character and townscape.							
		+	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage	The Grade II Listed Building at 110 Church Street is 20m north-west of the site. The St Paul's Conservation Area is 70m north east. Development at this derelict and vacant PDL plot would be an opportunity to enhance their setting.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is not within an AQMA or a CAZ, however there is expected to be a minor reduction in air quality relative to current levels due to the pollution associated with the construction and occupation of new homes.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of a bus stops with frequent services and 1.8km north west of Bradford Forster Square Railway Station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations, including those around 600m north east in Manningham.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. Site is within 100m of A6177, which could potentially impact on the life of new residents here as a result exposure to air pollution and noise and visual disturbances.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site offers residents with good access to cultural and leisure areas, including those in Manningham to the north east and Black Abbey to the south.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 320m south of Westbourne Green Community Health Centre and within 1.5km of Bradford Royal Infirmary Hospital. Site would provide new residents with good access to Peel Park and Lister Park providing outdoor exercise opportunities, via the local PRoW network.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is 600m North of Atlas community Primary School and within 2km of St Bede's and St Joseph Catholic College.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in Manningham as well as at the Business Development Zones and Employment Zones in Bradford.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	Construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/128 - Emmfield Drive	0.23	Appears to be residential gardens.	Greenfield	8 dwellings (based on 35dph)	Discounted

Summary of assessment for NW/128:

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

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

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 a high percentage of tree cover and with TPO trees adjacent. The northern and eastern perimeters of the site are adjacent to Heaton Estates Conservation Area and the site is in very close proximity to a Grade II Listed Building, the settings of which could potentially be impacted upon by a new development.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is greenfield. ALC Grade at the site is 'Urban'. Site coincides with a sandstone MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. TPO trees adjoin the site's northern perimeter, which could potentially be adversely affected by development at the site, such as through impacts on root zones.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield 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.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The northern and eastern perimeters of the site are adjacent to the Heaton Estates Conservation Area. 15m north of the site is the Grade II Listed Building 'Church of St Barnabas'. New development at this greenfield site, which appears to have a high percentage of tree cover, could potentially lead to minor adverse effects on the setting of the Conservation Area and Listed Building.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 175m of multiple bus stops with frequent services. The nearest railway station is 1.09km north-east at Frinzinghall Railway Station. Site appears to be accessible via walking and cycling, although the local topography (site is on a slight hill), and the lack of designated cycle paths in the local area, could potentially deter people from walking or cycling regularly.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities appears to be located 150m south of the site on Emm Lane.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces in and around Heaton and along Keighley Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	<p>Residents would be within 750m of both Frizinghall Medical Centre and Leylands Medical Centre, the nearest GP surgeries. The site is 1.4km north of a general hospital, Bradford Royal Infirmary.</p> <p>Residents would have good access to green space, with Lister Park in the immediate vicinity, providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.</p>							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	<p>The nearest primary school, Netherleigh and Rossefield School, is 115m north of the site. The nearest secondary school, St Bede's and St Joseph's Catholic College, is 300m south-west of the site.</p>							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	<p>The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Canal Road Employment Zone which is 1.23km east of the site and the regional city centre slightly further afield to the south-east.</p>							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	<p>The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.</p>							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/129 - Lister Mill and Surrounds / Velvet Mill	1.9	PDL including existing buildings	Brownfield	50 dwellings	Preferred Option: NW34/H

Summary of assessment for NW/129:

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.

The site comprises part of the Grade II* Listed Building 'Manningham Mills'. Sensitive redevelopment is required. Although development could give rise to negative impacts, redevelopment would also provide an opportunity to preserve some or all of the aspects of this heritage asset and also improve the setting of the mill.

Minor positive effects were predicted nearly all 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 services and amenities, and employment areas.

As a PDL site containing buildings that appear to have fallen into disrepair, there are opportunities here for achieving biodiversity net gain and improving the local townscape character. The site falls within the North Park Road Conservation Area and the site comprises a Grade II* Listed Building, so a new development here could enhance the setting of these heritage assets, depending on how it is designed and implemented.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is PDL. Site contains existing buildings which may present opportunities for reusing structures or construction materials. ALC Grade at the site is 'Urban'. Site coincides with a sandstone MSA. Site would constitute an efficient use of the land resource, subject to the potential effects on the MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+/-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		<p>Site is PDL containing buildings. It is considered likely that it is of limited biodiversity value in its current condition. New development here would provide a good opportunity to deliver biodiversity net gain at the site such as through the introduction of GI elements.</p> <p>The site falls within a SSSI Impact Risk Zone. Trench Meadows is approximately 4km north west of the site and Bingley South Bog is approximately 4.7km north west of the site, both of which are SSSIs. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.</p>						
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a
		<p>The site is PDL and contains existing buildings that appear to be potentially derelict and to have fallen into a state of disrepair. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.</p>						
8 Cultural heritage		+	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
		<p>The site comprises part of the Grade II* Listed Building 'Manningham Mills'. Sensitive redevelopment is required. Although development could give rise to negative impacts, redevelopment would also provide an opportunity to preserve some or all of the aspects of this heritage asset and also improve the setting of the mill.</p> <p>The site falls within the North Park Road Conservation Area. The site appears to be disused and to be entering a state of disrepair. It is considered to be likely that new development here would bring new investment and high-quality development that enhances the setting of nearby heritage assets and the local character.</p>						
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
		<p>Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.</p>						
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		<p>Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 1.4km north-east at Frinzinghall Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.</p>						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		<p>The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.</p>						
		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		Key services and amenities are located within 600m of the site along Oak Lane in both directions.						
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants and places of worship including those along Oak Lane and the A6177, and outdoor leisure spaces such as Lister Park.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be within 400m of the nearest medical centre, The Lister Surgery. The site is 1.2km east of a general hospital, Bradford Royal Infirmary.						
		Residents would have sufficient access to green space, with Lister Park in the immediate vicinity., providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Lilycroft Primary School, is 250m south of the site. Oasis Academy Secondary School is 1.1km north-east of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Canal Road Employment Zone which is 1km south of the site and the regional city centre 2.5km south-east.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/130 - 29 Springfield Place	0.07	PDL including existing building and car parking	Brownfield	5 dwellings	Preferred Option: NW35/H

Summary of assessment for NW/130:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult.

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

As a PDL site containing buildings, new development here would provide an opportunity to achieve biodiversity net gains and improve the local townscape character, depending on the design and implementation of the development.

The only other adverse effect predicted for the site is minor and related to an increase in water consumption, which has been predicted at nearly all sites.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is PDL. Site contains existing buildings which may present opportunities for reusing structures or construction materials. ALC Grade at the site is 'Urban'. Site coincides with sandstone and coal MSAs. Site would constitute an efficient use of the land resource, subject to the potential effects on the MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing buildings. It is considered likely that it is of limited biodiversity value in its current condition. New development here would be unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.							
		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape		The site is PDL and contains existing buildings that appear to be in commercial use. There may therefore be limited scope for new development to adversely alter the local character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.						
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is entirely situated within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 610m south at Bradford Forster Square Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is within 600m of a broad range of services and facilities, such as those in Forster Square Shopping Park and along Manningham Lane.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. However, site is within 60m of 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 & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	The site is located centrally in Bradford so residents would have excellent access to a diverse range of culture and leisure facilities, including pubs, restaurants, places of worship and outdoor leisure facilities.							
		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
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 no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 400m of the nearest medical centre, Clarendon Medical Centre. The site is 2.1km north of a general hospital, St Luke's Hospital. Residents would have sufficient access to green space, the nearest being Peel Park 1km north-east, providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Green Lane Primary, is 600m west of the site. The nearest secondary school, Feversham College, is 850m north-east of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Canal Road Employment Zone which is 350m east of the site. It is uncertain the extent to which residential development would reduce employment opportunities at this location.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/131 - Heaton Mount	4.84	Site is a mix of PDL and greenfield, containing areas of existing buildings, car parking, roads/pavements, woodland and open space.	Mix	195 dwellings	Preferred Option: NW36/H

Summary of assessment for NW/131:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here 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.

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

Minor positive effects were predicted for nearly all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to local services and amenities 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 majority greenfield site containing TPO woodland, some of it deciduous woodland priority habitat. The site is entirely within the Heaton Estate Conservation Area and there are three Grade II Listed Buildings within the site, and it is possible that development here could adversely alter the setting of these assets and the local character of the Conservation Area.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is a mix of PDL and greenfield. Existing buildings within the site may present opportunities for reusing structures or construction materials. ALC Grade at the site is 'Urban'. Site coincides with a sandstone MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low and medium risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ. The site is approximately 70m north of a large waterbody in Lister Park. Development at the site would be likely to result in a minor increase in water consumption.							
		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
6 Biodiversity & geodiversity	<p>Site is partially greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. All woodland within the site is TPO, and some of it is recognised as being deciduous woodland priority habitat. New development here could adversely affect the woodland, such as through direct loss of trees or impacts on root zones.</p> <p>The site falls within a SSSI Impact Risk Zone. Trench Meadows is approximately 3.2km north west of the site and Bingley South Bog is approximately 4.2km to the north west of the site, both of which are SSSIs. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.</p> <p>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>							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is adjacent to the A650, which has a range of key services and amenities							
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. However, the site is adjacent to the A650, which would be likely to impact on the quality of life of new residents as a result of exposure to air pollution and noise and visual disturbances.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants and places of worship, including those along Keighley Road, and outdoor leisure spaces such as Lister Park.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 400m of the nearest medical centre, Frizinghall Medical Centre. The site is 1.8km north-east of a general hospital, Bradford Royal Infirmary. Residents would have good access to green space, being adjacent to Lister Park, providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Netherleigh and Rossefield School, is 600m west of the site. Oasis Academy Secondary School is 850m south-east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Canal Road Employment Zone which is 900m south-east of the site and the regional city centre slightly further afield to the south-east.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/015 – Acacia Drive, Sandy Lane	3.72	Greenfield land/ Green Belt	Greenfield 100%	100 dwellings	Preferred Option: NW7/H

Summary of assessment for NW/015:

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

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

Minor adverse effects predicted for air quality, water resources, biodiversity, landscape, transport and accessible services. The site is well located to provide residents with good access to jobs, and health and educational facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 4.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1. Small areas of the site are at low risk and medium risk of surface water flooding. It is assumed that this could be avoided through a careful layout of development. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there is a waterbody within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 3.6km north at Bingley Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services	The residents of the site would not have convenient access to services, the nearest supermarket being 1.6km east of the site. To access a wider range of shops, residents would have to travel 1.5km north to Cottingley or 1.6km south east to Allerton. The site would benefit from a Primary School being 450m south east of the site, however.							
13 Social cohesion	+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure	+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
14 Culture & leisure	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. These include Greenwood Park 300m south of the site and Chellow Dene Woods 600m south east.							
15 Safe & secure	+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health	+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	Site is 2km west of the nearest GP surgery, Phoenix Medical Practice, this is outside of the desired range. The site is within 2.3km of a hospital, Lynfield Mount Hospital. Residents at the site would have good access to a diverse range of outdoor green spaces with opportunities for outdoor exercise and community engagement.							
17 Education	+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
17 Education	The nearest primary school, Sandy Lane Primary School, is 450m south east of the site. The nearest secondary school, Beckfoot Upper Heaton School, is 1.6km east of the site, which is outside of the desired range.							
18 Employment	+	P	LT	IR	H	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 being 3.6km from the Thornton Road employment zone.							
19 Economy	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/018 – High Ash Farm, Allerton, Allerton	2.58	Greenfield land/ Green Belt	Greenfield 100%	68 dwellings	Preferred Option: NW8/H

Summary of assessment for NW/018:

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

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

Minor adverse effects predicted for air quality, biodiversity, landscape, transport and distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a sandstone MSA. ALC Grade at the site is 4.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there is no waterbody within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 4.8km north east at Frizinghall Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Allerton Road.							
		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 1km north west of the nearest GP surgery, Manor Medical Practice, this is outside of the desired range. The site is within 2.3km of a hospital, Lynfield Mount Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Allerton Primary School, is 1km east of the site. The nearest secondary school, Dixon's Allerton Academy, is 1.8km east of the site. These are both outside of the desired range.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 2.8km from the Thornton Road employment zone.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/023 – Wilsden Road/West Avenue, Sandy Lane	0.71	Greenfield land/ Green Belt	Greenfield 100%	22 dwellings	Preferred Option: NW9/H
Summary of assessment for NW/023:					
A significant adverse effect is predicted due to the loss of greenfield land.					
The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.					
Minor adverse effects predicted for air quality, biodiversity, landscape, transport and accessible services. The site is well located to provide residents with good access to jobs, and health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 4.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there is no waterbody within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 3.9km north at Bingley Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services								The residents of the site would not have convenient access to services, the nearest supermarket being 1.6km east of the site. To access a wider range of shops, residents would have to travel 1.9km north to Cottingley or 1.4km south east to Allerton. The site would benefit from a Primary School being 450m north of the site, however.
		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
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.
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure								Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. These include Greenwood Park 150m north of the site and Chellow Dene Woods 300m east
		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure								The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.
		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health								Site is 2km west of the nearest GP surgery, Phoenix Medical Practice, this is outside of the desired range. The site is within 2.1km of a hospital, Lynfield Mount 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.
		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
17 Education								The nearest primary school, Sandy Lane Primary School, is 450m north of the site. The nearest secondary school, Beckfoot Upper Heaton School, is 1.7km east of the site, which is outside of the desired range.
		+	P	LT	IR	H	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 being 3.2km from the Thornton Road employment zone.
		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy								The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/024 – Allerton Road, Prune Park Lane	6.17	Greenfield land/ Green Belt	Greenfield 100%	160 dwellings	Preferred Option: NW10/H

Summary of assessment for NW/024:

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

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

Minor adverse effects predicted for air quality, biodiversity, landscape, transport and distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal and a sandstone MSA. ALC Grade at the site partially urban, but majority is grade 4. 50% of the site is on a landfill site and therefore there are likely to be issues with soil contamination which would need to be remediated before development could commence							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there is no waterbody within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 4.7km north at Bingley Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Residents at the site would have good access to key services and amenities including those on Allerton Road.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 1.4km north west of the nearest GP surgery, Manor Medical Practice, this is outside of the desired range. The site is within 2.8km of a hospital, Lynfield Mount Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Sandy Lane Primary School, is 1.1km north of the site. The nearest secondary school, Dixon's Allerton Academy, is 2km east of the site. These are both outside of the desired range.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 2.8km from the Thornton Road employment zone.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/066 – Alton Court, Frizinghall	0.26	Hardstanding and vegetation	PDL/Brownfield 50%	5 dwellings	Preferred Option: NW22/H

Summary of assessment for NW/066:

Significant adverse effects predicted due to surface water flood risk.

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

Minor adverse effects predicted for water resources, biodiversity and air quality. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield, but with a lot of vegetation. Site coincides with a coal MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		--	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1, but is at high risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there is a waterbody within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL, site contains various GI elements including trees and is likely to be of some biodiversity value in its current condition. Site is 100% TPO woodland, with Ancient Woodland 300m north west of the site. New development here could reduce biodiversity value and reduce local ecological connectivity. New development here could adversely affect these trees, such as through impacts on root zones and vegetation clearance. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. Even though the site is PDL, residential development at this site could result in the loss of GI elements of potentially high visual amenity, including trees and woodland, and it would therefore be likely to adversely alter the local townscape and landscape character.							
8 Cultural heritage		+	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is 500m from Heaton Estates conservation area and there are multiple listed buildings within 100m south east of the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 800m south east at Frizinghall Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Bradford Road.							

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is 300m south east of Northcliffe Park.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 800m south of the nearest GP surgery, Westcliffe Medical Centre. The site is within 1.2km of a hospital, Shipley Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Shipley Church of England Primary School, is 550m north of the site. The nearest secondary school, Bradford Grammar School, is 1.2km south of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Shipley, and access to further afield opportunities through Frizinghall railway station.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
NW/111 – 7-9 Oak Avenue, Frizinghall	0.17	Hardstanding and vegetation	PDL/Brownfield 90%	12 dwellings	Preferred Option: NW30/H
Summary of assessment for NW/111: Significant adverse effects predicted due to flood risk (particularly surface water flooding) Minor adverse effects predicted for water resources, biodiversity and air quality. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield, but with a lot of vegetation. Site coincides with a coal MSA. ALC Grade at the site is 'Urban'. There may be scope to re-use existing buildings on the site for construction, however this is somewhat dependent on implementation.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at very low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL, but with some vegetation cover. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to further enhance the biodiversity value of the site, however, this is somewhat dependent on implementation.							
7 Landscape & townscape		+	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, but with some vegetation, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is within a historic conservation area and there is one listed building within 200m west of the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 1.1km north at Frizinghall Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Bradford Road.							
		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is 300m east of Lister Park.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 800m east of the nearest GP surgery, Lister surgery. The site is within 2.2km of a hospital, Westbourne Green Community Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Westbourne Primary School, is 800m west of the site. The nearest secondary school, Bradford Grammar School, is 600m north of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Shipley, and access to further afield opportunities through Frizinghall railway station.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

ShIPLEY

- 1.1.29 There are nineteen preferred options potential housing sites within Shipley.
- 1.1.30 Significant negative effects have been identified in relation to climate change resilience (SA Objective 4) for sites SH/052, SH058 and SH/060, in relation to water resources for site SH/014 and SH/060, and in relation to cultural heritage for sites SH/022 and SH/052.
- 1.1.31 Significant negative effects have been identified for a large number of sites relation to air quality (SA Objective 9) including SH/014, SH/022, SH/026, SH/027, SH/028, SH/042, SH/052, SH/058, SH/063, SH/060, SH/064, SH/062, SH/065 and SH/068.
- 1.1.32 To address the latter, development proposals should demonstrate how any adverse impacts on any nearby Air Quality Management Areas and/or Clean Air Zones (CAZ) will be avoided and how positive impacts will be delivered. In addition, a mitigation programme is to be prepared for development within CAZs.
- 1.1.33 The significant negative effects in relation to cultural heritage (SA Objective 8) are largely related to the proximity of the Saltaire World Heritage Site buffer zone.
- 1.1.34 Significant positive effects have been identified in relation to transport (SA Objective 10) for sites SH/014, SH/042, SH/058, SH/066, SH/067, SH/063, SH/059, SH/060, SH/061, SH/064, SH/062, SH/065 and SH/068.
- 1.1.35 Significant positive effects have been identified in relation to health (SA Objective 16) for all sites with the exception of sites SH/026, SH/027, SH/028; sites identified as having a minor positive effect.
- 1.1.36 Significant positive effects have been identified in relation to education (SA Objective 17) for sites SH/022, SH/026, SH/042 and SH/052.
- 1.1.37 In relation to accessible services (SA Objective 12), sites SH/014, SH/019, SH/022, SH/042, SH/045, SH/052, SH/058, SH/066, SH/067, SH/063, SH/059, SH/060, SH/061, SH/064, SH/062, SH/065 and SH/068 score positively (minor), while the remainder score negatively (minor).
- 1.1.38 For 21 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. Those sites have been assigned a major negative effect in relation to the biodiversity & geodiversity (SA Objective 6).
- 1.1.39 Five sites score positively (minor) in relation to land & buildings (SA Objective 3), these sites are SH/058, SH/066, SH/061 and SH/052. This is because these sites are previously developed land, their Agricultural Land Classification Grade is 'Urban', and they do not coincide with a Mineral Safeguarding Area.
- 1.1.40 Half of the sites score negatively (major or minor) in relation to climate change resilience (SA Objective 4). In some cases, it may be possible to avoid the areas of highest flood risk. The implementation of Sustainable Drainage Systems could help to mitigate any adverse effects.
- 1.1.41 There are also three discounted sites (SH016, SH/017 and SH/048) which have been assessed below. There is also one alternative employment site in Shipley (EM74) which is also included in the assessment tables below.

Summary table of effect scores predicted for housing site options in Shipley

PO Ref.	Site	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SH1/H	SH/014	-	-	+/-	+	--	--	+	-	--	++	+	+	+/-	+	+/-	++	+	+	+
SH2/H	SH/019	-	-	+/-	--	-	--	+/-	-	-	+	+	+	+	+	+/-	++	+	+	+
SH3/H	SH/022	-	-	-	--	-	--	-	--	--	+	+	+	+/-	+	+/-	++	++	+	+
SH4/H	SH/026	-	-	-	--	-	--	-	-	--	+	+	-	+	+	+/-	+	++	+	+
SH5/H	SH/027	-	-	-	--	-	--	-	-	--	+	+	-	+/-	+	+/-	+	+	+/-	+
SH6/H	SH/028	-	-	-	--	-	--	-	-	--	+	+	-	+/-	+	+/-	+	+	+/-	+
SH7/H	SH/042	-	-	-	--	-	--	+	-	--	++	+	+	+	+	+/-	++	++	+	+
SH9/H	SH/052	-	-	+	--	-	--	+/-	--	--	+	+	+	+	+	+/-	++	++	+/-	+
SH10/H	SH/058 (CR/020)	-	-	+	--	-	--	-	-	--	++	+	+	+	+	+	++	+	+	+
SH18/H	SH/066 (CR/041)	-	--	+	-	-	--	-	-	-	++	+	+	+	+	+	++	+	+	+
SH19/H	SH/067 (CR/047)	-	-	+/-	+	-	--	+	-	-	++	+	+	+	+	+/-	++	+	+	+
SH15/H	SH/063 (CR/031)	-	-	+/-	+	-	--	+	-	--	++	+	+	+	+	+/-	++	+	+	+
SH11/H	SH/059 (CR/023)	-	-	--	-	-	--	-	-	-	++	+	+	+	+	+/-	++	+	+	+
SH12/H	SH/060 (CR/024A)	-	-	-	--	--	--	-	-	--	++	+	+	+	+	+/-	++	+	+	+
SH13/H	SH/061 (CR/025)	-	-	+	-	-	--	+	+/-	-	++	+	+	+	+	+/-	++	+	+	+
SH16/H	SH/064 (CR/039)	-	-	+/-	-	-	--	+	+/-	--	++	+	+	+	+	+/-	++	+	+/-	+
SH14/H	SH/062 (CR/026)	-	-	+/-	+	-	--	+	+/-	--	++	+	+	+	+	+/-	++	+	+/-	+
SH17/H	SH/065 (CR/040)	-	-	+/-	-	-	--	+	+/-	--	++	+	+	+	+	+/-	++	+	+/-	+
SH20/H	SH/068 (CR/048)	-	-	+/-	+	-	--	+	+/-	--	++	+	+	+	+	+/-	++	+	+	+

Key:

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

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/014 – East Victoria Street	0.36	Buildings and some vacant space	Brownfield	27 dwellings	Preferred Option: SH1/H

Summary of assessment for SH/014:

A significant adverse effect has been predicted for the water resources SA Objective, as a result of the Leeds and Liverpool Canal being within the site perimeter. Development at the site could potentially pose a risk to water quality.

A significant adverse effect has also been predicted for the air quality SA Objective as a result of the site being within the CAZ. 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 within the buffer zone for the Saltire WHS and so the potential impacts on this highly sensitive and valuable heritage asset and historic area would require careful consideration as part of any planning application at the site. The site is also located within the Leeds-Liverpool Canal Conservation Area.

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3d
	Site is within a sandstone MSA. Site is a small PDL site with urban grade ALC soils. Development would therefore be an efficient use of land depending on impacts on the MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. There are some minor instances of low surface water flood risk within the site boundary.							
5 Water resources		--	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ. The Leeds and Liverpool Canal is within the site boundary. The construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The canal is a wetland habitat which development at the site may pollute through construction or through the daily activities of new resident's post construction. Residential development here would likely reduce the site's biodiversity value and as the site is within a Green Infrastructure Corridor, development could reduce local habitat connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		+	P	LT	IR	M	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b
	Development would not impact on an AONB or National Park. The loss of some derelict warehouses should not adversely alter the local character. Given the residential development would be surrounded by existing built form, the alteration to character would be likely positive.							
		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage		<p>The site is surrounded by built form of similar uses. However, the site is within the buffer zone for the Saltaire WHS and is approximately 570-600m east of the WHS, therefore the potential impacts on this highly sensitive and valuable heritage asset and historic area would require careful consideration as part of any planning application at the site.</p> <p>The site is located within the Leeds-Liverpool Canal Conservation Area. Although the site is currently brownfield land and development may be an opportunity to enhance the local character of the Conservation Area, a negative effect cannot be ruled out at this stage.</p>						
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
		Development would not have a discernible impact on an AQMA. 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. The site is also situated within a CAZ. A reduction of air quality in this area will negatively affect the achievement of air quality targets.						
10 Transport		++	P	LT	IR	M	SC2, HO9, TR1, TR3, DS4	10a – 10e
		Site is within 180m of two bus stops with frequent services. Access to a railway station is good as well, the nearest being 600m south east at Shipley Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.						
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
		The site has good access to the range of services along Saltaire Road 130m south of the site.						
13 Social cohesion		+/-	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is within 100m of A657 and is adjacent to the railway line, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.						
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site has good access to culture and leisure opportunities in the local area, including the local places of worship in Shipley town centre 400m south.						
		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
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, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	The site has good access to a GP surgery, the nearest being Shipley Health Centre 400m south. The site would provide residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments. The site is within the target distance of a hospital, with Shipley Hospital 560m south west.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is 420m east of Wycliffe CofE Primary School and 1.3km south east of Titus Salt School.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents at the site will have good access to employment in Shipley town centre and the Shipley Employment zone 750m east.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/016 – Leeds Road/Thackley Old Road	0.51	Open field	Greenfield	21 dwellings	<u>Discounted</u>

Summary of assessment for SH/016:

No significant adverse effects predicted for the site. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents with good access to shops, jobs, cultural spaces, buses, and schools, with particularly good access to health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3d
	Site is within a sandstone MSA. Site is a large (>0.4ha) greenfield site, therefore would be considered as an inefficient use of the land resource. The ALC at the site is of urban grade.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and there are some minor instances of low surface water flood risk within the site boundary.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ and there are no surface waterbodies within 100m of the site. However, the construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. However, as the site is a large greenfield site, development here would reduce the site's biodiversity value and local habitat connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b
	Development would not impact on an AONB or National Park. The loss of a large area of greenfield and open space could adversely alter the local character. Given the residential development would be adjacent to existing built form the alteration to character would be minor.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	<p>The Grade II Listed Building '7, Thackley Road' is 15m north-east of the site. Development at this open greenfield could potentially result in a minor adverse effect on the setting of this heritage asset.</p> <p>The site falls within the Saltaire WHS Buffer Zone. The WHS is approximately 1.4km west 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</p>							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Site is not within an AQMA or a CAZ, however there is expected to be a minor reduction in air quality relative to current levels due to the pollution associated with the construction and occupation of new homes.							
10 Transport		+	P	LT	IR	M	SC2, HO9, TR1, TR3, DS4	10a – 10e
	Site is within 200m of several bus stops with frequent services. Shipley Railway Station is 1km west of the site. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	The site has good access to the range of services including those around 600m away along Leeds road.							
13 Social cohesion		+/-	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD). Site is adjacent to A657, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has good access to culture and leisure opportunities in the local area along Leeds Road and Crag Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	
	The site has excellent access to a GP surgery, the nearest being Windhill Green Medical centre, 300m west of the site. The site would provide residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments. The site is within the target distance of a hospital, with Shipley Hospital 1.6km east.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is 150m north of Christ Church Primary Academy. The nearest secondary school, Titus Salt School, is over 2.2km north west of the site putting it outside the target range.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with the site being less than 1km east of Shipley town centre and less than 200m south of the Shipley Employment Zone.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/017 – Lower Holme Mill, Otley Road	0.22	PDL used for car parking	Brownfield	8 dwellings (based on 35dph)	Discounted

Summary of assessment for SH/017:

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 FZ2 and FZ3. Additionally, 60% of the site is at medium or high risk of surface water flooding; given the relatively small size of the site, these areas would be difficult to avoid.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and employment areas. However, access to both primary and secondary schools is somewhat limited due to the distances. The site is vacant PDL, so residential development here could be an efficient use of land and provide opportunities to deliver biodiversity net gains. New development could ensure that the site has a more positive influence on the local townscape character, though the site is within the buffer zone for the Saltaire WHS which may require consideration as part of any planning application. The site is approximately 30m north of the River Aire, which could be impacted by the construction and occupation of the site.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3f
	Site is PDL. ALC Grade at the site is 'Urban'. Site does not coincide with an MSA.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site falls entirely within FZ2 and FZ3. Approximately 60% of the site is at medium and high risk of surface water flooding with some additional areas at low risk which would be difficult to avoid given the site's relatively small size.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ. The site is approximately 30m north of the River Aire at its closest point. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL and it is considered likely that it is of limited biodiversity value in its current condition. New development here would be unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.							
		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape		Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is a PDL plot that is primarily in use for car parking and which, in its current condition, could potentially be detracting from the local townscape character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.						
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at the site would be unlikely to have a discernible effect on a Listed Building or Conservation Area. The site falls within the buffer zone for the Saltaire WHS. The WHS is approximately 1km west of the site and so the potential for adverse effects as a result of development at the site may be limited, but this may require careful consideration as part of any planning application at the site.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 780m south-west at Shipley Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Key services and amenities are located within 600m of the site along Otley Road in both directions.							
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is within 70m of A6038, which could potentially impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		Residents at the site would have excellent access to a diverse range of culture and leisure opportunities including pubs, restaurants, places of worship and outdoor leisure spaces in accessible locations in the centre of Shipley.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be within 500m of the nearest medical centre, Windhill Green Medical Centre. The site is 1.3km north-east of 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.						
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Christ Church Primary Academy, is 900m south-east of the site. The nearest secondary school, Titus Salt School, is 1.8km north-west of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Shipley, including the Shipley Employment Zone which is adjacent to the site, as well as slightly further afield towards the regional city in the south.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/019 – Carr Lane	1.25	PDL, Hardstanding and vegetation	50% Mix	51 dwellings	<u>Preferred Option: SH2/H</u>

Summary of assessment for SH/019:

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 significant adverse impact has been identified for land and buildings SA Objective.

Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents with good access to jobs, shops, cultural spaces, buses, and schools, with particularly good access to health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3d
	Site is within a sandstone MSA. Site is PDL but has a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. There may be an opportunity to re-use materials from the hardstanding area of the site. The ALC at the site is of urban grade.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. A very small area of the site, relative to the size of the site, is at a low risk of surface water flood risk. It is assumed that this could be avoided through a careful layout of development.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ and there are no surface waterbodies within 100m of the site. However, the construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	As the site has a large area of greenfield land and is within a Green Infrastructure Corridor, development here would reduce the site's biodiversity value and local habitat connectivity. The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. 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	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape		Development would not impact on an AONB or National Park. The loss of a large area of greenfield and open space could adversely alter the local character. Given the residential development would be adjacent to existing built form the alteration to character would be minor. Additionally, given there is a large area of disused PDL land, the development may provide an opportunity to improve the impact of the site on the local character and townscape.						
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site falls within the Saltaire WHS Buffer Zone. The WHS is approximately 1.3km north-west 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		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Site is not within an AQMA or a CAZ, however the site is 200m east of a CAZ which could make it difficult to achieve air quality objectives in relation to this. There is also expected to be a minor reduction in air quality relative to current levels due to the pollution associated with the construction and occupation of new homes.							
10 Transport		+	P	LT	IR	M	SC2, HO9, TR1, TR3, DS4	10a – 10e
	Site is within 200m of several bus stops with frequent services. Shipley Railway Station is 1km west of the site. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	The site has good access to the range of services including those around 600m away along Leeds road.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD). Site is within 100m of A657, which could potentially impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has good access to culture and leisure opportunities in the local area along Leeds Road and Crag Road.							
		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
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, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	The site has excellent access to a GP surgery, the nearest being Windhill Green Medical centre, 340m north east of the site. The site would provide residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments. The site is within the target distance of a hospital, with Shipley Hospital 1.6km east.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is 4300m south west of Christ Church Primary Academy. The nearest secondary school, Titus Salt School, is over 2.2km north west of the site putting it outside the target range.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with the site being less than 1km east of Shipley town centre and less than 200m south of the Shipley Employment Zone.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/022– Wycliffe Road	1.38	Green open space	Greenfield	44 dwellings	<u>Preferred</u> <u>Option: SH3/H</u>

Summary of assessment for SH/022:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult.

The site also falls within the Saltaire WHS buffer zone, being just 150m east of the WHS. The development would likely be viewable from some locations within the WHS, potentially having an adverse effect on its setting, and therefore a major adverse effect has been predicted for the culture and leisure 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 most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, as well as the location of the site in relation to transport links, local services and amenities and employment areas.

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.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3e
	Site is greenfield. ALC Grade at the site is 'Urban', however there is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. Site coincides with a sandstone MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is predominantly greenfield, containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape		Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.						
8 Cultural heritage		--	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site falls within the Saltaire WHS buffer zone. The WHS and its conservation area is 150m west of site. Within the Conservation Area is a large number of Listed Buildings. The site is surrounded by existing built form that would help to screen potential adverse effects of any development at the site on the setting of this highly sensitive historic area. However, the development would likely be viewable from some locations within the WHS and an adverse effect on its setting cannot be ruled out at this stage.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is entirely situated within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 630m north-west at Saltaire Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is within 600m of a broad range of key services and amenities, such as those along Saltaire Road and in the centre of Shipley.							
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is within 25m of the A650, which could potentially impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.							

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	The site is located centrally in Shipley and as such residents would have excellent access to a diverse range of culture and leisure opportunities including pubs, restaurants, places of worship and indoor and outdoor leisure spaces in the centre of Shipley, the centre of Saltaire and along Saltaire Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 450m of the nearest medical centre, Saltaire Medical Centre. The site is within 150m of Shipley Hospital. Residents at the site would have sufficient access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, the nearest being Roberts Park and Northcliffe Park, each 800m away, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Wycliffe CE Primary School, is 225m north of the site. The nearest secondary school, Titus Salt School, is 1.2km north-west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Shipley, including the Shipley Employment Zone which is 1.27km east of the site, as well as slightly further afield towards the regional city in the south.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/026 – Glenview Drive, Bankfield Road, Nabwood, Shipley	6.22	Open space with grasses and woodland	Greenfield, Green Belt	164 dwellings	Preferred Option: SH4/H
Summary of assessment for SH/026:					
<p>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.</p> <p>A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here 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, health facilities and employment areas, although residents would likely be required to travel beyond the target distance to access services and amenities.</p> <p>As a large greenfield and Green Belt site with deciduous woodland priority habitat dominating the eastern portion, development here has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. Two small, unnamed surface waterbodies are adjacent to the site boundary and a number of other small waterbodies are within 100m; the development could pose a risk to water quality.</p> <p>A Grade II and a Grade II* Listed Building are within 40m of the site, the settings of which could be adversely affected by the development.</p> <p>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>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3e
	Site is greenfield. Site coincides with a coal MSA. ALC Grade at the site is predominantly Grade 3, which could include BMV soils; there is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Two small, unnamed surface waterbodies are adjacent to the site boundary, and a number of other small waterbodies are within 100m of the site. Development here could pose a risk to water quality. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
6 Biodiversity & geodiversity		<p>Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Deciduous woodland priority habitat dominates the eastern portion of the site and is adjacent to the site's eastern perimeter. Two TPO trees align the site's northern perimeter. New development here could adversely affect the woodland and trees, such as through direct loss or indirect effects such as impacts on root zones.</p> <p>The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.</p> <p>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>						
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	<p>Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees and woodland (which is TPO protected), and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out. This is particularly the case given the site is on ground sloping upwards away from the existing development and could be viewable from a distance (from the north).</p>							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	<p>40m north of the site is the Grade II Listed Building 'New Close Farmhouse' and the Grade II* Listed Building 'Barn Immediately East of New Close Farmhouse'. Development at this large greenfield site would be likely to adversely alter the setting of these sensitive heritage assets.</p> <p>30m east of the site perimeter is the Saltaire WHS buffer zone.</p>							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	<p>Site is entirely situated within a CAZ. New development at this location could make achieving air quality improvement targets increasingly difficult due to the pollution associated with the construction and occupation of new homes.</p>							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	<p>Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 2.17km north-east at Saltaire Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.</p>							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	<p>The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.</p>							

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents would need to travel up to 1.4km west, into the centre of Cottingley to access a broad range of services and amenities to satisfy their daily needs.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, such as those in the centres of Cottingley and Shipley, as well as having good access to the local countryside and PRoW network.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 1.5km east of the nearest medical centre, Cottingley Surgery, putting it outside the target distance. The site is 2.6km 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 the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Cottingley Village Primary School, is between 350m and 800m west of the site, depending on the location within the site. The nearest secondary school, Dixons Cottingley Academy, is 560m north-west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Shipley, including the Bingley Employment Zone which is 2km north of the site, as well as slightly further afield towards the regional city in the south-east.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/027 – Bingley Road, Nabwood	5.31	Agricultural	Greenfield, Green Belt	185 dwellings (based on 35dph)	<u>Preferred Option: SH5/H</u>

Summary of assessment for SH/027:

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated largely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. 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 and education facilities, although residents may need to travel beyond the target distance to access services and amenities. 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 containing trees. The site is approximately 45m south of the River Aire at its closest point, and this may be impacted by the construction and occupation of this site. The site falls within the buffer zone for the Saltaire WHS, which may require consideration as part of any planning application. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is greenfield. ALC Grade at the site is Grade 3, which could potentially include BMV soils; there is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. Site coincides with a sandstone MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The northern perimeter of the site slightly overlaps with land in FZ2. Site has a very limited extent of land at a low risk of surface water flooding. Site has a very limited extent of land at a low and medium risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ. The site is approximately 45m south of the River Aire at its closest point. Development at the site would be likely to result in a minor increase in water consumption.							
		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
6 Biodiversity & geodiversity		<p>Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Two areas of Ancient Woodland are between 70m and 100m east of the site. There are also several areas of deciduous woodland within 300m of the site. These areas of woodland could be exposed to increased recreational disturbances as a result of residential development at the site.</p> <p>The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.</p> <p>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>						
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	<p>Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees and open space, 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.</p>							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	<p>Development at the site would be unlikely to have a discernible effect on a Listed Building or Conservation Area. The site falls within the buffer zone for the Saltaire WHS. The WHS is approximately 1.1km east of the site and so the potential for adverse effects as a result of development at the site may be limited, but this may require careful consideration as part of any planning application at the site – particularly as the site is open greenfield.</p>							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	<p>Site is situated largely within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.</p>							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	<p>Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 1.66km north-east at Saltaire Railway Station. Site has good access for pedestrians and cyclists.</p>							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	<p>The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.</p>							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	<p>Residents would need to travel 1.2km east towards the centre of Shipley or 1.2km south-west into the centre of Cottingley to access a broad range of services and amenities.</p>							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	<p>Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.</p> <p>Site is adjacent to the A650, which would be likely to impact on the quality of life of new residents as a result of exposure to air pollution and noise and visual disturbances.</p>							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	<p>Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, places of worship and outdoor leisure spaces, such as those in the centres of Cottingley and Shipley, as well as having good access to the local countryside and PRoW network.</p>							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	<p>The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.</p>							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	<p>Site is 1.5km north-east of the nearest medical centre, Cottingley Surgery, putting it outside the target distance. The site is 3.4km north of a general hospital, Bradford Royal Infirmary</p> <p>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>							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	<p>The nearest primary school, Cottingley Village Primary School, is 1.2km south-west of the site. The nearest secondary school, Dixons Cottingley Academy, is 740m south-west of the site.</p>							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	<p>Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Shipley, including the Bingley Employment Zone which is 1.6km north-west of the site, as well as slightly further afield towards the regional city in the 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.</p>							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	<p>The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.</p>							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/028 – Bankfield Farm, Nabwood	1.57	Agricultural field with small area of existing buildings in the middle of the site.	Predominantly greenfield, Green Belt	54 dwellings (based on 35dph)	Preferred Option: SH6/H

Summary of assessment for SH/028:

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being partially situated within the CAZ. Development here 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 and health and education facilities, although residents may need to travel beyond the target distance to access services and amenities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt land which contains trees and adjoins an area of deciduous woodland priority habitat. At its closest point, the site is approximately 15m south of the River Aire which may be impacted upon by the construction and occupation of this site. The site falls within the buffer zone for the Saltaire WHS, which may require consideration as part of any planning application. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is predominantly greenfield. Existing buildings within the site could present opportunities for reusing structures or construction materials. ALC Grade at the site is Grade 3, which could potentially include BMV soils, there is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. Site coincides with a sandstone MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The northern perimeter of the site slightly overlaps with land in FZ2. Site is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ. The site is approximately 15m south of the River Aire at its closest point. Development at the site would be likely to result in a minor increase in water consumption.							
		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
6 Biodiversity & geodiversity		<p>Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site's western perimeter adjoins an area of deciduous woodland priority habitat. There are several other areas of deciduous woodland in proximity to the site (although not within the site itself), as well as two areas of Ancient Woodland within 300m east of the site. These areas of woodland could be exposed to increased recreational disturbances as a result of development at the site.</p> <p>The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.</p> <p>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>						
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape		<p>Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.</p>						
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage		<p>Development at the site would be unlikely to have a discernible effect on a Listed Building or Conservation Area. The site falls within the buffer zone for the Saltaire WHS. The WHS is approximately 1.3km east of the site and so the potential for adverse effects as a result of development at the site may be limited, but this may require careful consideration as part of any planning application at the site – particularly as the site is open greenfield.</p>						
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality		<p>Site is partially situated within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.</p>						
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport		<p>Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 1.75km north-east at Saltaire Railway Station. Site has good access for pedestrians and cyclists.</p>						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing		<p>The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.</p>						
		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services								
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. 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
SH/042 – Queens Road/Fernclyffe Road - Saltaire	0.93	PDL, car park and vegetation	50% Mix	63 dwellings	Preferred Option: SH7/H

Summary of assessment for SH/042:

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being within the CAZ. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site is 40m south of the Saltaire WHS and Conservation Area. Development at the site would be unlikely to be viewable from the WHS due to the presence of existing built form screening the site, but this would require careful consideration as part of any planning application. Given the site's current condition, there is the potential for improvements to its visual amenity value, as well as improvements to the local 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.

Minor adverse effects have been predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents here with good access to jobs, shops, buses, and cultural spaces, with particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3e
	Site is within a sandstone MSA. Site is a small PDL site with urban grade ALC soils. It is likely that at least 0.4ha of the site is greenfield, making development an inefficient use of land.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. A limited portion of the site is at a high and medium risk of surface water flooding. It is not certain if this could be entirely avoided through a careful layout of development.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GSPZ. There are no water bodies within 100m of the site boundary. The construction and occupation of homes would be likely to increase water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Due to a loss of greenfield land, residential development here could reduce the site's biodiversity value and could reduce local habitat connectivity. The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. 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	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape	Development would not impact on an AONB or National Park. There may be a reduction of visual amenity for local residents due to the loss of greenfield land; but given the residential development would be surrounded by existing built form and the current site is heavily littered, the alteration to character would be likely positive.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is 40m south of the Saltaire World Heritage Site and the Saltaire Conservation Area. A range of Grade II Listed Buildings, within the Saltaire Conservation Area, are in proximity to the site. Development at SH/042 would be adjacent to existing similar built form, and there is built form in between the site and the WHS. The development at the site may therefore not be viewable from the WHS or Conservation Area. There may also be the opportunity to improve the visual amenity value of the site, given its current condition. However, careful consideration would be required as part of any planning application for the potential impacts of development on the setting of the sensitive heritage assets and historic areas just north of the site. Given the significant value and importance of the Saltaire WHS, a minor adverse effect cannot be entirely ruled out at this stage.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA. 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. The site is also situated within a CAZ, reduction of air quality in this area will negatively affect the achievement of air quality targets.							
10 Transport		++	P	LT	IR	M	SC2, HO9, TR1, TR3, DS4	10a – 10e
	Site is within 120m of multiple bus stops with frequent services. The nearest railway station is 1.3km east at Shipley Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	The site has good access to the range of services along Bingley Road 100m north of the site.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is within 100m of A650, which could potentially impact on the quality of life of new residents here as a result exposure to air pollution and noise and visual disturbances.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has good access to culture and leisure opportunities in the local area, including the local places of worship, public houses and cafes along Bingley Road 100m north of the site.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	The site has good access to a GP surgery, the nearest being Saltaire Medical Practice 216m east of the site. The site would provide residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments. The site is within the target distance of a hospital, with Shipley Hospital 540m east.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is 300m south east of Saltaire Primary School and 1km south of Titus Salt School.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residences at the site will have good access to employment in Shipley town centre and the Shipley Employment zone 1.6km east.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/045 – The Old School Building - Wrose Brow Road	0.21	PDL, including existing buildings	Brownfield	10 dwellings	<u>Preferred Option:</u> <u>SH8/H</u>

Summary of assessment for SH/045:

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

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

As a PDL site containing a building, there are opportunities here for achieving biodiversity net gains and improving the local townscape character, depending on the how the development is designed and implemented.

The site falls within the buffer zone for the Saltaire WHS. Although the WHS is 1.4km north-east and potential for adverse effects as a result of development here is limited, this may still require consideration as part of any planning application.

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3e
	Site is PDL. ALC Grade at the site is 'Urban'. Site coincides with a sandstone MSA. Site would be an efficient use of the land resource subject to the potential effects on the MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing buildings. It is considered 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.							
		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape		Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is PDL and contains an existing building. There may therefore be limited scope for new development to adversely alter the local character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.						
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at the site would be unlikely to have a discernible effect on a Listed Building or Conservation Area. The site falls within the buffer zone for the Saltaire WHS. The WHS is approximately 1.4km north-west of the site and so the potential for adverse effects as a result of development at the site may be limited, but this may require careful consideration as part of any planning application at the site. The site is PDL and new development may be an opportunity to enhance the local character.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 745m south-east at Saltaire Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is within 600m of key services and amenities in both directions along Leeds Road.							
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is within 100m of A657, which could potentially impact on the quality of life of new residents here as a result exposure to air pollution and noise and visual disturbances.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, places of worship and outdoor leisure spaces, including those along Leeds Road and in the centre of Shipley.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 300m of the nearest medical centre, Windhill Green Medical Centre. The site is 1.5km east of Shipley Hospital. Residents at the site would have sufficient access to a diverse range of semi-natural habitats in the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Christ Church CE Primary School, is 320m south-east of the site. The nearest secondary school, Titus Salt School, is 2.25km north-west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Shipley, including the Shipley Employment Zone which is 160m north of the site, as well as slightly further afield towards the regional city in the south.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/048 – New Close Road, Nabwood	4.12	Green and open space including an area of woodland and one very small area of hardstanding	Greenfield, Green Belt	144 dwellings (based on 35dph)	Discounted

Summary of assessment for SH/048:

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here 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 a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to health and education facilities and employment areas. However, the site's access to transport links is somewhat limited, and residents may find they need to travel beyond the target distance for services and amenities.

The site is greenfield and Green Belt with areas of deciduous woodland priority habitat, and therefore minor adverse effects have been predicted for a range of natural environment themed SA Objectives.

The site is viewable from a Grade II* and a Grade II Listing Building nearby, and development here could adversely alter the setting of these heritage assets. It should also be noted that the Saltaire WHS buffer zone adjoins the north-eastern perimeter.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3e
	Site is greenfield. ALC Grades at the site are Grade 3, which could include BMV soils, and 'Urban'; there is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. Site coincides with coal and sandstone MSAs.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land, along the western perimeter, that is at high risk of surface water flooding. Additionally, there are a few very limited areas of low surface water flood risk within the Site's boundary. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Two small, unnamed surface waterbodies are adjacent to the site boundary and a number of other small waterbodies are within 100m of the site. Development here could pose a risk to water quality. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
6 Biodiversity & geodiversity		<p>Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. There are two areas of deciduous woodland priority habitat in the site, in the north-eastern and south-western corners, and new development could adversely affect this woodland such as through direct losses or trees or impacts on root zones. TPO trees adjoin the site's southern perimeter and could also be indirectly affected such as through impacts on root zones.</p> <p>The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.</p>						
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
		<p>Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees and woodland (some of which is TPO), 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.</p>						
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
		<p>160m south of the site is the Grade II* Listed Building 'Barn Immediately East of New Close Farmhouse' and the Grade II Listed Building 'New Close Farmhouse'. Development of this large open greenfield site, which appears to be viewable from both sensitive heritage assets. The Saltaire WHS buffer zone adjoins the site's north-eastern perimeter.</p>						
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
		<p>Site is entirely situated within a CAZ. New development at this location could make achieving air quality improvement targets increasingly difficult due to the pollution associated with the construction and occupation of new homes.</p>						
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		<p>The southernmost boundary of the site is over 400m from the closest bus stop. The nearest railway station is 1.8km north-east at Saltaire Railway Station. Site appears to be accessible via walking and cycling, although the local topography (site is on a hill), and the lack of designated cycle paths in the local area, could potentially deter people from walking or cycling regularly.</p>						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		<p>The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.</p>						

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents would need to travel 1.2km north-east towards the centre of Shipley or 1.2km west into the centre of Cottingley to access a broad range of services and amenities.							
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. However, the site is within 30m of the A650, which would be likely to impact on the quality of life of new residents as a result of exposure to air pollution and noise and visual disturbances.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, places of worship and outdoor leisure spaces, such as those in the centres of Cottingley and Shipley, as well as having good access to the local countryside and PRoW network.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 1.3km east of the nearest medical centre, Cottingley Surgery, putting it outside the target distance. The site is 3km 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 the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Cottingley Village Primary School, is 950m south-west of the site. The nearest secondary school, Dixons Cottingley Academy, is 500m west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Shipley, including the Bingley Employment Zone which is 1.8km north-west of the site, as well as slightly further afield towards the regional city in the south-east.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/052 – Shipley Tax Office, Shipley	4.73	Shipley Tax Office, including existing buildings and car parking	Brownfield	266 dwellings	<u>Preferred Option: SH9/H</u>

Summary of assessment for SH/052:

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being entirely situated within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. An additional major adverse effect arises for the climate change resilience SA Objective due to the site falling almost entirely within FZ2 and partially within FZ3a. Some limited areas are at medium to high risk of surface water flooding, and it is unclear if this land could be entirely avoided by careful layout due to the dispersion of the flood risk. The site falls within the Saltaire WHS buffer zone with the western corner coinciding with the WHS. The southern perimeter of the site adjoins the Saltaire and Leeds Liverpool Canal Conservation Areas, and three Grade II Listed Buildings are adjacent. Given the highly sensitive nature of the WHS and the uncertainty around how the development would be implemented, a major adverse effect was also predicted for the cultural heritage 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 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 local services. As a PDL site, it is considered likely that new development would provide an opportunity to further enhance the biodiversity of the site, though it is unclear how it may affect the local townscape character as the site currently houses Shipley Tax Office, a prominent building in the local townscape. The site is located between the Leeds and Liverpool Canal and the River Aire, meaning careful consideration around protecting water quality would be required.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3f
	Site is PDL. ALC Grade at the site is 'Urban'. Site does not coincide with an MSA. Existing buildings within the site may present opportunities for reusing structures or construction materials.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The Site falls almost entirely within FZ2 and partially within FZ3a. Approximately 30% of the site is at low risk of surface water flooding with some limited areas which are at medium to high risk of surface water flooding. There are areas of low and medium risk of surface water flooding within the site's boundary, and it is unclear if this land could be entirely avoided through a careful layout of development given the number of dwellings being considered and the dispersion of the flood risk.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is located between the Leeds and Liverpool Canal and the River Aire. 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.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	<p>Site is PDL but does have some areas of grasses and trees. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to further enhance the biodiversity value of the site.</p> <p>The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SPA/SAC/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.</p> <p>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>							
7 Landscape & townscape		+/-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	<p>This PDL site is in existing use by the Shipley Tax Office, which is a large building that is prominent in the local townscape. It is unclear the extent to which existing structures at the site would be reused or replaced but given the site's existing use there may be somewhat limited scope for altering the local townscape. New development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation. The site currently has areas of open space and trees and the loss of this could adversely affect the local character. Overall, it is considered that both positive and adverse effects may be likely.</p>							
8 Cultural heritage		--	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	<p>The site falls within the Saltaire WHS buffer zone. The western corner of the site coincides with the WHS. The southern perimeter of the site adjoins the Saltaire and Leeds Liverpool Canal Conservation Areas. Three Grade II Listed Buildings also adjoin the southern and eastern perimeter of the site.</p> <p>The site is PDL currently in use for Shipley Tax Office. At this stage it is uncertain how the existing building could be incorporated into new development here. It is recognised that through high-quality development, there could be an opportunity for enhancing the character and setting of the nearby historic areas and heritage assets. However, that is depending on implementation of development and there is uncertainty behind this. Given the highly sensitive nature of the WHS, and that the site falls within its boundaries, an adverse effect cannot be ruled out at this stage.</p>							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	<p>Site is entirely situated within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.</p>							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	<p>Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 710m south-east at Saltaire Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.</p>							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is within 600m of a broad range of key services and amenities, including those situated in Shipley town centre							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	The site is located centrally in Shipley and as such residents would have excellent access to a diverse range of culture and leisure opportunities including pubs, restaurants, places of worship and indoor and outdoor leisure spaces in the centre of Shipley and the centre of Saltaire.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	The site is fairly large, and the vast majority of residents would be within 800m of the nearest medical centre, Shipley Medical Practice. The site is 700m north-east of Shipley Hospital. Residents at the site would have access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, such as at nearby Roberts Park, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Wycliffe CE Primary School, is 500m south of the site. The nearest secondary school, Titus Salt School, is 1.2km north-west of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Shipley, including the Shipley Employment Zone which is 1.18km 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.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/058 (CR/020) – Dockfield Road North/ Dockfield Road South	1.23	Existing hardstanding and trees	PDL mix of brownfield and greenfield	50 dwellings	Preferred Option: SH10/H

Summary of assessment for SH/058:

A significant adverse effect arises for the climate change resilience SA Objective due to the presence of a band of land in the active flood zone FZ3b covering 90% of the site. More detailed flood risk assessments would likely be required for the site and careful consideration given to the layout of the development.

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being within the CAZ. 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.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3f
	Site is PDL with small area covered in vegetation. ALC Grade at the site is 'Urban'. Site does not coincide with an MSA.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The Site falls almost entirely within FZ3b. Approximately 50% of the site is at high risk from river or sea flooding and approximately 50% is at medium risk of river or sea flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is located adjacent to the River Aire. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	The site contains various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, new development at this site could result in the loss of some green space 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 built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at the site would be unlikely to have a discernible effect on a Listed Building. The site lies 800m east of the Saitaire WHS. The potential for adverse effects as a result of development at the site may be limited, but this may require careful consideration as part of any planning application at the site. Leeds Liverpool Canal Conservation area is directly adjacent to the site, along Dockfield Road. New development at this site would be likely to alter the setting of these sensitive heritage assets to some extent.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Development would be unlikely to have a discernible impact on an AQMA. A small south west section of the Site is partially within a CAZ. The construction and occupation of new business premises would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with these businesses and transport movements.						
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services, including those along Otley Road. The nearest railway station is 500m south at Shipley Railway Station. Site has good access for pedestrians and cyclists.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs (762 new dwellings), depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations, including those within 400m on Otley Road and Leeds Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including restaurants, churches and outdoor leisure spaces, including Baildon Green 600m north.							
15 Safe & secure		+	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime. The new development would repurpose a vacant PDL site with high-quality and secure development, and potentially improve pride in the local area. If the site were to not be allocated and redeveloped, the site would remain derelict which could exacerbate local crime rates.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 350m north of the nearest GP surgery, Windhill Green Medical Centre. There are also several GP's within 800m in Shipley. The site is 1km away from the nearest 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, both of 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, 17b
	The nearest primary school, Wycliffe CE Primary, is 800m west of the site. The nearest secondary school, Christ Church CE Academy, is 800m south of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. For example, the Shipley Employment Zone is 250m east of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/066 (CR/041) – Docklane	0.15	Existing hardstanding and trees	PDL mix of brownfield and greenfield	15 dwellings	Preferred Option: SH18/H

Summary of assessment for SH/066:

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

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.

No significant adverse effects predicted for the site.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3f
	Site is PDL with small areas covered in vegetation. ALC Grade at the site is 'Urban'. Site does not coincide with an MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. However, development could lead to an increase in impermeable surfaces, compared to current levels. Areas directly surrounding the site are at medium and high risk of surface water flooding, due to its close proximity to the River Aire. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is located 60m south of the River Aire. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	There would be no sensitive biodiversity designations affected by development on the site. One TPO tree adjoin the site's eastern perimeter (along Dockfield Terrace) (with a further two within 30m) and could also be indirectly affected such as through impacts on root zones. Site contains some GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, new development at this site could result in the loss of some 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 built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at the site would be unlikely to have a discernible effect on a Listed Building. The site lies 1.1km east of the Saltaire WHS. The potential for adverse effects as a result of development at the site may be limited, but this may require careful consideration as part of any planning application at the site. Leeds Liverpool Canal Conservation area is 60m south of the site, along Dockfield Road. New development at this site would be likely to alter the setting of these sensitive heritage assets to some extent.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would be unlikely to have a discernible impact on an AQMA or CAZ. The construction and occupation of new business premises would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with these businesses and transport movements.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services, including those along Otley Road. The nearest railway station is 500m south at Shipley Railway Station. Site has good access for pedestrians and cyclists.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs (762 new dwellings), depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have good access to a diverse range of services and amenities in highly accessible locations, including those within 500m on Otley Road and Leeds Road. Site is somewhat restricted to the north by the River Aire.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including restaurants, churches and outdoor leisure spaces, including Windhill Play Area.							
15 Safe & secure		+	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime, 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. The new development would repurpose a vacant PDL site with high-quality and secure development, and potentially improve pride in the local area. If the site were to not be allocated and redeveloped, the site would remain derelict which could exacerbate local crime rates.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 300m north of the nearest GP surgery, Windhill Green Medical Centre. There are also several GP's within 800m in Shipley. The site is 1.3km away from the nearest 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, both of 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, 17b
	The nearest primary school, Wycliffe CE Primary, is 1.1km west of the site. The nearest secondary school, Christ Church CE Academy, is 700m south of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. Shipley Employment Zone is adjacent to the Site's eastern perimeter.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/067 (CR/047) – Land between Leeds Road and Dock Lane	0.71	PDL with buildings	Brownfield	60 dwellings	Preferred Option: SH19/H
Summary of assessment for SH/067:					
<p>The site could deliver major positive effects for residents on both the transport and health SA Objectives as a result of being within the target distances for all necessary bus stops and railway stations and health centres.</p> <p>Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and education facilities.</p> <p>The site is PDL containing existing buildings, so new development here would provide opportunities for achieving biodiversity net gains and enhancing the local townscape character, depending on the design and implementation of the development.</p> <p>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>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3f
	Site is PDL. Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. 75% of SH/067 is on a landfill site and therefore there are likely to be issues with soil contamination which would need to be remediated before development could commence. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is located 100m south of the River Aire and 60m east of Bradford Beck. 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. As a former landfill site, the water resources within the site could potentially be contaminated, which could pose a threat to human health, particularly during construction.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing buildings. It is considered likely that it is of limited biodiversity value in its current condition. New development here would 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.							
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. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage		Site within 150m of three Listed Buildings. The site lies 1km east of the Saltaire WHS. The potential for adverse effects as a result of development at the WHS site may be limited, but this may require careful consideration as part of any planning application at the site. 50% of the site is within Leeds Liverpool Canal Conservation area. New development at this site would be likely to alter the setting of these sensitive heritage assets to some extent.						
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	Development would be unlikely to have a discernible impact on an AQMA or CAZ. The construction and occupation of new business premises would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with these businesses and transport movements.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Site is within 400m of multiple bus stops with frequent services, including two bus stops directly adjacent to the site on Leeds Road. The nearest railway station is 250m south at Shipley Railway Station. Site has good access for pedestrians and cyclists.							
11 Housing		+	P	LT	IR	H	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 (762 new dwellings), depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
12 Accessible services	Site would have good access to a diverse range of services and amenities in highly accessible locations, including those within 300m in Shipley.							
13 Social cohesion		+	P	LT	IR	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 & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	Residents at the site would have good access to a range of culture and leisure opportunities including restaurants, churches and outdoor leisure spaces, including Windhill Recreation Grounds.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime, so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Site is 160m west of the nearest GP surgery, Windhill Green Medical Centre. There are also several GP's within 400m in Shipley. The site is 1km away from the nearest 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, both of 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, 17b
17 Education	The nearest primary school, School House Shipley CE Primary School, is 600m south west of the site. The nearest secondary school, Christ Church CE Academy, is 600m south east of the site.							
		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
18 Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. Shipley Employment Zone is adjacent to the Site's northern perimeter.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/063 (CR/031) –Buildings along Briggate	0.13	PDL, vacant with buildings	Brownfield	20 dwellings	Preferred Option: SH15/H

Summary of assessment for SH/063:

The site could deliver major positive effects for residents on both the transport and health SA Objectives as a result of being within the target distances for all necessary bus stops and railway stations and health centres. 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. The site is PDL containing existing buildings, so new development here would provide opportunities for achieving biodiversity net gains and enhancing the local townscape character, depending on the design and implementation of the development. A major adverse effect has been predicted for air quality as the site lies within a CAZ and therefore would make achieving air quality improvement targets more difficult. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3f
	Site is PDL. Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is located directly adjacent to 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		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing a building. It is considered 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.							
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. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site lies 800m east of the Saltaire WHS. The potential for adverse effects as a result of development at the WHS site may be limited, but this may require careful consideration as part of any planning application at the site. Site is directly adjacent to the Leeds Liverpool Canal Conservation Area. New development at this site would be likely to alter the setting of these sensitive heritage assets to some extent.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
	Development would not have a discernible impact on an AQMA. 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. The site lies within CAZ and therefore would make achieving air quality improvement targets more difficult.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services, including two bus stops directly adjacent to the site on Briggate Road. The nearest railway station is 230m south at Shipley Railway Station. Site has good access for pedestrians and cyclists.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs (762 new dwellings), depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations, including those within 200m in Shipley. There is a drive-in service centre 150m south.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including restaurants, churches and outdoor leisure spaces, including Windhill Recreation Grounds and Crowgill Park.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime, so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 480m south west of the nearest GP surgery, Pharmacy Shipley Health Centre. There are also several other GP's within 800m in Shipley. The site is 780m away from the nearest 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, both of 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, 17b
	The nearest primary school's (School House Shipley CE Primary School and Wycliffe CE Primary) are both 700m from the site. The nearest secondary school, Christ Church CE Academy, is 900m south east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. Shipley Employment Zone is 350m east of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/059 (CR/023) – Land around Crag Road Flats	1.23	Open/greenspace between existing dwellings	Greenfield	30 dwellings	Preferred Option: SH11/H
Summary of assessment for SH/059 (CR/023):					
<p>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.</p> <p>The site could deliver major positive effects for residents on the transport SA Objectives as a result of being within the target distances for all necessary bus stops and railway stations.</p> <p>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.</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. Site coincides with a coal MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. Site has a limited extent of land at a low risk of surface water flooding. It is expected that these areas could be avoided through a careful layout of development. However, development could also lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ. Site is 80m east of Bradford Beck surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield. Site is 10m east of TPO woodland and there is deciduous woodland priority habitat located 60m west from the site. There is also wetland and grassland habitat 80m west of the site. Woodland habitat contains various GI elements including trees and is likely to be of some biodiversity value in its current condition. New development at the site could potentially adversely affect the TPO woodland and priority woodland, such as through impacts on root zones, losses of functionally linked land or increases in recreational disturbances. New development here could also reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of adjacent areas containing GI elements of potentially high visual amenity, including trees and woodland (which are TPO protected), and it would therefore be likely to adversely alter the local townscape and landscape character. The existing built form which surrounds the site would help to limit the potential magnitude of effects. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high-quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a
	Development at the site would be unlikely to have a discernible effect on any listed building. Leeds Liverpool Canal Conservation Area is 200m north of the site. Development at this site could potentially result in an adverse effect on the setting of the Conservation Area. The site is located in the Saltaire World Heritage Buffer Zone but is some distance from the site.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 120m of seven bus stops with frequent services along Crag Road and Owlet Road. The nearest railway station is 170m west at Shipley Railway Station. The site has good access for pedestrians along Crag Road, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is 200m from the nearest service centre on Station Road which offers a broad range of key services and amenities. The site is approximately 400m east of Shipley town centre which also offers a range of services and amenities.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including restaurants, churches and outdoor leisure spaces, including Windhill Recreation Grounds.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 350m south of the nearest GP surgery, Windhill Green Medical Centre. The site is 1km away from the nearest 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, both of 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, 17b
	The nearest primary school, High Crag Primary School, is 150m south of the site. The nearest secondary school, Bradford Grammar School, is 1.7km south of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. The Shipley Employment Zone is 200m north of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/060 (CR/024A) – Crag Road	5.02	Existing open space	Greenfield	78 dwellings	Preferred Option: SH12/H

Summary of assessment for SH/060 (CR/024A):

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

As a large greenfield site containing various GI elements including TPO woodland, wetland and grassland habitats and deciduous woodland priority habitat, the development has been predicted to result in major or 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.

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being adjacent to the CAZ. This could potentially make achieving air quality improvement targets within the CAZ more difficult.

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. Site coincides with a coal MSA.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	30% of the site is within FZ3b. a further 10% is within FZ2 and 60% is in FZ1. Site has an extent of land surrounding Bradford Beck at a high risk of surface water flooding. It is unclear if this land could be entirely avoided through a careful layout of development given the number of dwellings being considered and the dispersion of the flood risk. However, development could also lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		--	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ. Bradford Beck is within the site boundary. Development here could pose a risk to water quality. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. An area of TPO woodland lies within the site's eastern perimeter, which could potentially be affected by development at the site such as through impacts on risk zones. There is deciduous woodland priority habitat located in the northern extent of the site. There is also wetland and grassland habitat within the site boundaries. Woodland habitat contains various GI elements including trees and is likely to be of some biodiversity value in its current condition. New development at the site could potentially adversely affect the TPO woodland and priority woodland, such as through impacts on root zones, losses of functionally linked land or increases in recreational disturbances. New development here could also reduce local ecological connectivity due to loss of wetland and grassland habitats. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including woodland, grassland and wetland habitat. It would therefore be likely to adversely alter the local townscape and landscape character. The existing built form which surrounds the site would help to limit the potential magnitude of effects.							
		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage		There are two listed buildings within 70m of the site's northern boundary (Grade II Listed Building 'Number 15, Part to East, Leeds Road' and the Grade II Listed Building 'Number 15, including walls and gate piers, Leeds Road'). Leeds Liverpool Canal Conservation Area adjoins the site's northern perimeter. Development at this site could potentially result in an adverse effect on the setting of the Conservation Area and nearby Listed Buildings. The site is not within the Saltaire WHS buffer zone.						
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA. The western extent of the site is within a CAZ, and therefore would make achieving air quality improvement targets more difficult. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	There are three bus stops with frequent services directly adjacent to the site along Crag Road and Leeds Road. Due to the sites proximity to the Airedale and Wharfedale Railway Lines along its eastern side, the site has excellent links to the closest Railway Station (Shingley). The site has good access for pedestrians along Crag Road, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is 200m from the nearest service centre on Station Road which offers a broad range of key services and amenities. The site is approximately 200m east of Shingley town centre which also offers a range of services and amenities.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including restaurants, churches and outdoor leisure spaces, including Windhill Recreation Grounds.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 150m south west of the nearest GP surgery, Windhill Green Medical Centre. The site is 900m away from the nearest hospital (Shingley 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, both of 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, 17b
	The nearest primary school, High Craggs Primary School, is 300m south of the site. The nearest secondary school, Bradford Grammar School, is 1.8km south of the site.							
		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
18 Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. The Shipley Employment Zone is 200m north of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/061(CR/025) – Regent House	0.69	PDL- Contains a range of mill buildings and connecting single story buildings	Brownfield	93 dwellings	Preferred Option: SH13/H

Summary of assessment for SH/061 (CR/025):

The site could deliver major positive effects for residents on both the transport and health SA Objectives as a result of being within the target distances for all necessary bus stops and railway stations and health centres. Site would be a good opportunity to deliver biodiversity net gain and improvements to the local character as well as improvements to the setting of nearby Listed Buildings/structures. The site is within Leeds-Liverpool Canal Conservation Area and there is an opportunity for a well-designed development to have a positive impact on the setting of these assets. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. 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 local services and amenities and employment areas.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3f
	Site is PDL and contains a range of mill buildings and connecting single story buildings. There may be an opportunity to re-use materials from existing buildings. Site does not coincide with an MSA (but is adjacent to).							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is in FZ2. Site has a very limited extent of land at a low risk of surface water flood. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is 80m south of the River Aire. Site is 10m north of the Bradford 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		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development at this site provide an opportunity to enhance the biodiversity value 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.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built form of the local area, the site would provide an opportunity to improve the local character.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Directly adjacent to the site boundary is the Grade II Listed Building ‘Leeds and Liverpool canal, Canal Bridge Number 208, 200m west of junction with Dock Lane’. The site is located within the Leeds-Liverpool Canal Conservation Area and is also located in the Saltaire World Heritage Buffer Zone (900m west). The site is currently brownfield land and new development may be an opportunity to enhance the local setting of the Conservation Area. A well-designed residential development at this site would bring new investment that could help to enhance and preserve the setting of the remaining heritage assets. The potential for adverse effects as a result of development at the site may be limited, but this may require careful consideration as part of any planning application at the site							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Development would be unlikely to have a discernible impact on an AQMA or CAZ. The construction and occupation of new business premises would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with these businesses and transport movements.						
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of multiple bus stops with frequent services, including those along Otley Road. The nearest railway station is 400m south at Shipley Railway Station. Site has good access for pedestrians and cyclists.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations, including those within 500m on in Shipley centre.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have excellent access to a range of culture and leisure opportunities including restaurants, churches and outdoor leisure spaces, including Windhill Recreation Ground 300m south.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 200m north of the nearest GP surgery, Windhill Green Medical Centre. There are also several GP's within 500m in Shipley. The site is 1.1km away from the nearest 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, both of 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, 17b
	The nearest primary school, Wycliffe CE Primary, is 1km west of the site. The nearest secondary school, Christ Church CE Academy, is 600m south of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. For example, the Shipley Employment Zone is 250m east of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/064 (CR/039) – Market Square	1.15	PDL- mix of town centre uses along with a market square and public car park	90% Brownfield	25 dwellings	Preferred Option: SH16/H

Summary of assessment for SH/064 (CR/039):

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

As a PDL site containing existing buildings, the site would be a good opportunity to deliver biodiversity net gains and improvements to the local character as well as improvements to the setting of nearby Listed Buildings. The site is also close to Leeds-Liverpool Canal Conservation Area and there is an opportunity for a well-designed development to have a positive impact on the setting of these assets. However, negative impacts cannot be ruled out at this stage.

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult.

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3f
	Site is PDL. Site contains existing buildings which may present opportunities for reusing structures or construction materials. ALC Grade at the site is 'Urban'. Site coincides with sandstone MSAs. Site would constitute an efficient use of the land resource, subject to the potential effects on the MSAs.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low, medium and high risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is 200m south of the Leeds and Liverpool Canal. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is PDL containing buildings and a car park, with a small number of trees and open space in the civic market square. It is considered likely that it is of limited biodiversity value in its current condition. New development here would be a good opportunity to deliver biodiversity net gain at the site such as through the introduction of GI elements. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
	Site would not affect an AONB or National Park. The site is PDL and contains an existing buildings and a car park. There may therefore be limited scope for new development to adversely alter the local character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage		Site is 20m east of Grade II Listed Building 'Manor Lane Wesleyan Reformed Church including Number 21' and 70m west of Grade II Listed Building 'ShIPLEY Conservative Club'. The site is located 120m south of the Leeds-Liverpool Canal Conservation Area and is also located in the Saltaire World Heritage Buffer Zone (700m north west). At this stage it is uncertain how the existing building could be incorporated into new development here. A well-designed residential development at this site would bring new investment that could help to enhance and preserve the setting of the remaining heritage assets. The potential for adverse effects as a result of development at the site may be limited, but this may require careful consideration as part of any planning application at the site.						
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would be unlikely to have a discernible impact on an AQMA. The site lies within a CAZ, and therefore would make achieving air quality improvement targets more difficult. The construction and occupation of new business premises would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with these businesses and transport movements.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Due to the site's central location in Shipley, there are excellent transport links. Site is within 400m of multiple bus stops with frequent services, including those along Market Street on the site's eastern perimeter. The nearest railway station is 220m east at Shipley Railway Station. Site has good access for pedestrians and cyclists.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations, including those within Shipley centre.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have excellent access to a range of culture and leisure opportunities including restaurants, churches and outdoor leisure spaces, including Crowgill Park and Shipley Central Park.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 200m east of the nearest GP surgery, Pharmacy Shipley Medical Centre. There are also several GP's within 500m in Shipley. The site is 500m east away from the nearest 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, both of which could improve both physical and mental health for the residents of the development.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, School House Shipley CE Primary School, is 400m south of the site. The nearest secondary school, Bradford Grammar School, is 2km south of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. For example, the Shipley Employment Zone is 500m east of the site. However, it is uncertain the extent to which residential development would reduce employment opportunities at this location.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/062 (CR/026) – Market Hall	0.18	PDL- indoor market hall building and the town's distinctive clock tower	Brownfield	20 dwellings	Preferred Option: SH14/H

Summary of assessment for SH/062 (CR/026):

The site could deliver major positive effects for residents on both the transport and health SA Objectives as a result of being within the target distances for all necessary bus stops and railway stations and health centres. As a PDL site containing existing buildings, the site would be a good opportunity to deliver biodiversity net gains and improvements to the local character as well as improvements to the setting of nearby Listed Buildings. The site is also close to Leeds-Liverpool Canal Conservation Area and there is an opportunity for a well-designed development to have a positive impact on the setting of these assets. However, negative impacts cannot be ruled out at this stage. A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3f
	Site is PDL. Site contains existing buildings which may present opportunities for reusing structures or construction materials. ALC Grade at the site is 'Urban'. Site coincides with sandstone MSAs. Site would constitute an efficient use of the land resource, subject to the potential effects on the MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is 170m south of the Leeds and Liverpool Canal. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is PDL containing buildings (indoor market, mix of uses on ground and upper floors including, including retail, office and clock tower). It is considered 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.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. The site is PDL and contains an existing buildings. There may therefore be limited scope for new development to adversely alter the local character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage								Site is 50m north of Grade II Listed Building 'Manor Lane Weslegan Reformed Church including Number 21' and within 200m of three more Grade II Listed Buildings. Site is 80m south of the Leeds-Liverpool Canal Conservation Area and is also located in the Saltaire World Heritage Buffer Zone (680m north west). At this stage it is uncertain how the existing building could be incorporated into new development here. A well-designed residential development at this site would bring new investment that could help to enhance and preserve the setting of the remaining heritage assets. The potential for adverse effects as a result of development at the site may be limited, but this may require careful consideration as part of any planning application at the site.
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
								Development would be unlikely to have a discernible impact on an AQMA. The site lies within a CAZ, and therefore would make achieving air quality improvement targets more difficult. The construction and occupation of new business premises would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with these businesses and transport movements.
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
								Due to the site's central location in Shipley, there are excellent transport links. Site is within 400m of multiple bus stops with frequent services, including those along Market Street. The nearest railway station is 260m south east at Shipley Railway Station. Site has good access for pedestrians and cyclists.
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
								The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
								Site would have excellent access to a diverse range of services and amenities in highly accessible locations, including those within Shipley centre.
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
								Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
								Residents at the site would have excellent access to a range of culture and leisure opportunities including restaurants, churches and outdoor leisure spaces, including Crowgill Park and Shipley Central Park.
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
								The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
								Site is 40m north of the nearest GP surgery, Pharmacy Shipley Medical Centre. There are also several GP's within 500m in Shipley. The site is 500m east away from the nearest 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, both of 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, 17b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
	The nearest primary school, School House Shipley CE Primary School, is 450m south of the site. The nearest secondary school, Bradford Grammar School, is 2km south of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. For example, the Shipley Employment Zone is 500m east of the site. However, it is uncertain the extent to which residential development would reduce employment opportunities at this location.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/065 (CR/040) – Shipley Gateway Site	0.48	PDL- mix of uses, including retail and leisure and car parking	Brownfield	50 dwellings	Preferred Option: SH17/H

Summary of assessment for SH/065 (CR/040):

The site could deliver major positive effects for residents on both the transport and health SA Objectives as a result of being within the target distances for all necessary bus stops and railway stations and health centres. As a PDL site containing existing buildings, the site would be a good opportunity to deliver biodiversity net gains and improvements to the local character as well as improvements to the setting of nearby Listed Buildings. The site is also close to Leeds-Liverpool Canal Conservation Area and there is an opportunity for a well-designed development to have a positive impact on the setting of these assets. However, negative impacts cannot be ruled out at this stage. A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3f
	Site is PDL. Site contains existing buildings which may present opportunities for reusing structures or construction materials. ALC Grade at the site is 'Urban'. Site coincides with sandstone MSAs. Site would constitute an efficient use of the land resource, subject to the potential effects on the MSAs.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low and medium risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is 230m south of the Leeds and Liverpool Canal. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is PDL containing buildings and a car park. It is considered 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.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
	Site would not affect an AONB or National Park. The site is PDL and contains an existing buildings and a car park. There may therefore be limited scope for new development to adversely alter the local character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
8 Cultural heritage	Site is 170m south east of Grade II Listed Building 'Manor Lane Weslegan Reformed Church including Number 21' and 110m south west of Grade II Listed Building 'ShIPLEY Conservative Club'. The site is located 230m south of the Leeds-Liverpool Canal Conservation Area and is also located in the Saltaire World Heritage Buffer Zone (900m north west). At this stage it is uncertain how the existing buildings could be incorporated into new development here. A well-designed residential development at this site would bring new investment that could help to enhance and preserve the setting of the remaining heritage assets. The potential for adverse effects as a result of development at the site may be limited, but this may require careful consideration as part of any planning application at the site.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	Development would be unlikely to have a discernible impact on an AQMA. The site lies within a CAZ, and therefore would make achieving air quality improvement targets more difficult. The construction and occupation of new business premises would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with these businesses and transport movements.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Due to the site's central location in Shipley, there are excellent transport links. Site is within 400m of multiple bus stops with frequent services, including those along Market Street. The nearest railway station is 170m east at Shipley Railway Station. Site has good access for pedestrians and cyclists.							
11 Housing		+	P	LT	IR	H	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, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
12 Accessible services	Site would have excellent access to a diverse range of services and amenities in highly accessible locations, including those within Shipley centre.							
13 Social cohesion		+	P	LT	IR	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 & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	Residents at the site would have excellent access to a range of culture and leisure opportunities including restaurants, churches and outdoor leisure spaces, including Crowgill Park and Shipley Central Park.							
15 Safe & secure		+/-	P	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 at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Site is 270m east of the nearest GP surgery, Westcliffe Medical Centre. There are also several GP's within 500m in Shipley. The site is 630m east away from the nearest 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, both of 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, 17b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
	The nearest primary school, School House Shipley CE Primary School, is 340m south of the site. The nearest secondary school, Bradford Grammar School, is 1.9km south of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. For example, the Shipley Employment Zone is 500m north east of the site. However, it is uncertain the extent to which residential development would reduce employment opportunities at this location.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SH/068 (CR/048) – Station Road	0.30	PDL-hardstanding with buildings	Brownfield	50 dwellings	Preferred Option: SH20/H

Summary of assessment for SH/068 (CR/048):

The site could deliver major positive effects for residents on both the transport and health SA Objectives as a result of being within the target distances for all necessary bus stops and railway stations and health centres. As a PDL site containing existing buildings, the site would be a good opportunity to deliver biodiversity net gains and improvements to the local character as well as improvements to the setting of nearby Listed Buildings. The site is also close to Leeds-Liverpool Canal Conservation Area and there is an opportunity for a well-designed development to have a positive impact on the setting of these assets. However, negative impacts cannot be ruled out at this stage. A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3f
	Site is PDL. Site contains existing buildings which may present opportunities for reusing structures or construction materials. ALC Grade at the site is 'Urban'. Site coincides with sandstone MSAs. Site would constitute an efficient use of the land resource, subject to the potential effects on the MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is 220m south of the Leeds and Liverpool Canal and 150m west of Bradford Beck waterbodies. No waterbodies within 100m of the site. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is PDL containing buildings. It is considered 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.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. The site is PDL and contains existing buildings. There may therefore be limited scope for new development to adversely alter the local character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is 80m south of Grade II Listed Building 'Shipley Conservative Club'. The site is located 200m south of the Leeds-Liverpool Canal Conservation Area and is also located in the Saltaire World Heritage Buffer Zone. At this stage it is uncertain how the existing buildings could be incorporated into new development here. A well-designed residential development at this site would bring new investment that could help to enhance and preserve the setting of the remaining heritage assets. The potential for adverse effects as a result of development at the site may be limited, but this may require careful consideration as part of any planning application at the site.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would be unlikely to have a discernible impact on an AQMA. The site lies within a CAZ, and therefore would make achieving air quality improvement targets more difficult. The construction and occupation of new business premises would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with these businesses and transport movements.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Due to the site's central location in Shipley, there are excellent transport links. Site is within 400m of multiple bus stops with frequent services, including those along Market Street. The nearest railway station is 50m east at Shipley Railway Station. Site has good access for pedestrians and cyclists.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations, including those within Shipley centre.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have excellent access to a range of culture and leisure opportunities including restaurants, churches and outdoor leisure spaces, including Crowgill Park, Windhill Recreation Grounds and Shipley Central Park.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 380m east of the nearest GP surgery, Westcliffe Medical Centre. There are also several GP's within 500m in Shipley. The site is 750m east away from the nearest 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, both of 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, 17b
	The nearest primary school, School House Shipley CE Primary School, is 500m south of the site. The nearest secondary school, Bradford Grammar School, is 2km south of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. For example, the Shipley Employment Zone is 400m north east of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM74 - Dockfield Road	4.88	Open space and allotments	Greenfield	Employment land	PO Reserve: SH23/E

Summary of assessment for EM74:

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, however the site currently contains allotment which would likely be lost in the development.

A significant adverse impact has been predicated for land and buildings SA Objective due to the loss of greenfield land. No other 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 including an area of deciduous woodland priority habitat. The site falls within the buffer zone for the Saltaire WHS, and this may require consideration as part of a planning application.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3f
	Site is greenfield. ALC Grade at the site is 'Urban'; there is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. South-west corner of the site coincides with a sandstone MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has limited areas of land at a low, medium and high risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is located adjacent to the River Aire. 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.							
		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
6 Biodiversity & geodiversity		<p>Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. An area of deciduous woodland priority habitat is within the eastern portion of the site, which could be affected by development such as through direct losses of trees or impacts on root zones. Shipley Thackle Disuse Railway LWS is 20m south of the site, which could be exposed to increased recreational disturbances as a result of residential development at the site.</p> <p>The site falls within the Impact Risk Zones of South Pennine Moors SAC/SPA/SSSI. Depending on the scale and type of employment development here, consultation with Natural England would be required as part of any planning application in order to ensure no adverse effects on the SAC/SPA/SSSI.</p>						
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	<p>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 could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing 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.</p>							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	<p>Development at the site would be unlikely to have a discernible effect on a Listed Building or Conservation Area. The site falls within the buffer zone for the Saltaire WHS. The WHS is approximately 1.3km west of the site and so the potential for adverse effects as a result of development at the site may be limited, but this may require careful consideration as part of any planning application at the site – particularly as the site is open greenfield.</p>							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	<p>Development would be unlikely to have a discernible impact on an AQMA or CAZ. The construction and occupation of new business premises would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with these businesses and transport movements.</p>							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	<p>Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 1.38 m south-west at Shipley Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.</p>							
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	<p>Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.</p>							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	<p>The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.</p>							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		O	n/a	n/a	n/a	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	None
	This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.							
14 Culture & leisure		-	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	The site currently houses allotments, so the development of an employment site in its place would have an adverse effect on the culture and leisure offering in the vicinity.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of a new employment site would introduce new potential targets and victims of crime, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		O	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site would provide new employment land that offers skills learning opportunities for local people and employees.							
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The proposed development would provide new employment opportunities in Bradford.							
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The proposed development would deliver a new employment space adjacent to the Shipley Employment Zone, that would contribute towards the long term success of Bradford's economy. The proposed development could also provide a boost to the vitality of the local area.							

Canal Road

- 1.1.42 There are eight potential housing sites identified within Canal Road.
- 1.1.43 Significant negative effects have been identified in relation to air quality (SA Objective 9) for sites CR/004, CR/017, CR/033, CR/011/CR/019 and CR/034. These sites are located within Clean Air Zones (CAZs). Development proposals should demonstrate how any adverse impacts on any nearby Air Quality Management Areas and/or Clean Air Zones (CAZ) will be avoided and how positive impacts will be delivered. In addition, a mitigation programme is to be prepared for development within CAZs. No other significant negative effects have been identified for any of the sites.
- 1.1.44 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for sites (CR/017 and CR/037). This is due to a loss of >0.4ha of greenfield land.
- 1.1.45 Significant positive effects have been identified in relation to education (SA Objective 17) for all sites, due to their respective distances from primary and secondary schools. Significant positive effects have also been identified in relation to transport for all sites, with the exception of CR/033 which is identified as having a minor positive impact.
- 1.1.46 Positive effects have been identified in relation to health (SA Objective 16) for all sites with the exception of sites CR/004 and CR/017; sites identified as having a significant positive effect, due to their respective distances to local healthcare services.
- 1.1.47 Positive effects have been identified in relation to accessible services (SA Objective 12), social cohesion (SA Objective 13), culture/ leisure (SA Objective 14), employment (SA Objective 18) and the economy (SA Objective 19).
- 1.1.48 In relation to biodiversity & geodiversity (SA Objective 6), 4 sites have been assigned a major negative effect as 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.
- 1.1.49 All sites score positively (minor) in relation to climate change resilience (SA Objective 4), due to all sites being within Flood Zone 1 and non at risk of surface water flooding. CR/011/CR/019 is partially located within both Flood Zone 2 and Flood Zone 3 and a major adverse effect has been predicted.

Summary table of effect scores predicted for housing site options Canal Road (Preferred Options).

PO Ref.	Site	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
CR1/H	CR/004	-	-	-	+	-	-	-	-	--	++	+	+	+	+	+/-	++	++	+	+
CR2/H	CR/014	-	-	+/-	+	-	--	+	-	-	++	++	+	+	+	+/-	+	++	+	+
CR3/H	CR/017	-	-	--	+	-	-	-	-	--	++	+	+	+	+	+/-	++	++	+	+
CR4/H	CR/033	-	-	-	+	-	-	+	-	--	+	+	+	+	+	+/-	+	++	+	+
CR5/H	CR/034	-	-	+/-	+	-	--	+	-	--	++	+	+	+	+	+/-	+	++	+	+
CR6/H	CR/036	-	-	+/-	+	-	--	+	O	-	++	+	+	+	+	+/-	+	++	+	+
CR7/H	CR/037	-	-	--	+	-	--	-	O	-	++	+	+	+	+	+/-	+	++	+	+
CR8/HC	CR/011/CR/019	-	-	+/-	--	--	+/-	+	-	--	++	++	+	++	++	+/-	+	++	++	++

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CR/004 – Bolton Road	0.31	Vacated greenfield site	Greenfield	16 dwellings	Preferred Option: CR1/H
<p>Summary of assessment for CR/004: Minor or major 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.</p> <p>Minor and major 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, directly adjacent to and area of woodland (Boars Well Urban Wildlife Reserve and being located within a Clean Air Zone).</p> <p>This site could deliver a major positive effect for residents on the education SA Objective and health SA Objective, as a result of being within the target distance for both primary, secondary education facilities as well as hospitals and GP surgeries.</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is greenfield. Site coincides with a coal MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield which is directly adjacent to a woodland habitat. Adjacent woodland habitat contains various GI elements including trees and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. No trees with TPO within site boundary or adjacent woodland. Although no TPO's within the adjacent woodland, new development here could adversely affect these trees, such as through impacts on root zones. Development directly adjacent to Boar's Well Urban Wildlife refuge.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield, adjacent to areas containing GI elements of potentially high visual amenity, including trees and woodland, and it would therefore be likely to adversely alter the local townscape and landscape character. 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.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area. There are three Conservations Areas within 700m of the site (Undercliff Cemetery to the east, City Centre to the south west and Cathedral Precinct to the south west). Development at this greenfield site could potentially result in an adverse effect on the setting of the Conservation Area's. The site is not within the Saltaire WHS buffer zone.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA. 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. The site lies within CAZ and therefore would make achieving air quality improvement targets more difficult.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 40m of two bus stops with frequent services. The nearest railway station is 700m north west at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Canal Road and Bolton Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Peel Park. There is a golf course 1.2km to the east of the site.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 500m east of the nearest GP surgery, Farrow Medical Centre. The site is 1.5km away from the nearest hospital (Leeds Road Community 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, both of 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, 17b
	The nearest primary school, Westminster Church Primary School, is 200m east of the site. The nearest secondary school, Feversham College, is 300m east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. For example, the Canal Road Employment Zone is 50m west of the site and Forster Square Retail Park is located 500m to the south west.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CR/014 – Bolton Woods Quarry	29.79	PDL, existing working quarry. Some existing buildings on site	PDL	762 dwellings	Preferred Option: CR2/H

Summary of assessment for CR/014:

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 could deliver major positive effects for residents on both the transport and education SA Objectives as a result of being within the target distances for all necessary bus stops and railway stations and centres for primary and secondary education.

Two Grade II* Listed Buildings are directly adjacent to the site, the settings of which could be adversely affected by the development.

The site could deliver positive effects for the surrounding landscape and townscape, as it is considered to be likely that new development at the existing quarry would be an opportunity to ensure that this location has a more positive influence on the local townscape character.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is PDL. The site comprises a large area of land currently in use as an existing working quarry. Site coincides with a coal MSA. Site would be an efficient use of the land resource, subject to the potential effects on the MSA. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network. A TPO woodland lies opposite the site on Bolton Hall Road, the site's northern perimeter, which could potentially be adversely affected by development at the site, such as through impacts on the root zone. There are also a larger number of TPO trees located 300m south west of the site. Deciduous woodland, a priority habitat, is within the site boundary. The loss of this habitat would reduce the site's biodiversity value and reduce local habitat connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of adjacent areas containing GI elements of potentially high visual amenity, including trees and woodland, and it would therefore be likely to adversely alter the local townscape and landscape character. The existing built form which surrounds the site would help to limit the potential magnitude of effects. The site is a quarry plot that is primarily which, in its current condition, could potentially be detracting from the local townscape character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
8 Cultural heritage		-	P	LT	I	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is not within the Saltaire WHS buffer zone. Directly adjacent to the site boundary is the Grade II* Listed Building 'Bolton Old Hall' and the Grade II* Listed Building 'Bolton Old Hall Cottage'. Development at this large site would be likely to adversely alter the setting of these sensitive heritage assets. The site is PDL and new development may be an opportunity to enhance the local character.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA. 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. The site lies 400m west of a CAZ; this development could potentially make achieving air quality improvement targets within the CAZ more difficult.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 600m west at Frizinghall. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		++	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a major positive contribution towards satisfying Bradford's housing needs (762 new dwellings), depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is within 600m of the nearest service centre on Stanley Road which offers a broad range of key services and amenities. There are also a number of accessible services along Kings Road, 300m south of the site.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Wrose Play and Recreation Ground adjacent to the site.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 250m west of the nearest GP surgery, Wrose Health Centre. The site is 2.2km away from the nearest 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, both of 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, 17b
	The nearest primary school, Poplars Farm Primary School, is directly adjacent to site. The nearest secondary school, Hanson Academy, is 300m north of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. For example, the Canal Road Employment Zone is 230m south west of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CR/017 – Wapping Road	0.46	Greenfield	Greenfield	40 dwellings	Preferred Option: CR3/H

Summary of assessment for CR/017:

Minor or major 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 and major 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, directly adjacent to and area of woodland (Boars Well Urban Wildlife Reserve and being located within a Clean Air Zone. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

A major adverse effect has been predicted for air quality as the site lies within a CAZ and therefore would make achieving air quality improvement targets more difficult.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. Site coincides with a coal MSA. ALC Grade at the site is 'Urban'. The southern extent of CR/017 is on a landfill site and therefore there are likely to be issues with soil contamination which would need to be remediated before development could commence.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield which is directly adjacent to a woodland habitat. Adjacent woodland habitat contains various GI elements including trees and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. TPO woodland also delineates the site's eastern perimeter. New development here could adversely affect these trees, such as through impacts on root zones. Development directly adjacent to Boar's Well Urban Wildlife refuge.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield, adjacent to areas containing GI elements of potentially high visual amenity, including trees and woodland, and it would therefore be likely to adversely alter the local townscape and landscape character. 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.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There is one listed building located 150m to the south east of the site. There are three Conservation Areas within 650m (Undercliff Cemetery to the east, City Centre to the south west and Cathedral Precinct to the south west). Development at this greenfield site could potentially result in an adverse effect on the setting of the Conservation Areas. The site is not within the Saltaire WHS buffer zone.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA. 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. The site lies within CAZ and therefore would make achieving air quality improvement targets more difficult.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is directly adjacent to a bus stop, with a further three all within 200m, with frequent services. The nearest railway station is 600m north west at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Canal Road and Bolton Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Peel Park (400m north. There is a golf course 1.2km to the east of the site.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 400m east of the nearest GP surgery, Farrow Medical Centre. The site is 1.4km away from the nearest hospital (Leeds Road Community 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, both of 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, 17b
	There are two primary schools within 200m of the site (Westminster Church Primary School and Wapping First School). The nearest secondary school, Feversham College, is 300m north east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. For example, the Canal Road Employment Zone is 50m west of the site and Forster Square Retail Park is located 400m to the south west.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CR/033 – North Avenue, Manningham	0.8	Recycling centre and vegetation	PDL	30 dwellings	Preferred Option: CR4/H
Summary of assessment for CR/033:					

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

A Conservation Areas lies are directly adjacent to the site, the settings of which could be adversely affected by the development. A major adverse effect has been predicted for air quality as the site lies within a CAZ and therefore would make achieving air quality improvement targets more difficult.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is currently a recycling centre. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	TPO woodland habitat 80m west of the site contains various GI elements including trees and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value and reduce local ecological connectivity. In addition, there are some trees within site boundary (no TPO). New development here could adversely affect these trees, such as through impacts on root zones and vegetation clearance.							
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. New development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation							
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	St Pauls Conservation Area is directly adjacent to this site. Apsley Crescent, Southfield Square and North Park Road Conservation areas are all within 430m of the site. There are two Listed Buildings 200m from the site. Development at this site could potentially result in an adverse effect on the setting of the Conservation Areas and nearby Listed Buildings. The site is not within the Saltaire WHS buffer zone.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	The development site is 30m to the east of the Manningham Lane, Queens Road AQMA. The site lies within CAZ and therefore would make achieving air quality improvement targets more difficult. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is well connected to surrounding bus stops along Queens Road and Canal Road, with frequent services. The nearest railway station is 1.3km south at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Canal Road, Queens Road and surrounding area.							
		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Peel Park, Lister Park and King George V Memorial Playing Fields. The site is 1km north of Foster Square Retail park.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 600m east of the nearest GP surgery. The site is 2.4km away from the nearest hospital (Leeds Road Community 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, both of 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, 17b
	The nearest primary school, Westminster Church Primary School, is 900m south of the site. The nearest secondary school, One In A Million Free School Cliffe, is 300m south of the site. There are also two higher education college facilities within 400m of the site (Beacon Villa St Josephs Catholic College and Oasis Academy Lister Park).							
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. For example, the Canal Road Employment Zone is directly adjacent to of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/g reenfield split	Potential development	Status
CR/034 – Frizinghall Road	0.76	Industrial buildings and hardstanding. Few trees on site boundaries.	PDL	42 dwellings	Preferred Option: CR5/H

Summary of assessment for CR/034:

The site could deliver major positive effects for residents on both the transport and education SA Objectives as a result of being within the target distances for all necessary bus stops and railway stations and centres for primary and secondary education. The site is PDL containing existing buildings, and as such new development here would provide the opportunity for achieving biodiversity net gains and enhancing the local townscape character, depending on the implementation of the development. A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being within the CAZ. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is PDL. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of land subject to the potential effects on the MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	TPO woodland habitat 60m west of the site contains various GI elements including trees and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value and reduce local ecological connectivity. In addition, there are some trees within site boundary (no TPO). New development here could adversely affect these trees, such as through impacts on root zones and vegetation clearance. Additionally, the site is 60m north of priority woodland habitat and 80m east of grassland habitat. Despite this, the 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.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is PDL and contains existing buildings. There may therefore be limited scope for new development to adversely alter the local character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Heaton Estates Conservation Area is 150m west of the site. There are four Listed Buildings within 100m of the site. (Grade II Listed Buildings: 'Swan Hill and barn adjoining' and 'Black Swan Public House' as well as Grade II* Listed Buildings: 'Frizley Old Hall' and Frizingley Hall'). Development at this site could potentially result in an adverse effect on the setting of the Conservation Areas and nearby Listed Buildings. The site is not within the Saltaire WHS buffer zone.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Development would not have a discernible impact on an AQMA. The site lies within CAZ and therefore would make achieving air quality improvement targets more difficult. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.						
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		Site is well connected to surrounding bus stops along Frizinghall Road and Canal Road, with two bus stops 20m from the site offering, frequent services. The nearest railway station adjacent to the eastern perimeter (Frizinghall Railway Station) as the site is adjacent to the existing railway line. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Residents at the site would have good access to key services and amenities including those on Canal Road. Reduced number of services within 600m, compared to other sites, however.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Lister Park and King George V Memorial Playing Fields. The site is 2.2km north of Foster Square Retail park.						
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 300m west of the nearest GP surgery, Frizinghall Medical Centre. The site is 1.8km away from the nearest hospital (Shingley 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, both of 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, 17b
		The nearest primary school, Frizinghall Primary School, is 160m north of the site. The nearest secondary school, Bradford Grammar School, is 530m south of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. For example, the Canal Road Employment Zone 450m south of the site.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
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CR/036 – North Bolton Hall Road	0.84	Disused warehouse	PDL	35 dwellings	Preferred Option: CR6/H
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Summary of assessment for CR/036:

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 could deliver major positive effects for residents on both the transport and education SA Objectives as a result of being within the target distances for all necessary bus stops and railway stations and centres for primary and secondary education.

The site could deliver positive effects for the surrounding landscape and townscape, as it is considered to be likely that new development would be an opportunity to ensure that this location has a more positive influence on the local townscape character.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is PDL. The site comprises a disused warehouse. Site coincides with a coal MSA. Site would be an efficient use of the land resource, subject to the potential effects on the MSA. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. The ALC of the site is of urban grade. A small northern patch of CR/036 is on a landfill site and therefore there are likely to be issues with soil contamination which would need to be remediated before development could commence.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network. A TPO woodland lies 20m from the site's eastern perimeter, which could potentially be adversely affected by development at the site, such as through impacts on the root zone. There are also a cluster of TPO trees located 150m south west of the site. Deciduous woodland, a priority habitat, is 30m south east on the opposite side of Bolton Hall Road. The loss of this habitat would reduce the site's biodiversity value and reduce local habitat connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of adjacent areas containing GI elements of potentially high visual amenity, including trees and woodland, and it would therefore be likely to adversely alter the local townscape and landscape character. The existing built form which surrounds the site would help to limit the potential magnitude of effects. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 80m of two bus stops with frequent services. There are also a number of bus stops within 300m of the site along Gaisby Lane. The nearest railway station is 580m west at Frizinghall. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	There is a pharmacy 60m north of the site on Giasby Lane. The site is 500m from the nearest service centre on Stanley Road which offers a broad range of key services and amenities.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including restaurants, churches and outdoor leisure spaces, including Bolton Wood Park and King George V Memorial Playing Fields.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 900m west of the nearest GP surgery, Wrose Health Centre. The site is 2km away from the nearest 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, both of 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, 17b
	The nearest primary school, Poplars Farm Primary School, is 600m south of the site. The nearest secondary school, Oasis Academy Lister Road, is 800m south west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. For example, the Canal Road Employment Zone is 450m south west of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CR/037 – Thornhill Avenue	0.6	Existing open space	Greenfield	19 dwellings	Preferred Option: CR7/H

Summary of assessment for CR/037:

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 (including TPO woodland) 60m from a deciduous woodland priority habitat.

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would be considered as an inefficient use of the land resource. Site coincides with a coal MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield which is partially located within a TPO woodland. Deciduous woodland priority habitat located 60m from the site along Bolton Hall Road. Woodland habitat contains various GI elements including trees and is likely to be of some biodiversity value in its current condition. New development at the site could potentially adversely affect the TPO woodland at the site and priority woodland just outside the site, such as through impacts on root zones, losses of functionally linked land or increases 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.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of adjacent areas containing GI elements of potentially high visual amenity, including trees and woodland (which are TPO protected), and it would therefore be likely to adversely alter the local townscape and landscape character. The existing built form which surrounds the site would help to limit the potential magnitude of effects. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.						
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		Site is within 150m of three bus stops with frequent services. There are also a number of bus stops within 400m of the site along Gaisby Lane. The nearest railway station is 600m west at Frizinghall. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		There is a pharmacy 100m north of the site on Giasby Lane. The site is 600m from the nearest service centre on Stanley Road which offers a broad range of key services and amenities.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including restaurants, churches and outdoor leisure spaces, including Bolton Wood Park and King George V Memorial Playing Fields.						
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 850m west of the nearest GP surgery, Wrose Health Centre. The site is 2km away from the nearest 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, both of 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, 17b
		The nearest primary school, Poplars Farm Primary School, is 600m south of the site. The nearest secondary school, Oasis Academy Lister Road, is 800m south west of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities. For example, the Canal Road Employment Zone is 500m south west of the site.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CR/011/ CR019 – New Bolton Woods	49.32	Mixed PDL/ Greenfield The site is currently in use for a range of uses including employment uses, playing fields and open space and existing residential areas	75% PDL 25% Greenfield	923 dwellings	Preferred Option (Commitment): CR8/HC

Summary of assessment for CR/011/ CR/019:

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 a section of site falling within FZ3 and a limited area at high risk of surface water flooding. More detailed flood risk assessments may be likely for the site, and careful consideration given to the layout of the development.

The waterbody present within the site boundary lead to an additional significant adverse effect being predicted on the water resources 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 within a CAZ. Additionally, minor adverse effects are predicted for the cultural heritage SA objective due to the sites proximity to five 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 or major (significant) 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.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
		Site is a mix of PDL and greenfield. Site coincides with a coal MSA. ALC Grade at the site is 'Urban'. Site would be an efficient use of the land resource, subject to the potential effects on the MSA. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. There would be a negative effect due to loss of greenfield land therefore an uncertain effect is predicted.						
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
		Parts of the site are located in FZ2 and FZ3. Small sections of the site are at medium to high risk of surface water flooding, however the majority of the site is at low risk. Development could lead to an increase in impermeable surfaces, compared to current levels.						
5 Water resources		--	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
		Site does not coincide with a GSPZ. Bradford Beck runs alongside the sites eastern boundary. Development here could pose a risk to water quality. Development at the site would be likely to result in a minor increase in water consumption.						
		+/-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
6 Biodiversity & geodiversity	<p>As the majority of the site is PDL, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network. Loss of land formally used as recreation open space will be mitigated through provision of new open space.</p> <p>Areas of TPO woodland and clusters of TPO trees lie within the site boundary, as well as areas of priority deciduous woodland. These habitats can be adversely affected by the development, such as through impacts on the root zones and for potential site clearance. The loss of this habitat would also reduce the site's biodiversity value and reduce local habitat connectivity.</p> <p>The site is located within 100m of a locally designated site, but is more than 100m away from any statutory designated site and more than 500m from any internationally/nationally designated sites.</p>							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	<p>Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of areas containing GI elements of potentially high visual amenity, including trees and woodland, and it would therefore be likely to adversely alter the local townscape and landscape character. The existing built form which surrounds the site would help to limit the potential magnitude of effects. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development. Loss of land formally used as recreation open space will be mitigated through provision of new open space.</p>							
8 Cultural heritage		-	P	LT	I	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	<p>The site is within 600m of four Conservation Areas- Heaton Estates, North Park Road, St Pauls and Apsley Crescent, all to the west of the development. The Leeds and Liverpool Canal is also 1.2km north of the site. Lister Park is 600m west, a Registered Park and Garden. Development at this large site would be likely to adversely alter the setting of these sensitive heritage assets. However, since the majority of the site PDL and new development may be an opportunity to enhance the local character.</p>							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	<p>Development would not have a discernible impact on an AQMA. 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. The site partially lies within a CAZ; this development could potentially make achieving air quality improvement targets within the CAZ more difficult.</p>							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	<p>Site has excellent transport links and within 400m of multiple bus stops with frequent services. The nearest railway station is directly adjacent to the site at Frizinghall. The site has good access for pedestrians and cyclists.</p>							
11 Housing		++	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	<p>The site could make a major positive contribution towards satisfying Bradford's housing needs (923 new dwellings), depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.</p>							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	<p>The site is within 600m of the nearest services along Canal Road and 1.1km south of Shipley which offers a wider range key services and amenities.</p>							
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	<p>The site will help to create a new vibrant community, and this will have a significant positive effect on social cohesion. Site would also situate new residents within an existing community, encouraging participation and community interaction through the addition of open spaces and employment opportunities.</p>							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Peek Park and Northcliffe Park. Loss of land formally used as recreation open space will be mitigated through provision of new open space.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 500m east of the nearest GP surgery, Frizinghall Medical Centre. The site is 1.5km away from the nearest 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, both of 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, 17b
	The nearest primary school, Poplars Farm Primary School, is 100m east of the site. The nearest secondary school, Oasis Academy Lister Park, is 100m west of the site. The development would also provide a new Primary School.							
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. The site lies partially within the Canal Road Employment Zone. The development will also provide new employment opportunities.							
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The proposed development would deliver 1ha+ of new employment space, within the Canal Road 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 Shipley centre.							

City Centre Site Assessments

- 1.1.1 Thirty preferred option housing sites and three employment sites have been identified within Bradford City Centre.
- 1.1.2 Almost all sites expected to have a positive effect on Land and buildings (SA Objective 3), mostly major, only CC/020, CC/022 and CC/037 will have only minor positive effects, this is due to these sites having some vegetation and not being entirely PDL.
- 1.1.3 Sites with a major positive effect on climate change resilience (SA Objective 4), are CC/027, CC/038, CC/076 and CC/078. Sites with a major negative influence on climate change resilience are CC/022, CC/024, CC/039, CC/042, CC/044, CC/045, CC/068A/D/E and CC/068G.
- 1.1.4 Sites with a minor positive effect on biodiversity & geodiversity (SA Objective 6), and landscape & townscape (SA Objective 7), are CC/001, CC/007, CC/011, CC/018, CC/020, CC/024, CC/037, CC/038, CC/039, CC/095 and CC/096. all other sites have a major positive effect on biodiversity & geodiversity (SA Objective 6), and landscape & townscape (SA Objective 7), with the exception of CC/022, which will likely have a positive and negative effect due to a loss of vegetation, however this is of low certainty and highly dependent on implementation.
- 1.1.5 As all sites are PDL effects on cultural heritage sites (SA Objective 8), and safety and security (SA Objective 15), will be both positive and negative with a lot of uncertainty.
- 1.1.6 All sites will have a minor negative impact on air quality (SA Objective 9), however CC/027, CC/047, CC/068G, CC/073 and CC/079 will have major negative influences due to their proximities to AQMAs.
- 1.1.7 Almost all sites will have a positively (minor) effect on access to transport (SA Objective 10), housing (SA Objective 11), accessible services (SA Objective 12), social cohesion (SA Objective 13), and culture and leisure (SA Objective 14), this is likely due to all sites being within the city centre and so there is easy access to these amenities, the only outliers are CC/045 which due to its size will likely have a major positive impact on housing needs in Bradford and CC/038 which will have a major negative influence on culture and leisure and accessible services, this is due to the removal of these amenities which currently operate on the site.
- 1.1.8 Almost all sites have a major positive impact on health (SA Objective 16), with the exceptions of CC/011, CC/026, CC/027, CC/038 and CC/114, which all have minor positive impacts on health, this is due to there being many GP surgeries and hospitals in close proximity to the city centre.
- 1.1.9 Sites with a minor negative effect on education (SA Objective 17) are CC/001, CC/007, CC/011, CC/018, CC/024, CC/026, CC/027, CC/038, CC/073 and CC/113. Sites with a minor positive effect on education are CC/022, CC/025, CC/037, CC/042, CC/044, CC/045, CC/047 and CC/100. All other sites have a major positive effect on education.
- 1.1.10 All sites will have a minor positive impact on employment (SA Objective 18), and the economy (SA Objective 19), due to being in close proximity to a lot of employment sectors within the city centre.

Summary table of effect scores predicted for housing site options in Bradford City Centre (Preferred Options):

PO Ref.	Site Ref.	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
CC1/H	CC/001	-	-	++	+	-	+	+	+/-	-	+	+	+	+	+	+/-	++	-	+	+
CC2/H	CC/007	-	-	++	+	-	+	+	+/-	-	+	+	+	+	+	+/-	++	-	+	+
CC3/H	CC/011	-	-	++	+	-	+	+	+/-	-	+	+	+	+	+	+/-	+	-	+	+
CC4/H	CC/018	-	-	++	+	+	+	+	+/-	-	+	+	+	+	+	+/-	++	-	+	+
CC5/H	CC/020	-	-	+	+	+	+	+	+/-	-	+	+	+	+	+	+/-	++	++	+	+
CC6/H	CC/022	-	-	+	--	-	+/-	+	+/-	-	+	+	+	+	+	+/-	++	+	+	+
CC7/H	CC/024	-	-	++	--	-	+	+	+/-	-	+	+	+	+	+	+/-	++	-	+	+
CC8/H	CC/025	-	-	++	-	+	++	++	+/-	-	+	+	+	+	+	+/-	++	+	+	+
CC9/H	CC/026	-	-	++	+	+	++	++	+/-	-	+	+	+	+	+	+/-	+	-	+	+
CC10/H	CC/027	-	-	++	++	-	++	++	+/-	--	+	+	+	+	+	+/-	+	-	+	+
CC11/H	CC/037	-	-	+	+	+	+	+	+/-	-	+	+	+	+	+	+/-	++	+	+	+
CC12/H	CC/038	-	-	++	++	+	+	+	+/-	-	+	+	--	+	--	+/-	+	-	+	+
CC13/H	CC/039	-	-	++	--	+	+	+	+/-	-	+	+	+	+	+	+/-	++	++	+	+
CC14/H	CC/042	-	-	++	--	+	++	++	+/-	-	+	+	+	+	+	+/-	++	+	+	+
CC15/H	CC/044	-	-	++	--	+	++	++	+/-	-	+	+	+	+	+	+/-	++	+	+	+
CC16/H	CC/045	-	-	++	--	+	++	++	+/-	-	+	++	+	+	+	+/-	++	+	+	+
CC17/H	CC/047	-	-	++	+	+	+	+	+/-	--	+	+	+	+	+	+/-	++	+	+	+
CC18/H	CC/068A/D/E	-	-	++	--	+	++	++	+/-	-	+	+	+	+	+	+/-	++	++	+	+
CC19/H	CC/068G	-	-	++	--	+	+	+	+/-	--	+	+	+	+	+	+/-	++	++	+	+
CC20/H	CC/073	-	-	++	-	-	++	++	+/-	--	+	+	+	+	+	+/-	++	-	+	+
CC21/H	CC/076	-	-	++	++	+	++	++	+/-	--	+	+	+	+	+	+/-	++	++	+	+
CC22/H	CC/078	-	-	++	++	+	++	++	+/-	-	+	+	+	+	+	+/-	++	++	+	+
CC23/H	CC/095	-	-	++	-	+	+	+	+/-	-	+	+	+	+	+	+/-	++	++	+	+
CC24/H	CC/096	-	-	++	+	+	+	+	+/-	-	+	+	+	+	+	+/-	++	++	+	+
CC25/H	CC/097	-	-	++	-	+	++	++	+/-	-	+	+	+	+	+	+/-	++	++	+	+
CC26/H	CC/099	-	-	++	+	+	++	++	+/-	-	+	+	+	+	+	+/-	++	++	+	+
CC27/H	CC/100	-	-	++	+	+	++	++	+/-	-	+	+	+	+	+	+/-	++	+	+	+
CC28/H	CC/113	-	-	++	-	-	++	++	+/-	-	+	+	+	+	+	+/-	++	-	+	+
CC29/H	CC/114	-	-	++	+	+	++	++	+/-	-	+	+	+	+	+	+/-	+	++	+	+
CC30/H	CC/116	-	-	+/-	+	-	+	+	O	--	+	+	+	++	+	+/-	++	++	+	+

Summary table of effect scores predicted for employment sites in the Bradford City Centre (Preferred Options):

PO Ref.	Site Ref.	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
CC31/E	CC/119	-	-	--	+	-	-	-	-	--	++	O	+	O	O	+/-	O	+	++	+
CC32/E	CC/120	-	-	+/-	-	-	+/-	+	+	--	++	O	+	O	O	+/-	O	+	++	+
CC33/E	CC/121	-	-	+/-	-	-	+	+	+	--	++	O	+	O	O	+/-	O	+	++	+

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/001 – Vacant site South of Sunbridge Road, bounded by Tetley St and Fulton St	0.5	Vacant, overgrown with some hardstanding	PDL/Brownfield 100%	150 dwellings	Preferred Option: CC1/H
Summary of assessment for CC/001: No significant adverse effects predicted for the site, most likely due to the fact that it is already a PDL site. Minor adverse effects predicted for water resources due to proximity to Bradford Beck and the distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a sandstone and coal MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The majority of the site is in FZ1 and is not at risk of surface water flooding. However, a small section of the south face of the site falls within FZ2.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, but is within 80m of Bradford Beck. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL but does have some areas of grasses and trees. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to further enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is within a historic conservation area and there are multiple listed buildings within 100m of the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ and within 100m of an AQMA. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 550m north east at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Sunbridge Road and Thornton Road.							
		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is 350m west of City Park.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 650m south of the nearest GP surgery, Harley Clinic, putting it outside the target distance. The site is within 1km of a hospital, St Luke's 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, as well as being 350m west of City Park.							
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Green Lane Primary School, is 1km north west of the site. The nearest secondary school, Dixon's City Academy, is 1.5km south of the site. These are both outside of the desired ranges.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/007 – Former Bee Hive Mills, Smith Street	0.76	Vacant, overgrown with some hardstanding	PDL/Brownfield 100%	220 dwellings	Preferred Option: CC2/H

Summary of assessment for CC/007:

No significant adverse effects predicted for the site, most likely due to the fact that it is already a PDL site. Minor adverse effects predicted for water resources due to proximity to Bradford Beck and the distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a sandstone MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The majority of the site is in FZ1 and is not at risk of surface water flooding. However, the north face of the site falls within FZ2.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, but is adjacent to Bradford Beck. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL but does have some areas of grasses and trees. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to further enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are multiple listed buildings within 200m of the site. Short term negative effects would come from the noise generated due to construction; however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ and within 100m of an AQMA. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 800m north east at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Sunbridge Road and Thornton Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 700m of multiple green space options including City Park to the East.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 700m south of the nearest GP surgery, Harley Clinic, putting it outside the target distance. The site is within 1.2km of a hospital, St Luke's Hospital.							
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Green Lane Primary School, is 1km north of the site. The nearest secondary school, Dixon's City Academy, is 1.6km south of the site. These are both outside of the desired ranges.							
		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
18 Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/011 – Globus Textiles, Listerhills Road/Smith Street/Longside Lane	1.32	Vacant, unused buildings and hardstanding	PDL/Brownfield 100%	250 dwellings	Preferred Option: CC3/H
Summary of assessment for CC/011: No significant adverse effects predicted for the site, most likely due to the fact that it is already a PDL site. Minor adverse effects predicted for water resources due to proximity to Bradford Beck and the distance to					

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a sandstone and coal MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The majority of the site is in FZ1 and is not at risk of surface water flooding. Can be considered major beneficial provided the inclusion of GI elements in the development, therefore the certainty is low.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, but is adjacent to Bradford Beck. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL but does have some areas of grasses and trees. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to further enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are multiple listed buildings and a historic conservation area within 200m of the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ and within 200m of an AQMA. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 1km north east at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Listerhills Road and Thornton Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 800m of multiple green space options including City Park to the East.							
		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
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.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 850m south of the nearest GP surgery, Harley Clinic, putting it outside the target distance. The site is within 1.2km of a hospital, St Luke's Hospital.						
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Green Lane Primary School, is 1.2km north of the site. The nearest secondary school, Dixon's City Academy, is 1.6km south of the site. These are both outside of the desired ranges.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/018 – Stott Hill West	0.30	A car park and vacant hardstanding	PDL/Brownfield 100%	30 dwellings	Preferred Option: CC4/H
Summary of assessment for CC/018: No significant adverse effects predicted for the site, most likely due to the fact that it is already a PDL site. Minor adverse effects predicted due to the distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		Site is Brownfield. Site coincides with a sandstone and coal MSA. ALC Grade at the site is 'Urban'.						
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is in FZ1 and is not at risk of surface water flooding. Can be considered major beneficial provided the inclusion of GI elements in the development, therefore the certainty is low.							
5 Water resources		+	P	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and there are no waterbodies within 100m. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL but does have some areas of grasses and trees. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to further enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is located within a historic conservation area and there are multiple listed buildings within 100m. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 350m north west at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those in Bradford Broadway and around Bradford Forster Square Railway Station.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 500m of City Park to the south west.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Site is 750m south east of the nearest GP surgery, Harley Clinic. The site is within 1.2km of a hospital, Leeds Road Community Hospital. There are multiple exercise opportunities within 1.2km including an outdoor open space.						
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Barkerend Primary Leadership Academy, is 850m east of the site, this is outside of the desired range. The nearest secondary school, Carlton Boiling College, is 900m north of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/020 – Cathedral Quarter Phase 2	0.33	A car parks, buildings, some trees and vacant hardstanding	PDL/Brownfield 90%/ 10% greenfield	100 dwellings	Preferred Option: CC5/H
Summary of assessment for CC/020: No significant adverse effects predicted for the site, most likely due to the fact that it is already a PDL site. The only minor adverse effects predicted for air quality (that all sites share). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a coal MSA. ALC Grade at the site is 'Urban'. There may be a loss of some vegetation, but this may also be mitigated through the inclusion of GI in development.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is in FZ1 and is not at risk of surface water flooding. Can be considered major beneficial provided the inclusion of GI elements in the development, therefore the certainty is low. There may be a loss of some vegetation, but this may also be mitigated through the inclusion of GI in development.							
5 Water resources		+	P	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and there are no waterbodies within 100m. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL but does have some areas of grasses and trees. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to further enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is located within 100m of a historic conservation area and there are multiple listed buildings. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 500m west at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those in Bradford Broadway and around Bradford Forster Square Railway Station.							
		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 700m of City Park to the south west.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 450m west of the nearest GP surgery, Hillside Bride Healthcare centre. The site is within 1km west of a hospital, Leeds Road Community Hospital. There are multiple exercise opportunities within 1.2km including an outdoor open space.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Barkerend Primary Leadership Academy, is 700m east of the site. The nearest secondary school, Carlton Boiling College, is 800m north of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/022 – Midland Mills, Valley Road	0.95	Vacant buildings, hardstanding and some vegetation	PDL/Brownfield 80%/ 20% greenfield	200 dwellings	Preferred Option: CC6/H
Summary of assessment for CC/022: Adverse significant effects predicted due to the site's flood risk. Minor adverse effects predicted for water resources due to proximity to a waterbody. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a coal MSA. ALC Grade at the site is 'Urban'. There may be a loss of some vegetation, but this may also be mitigated through the inclusion of GI in development. There may also be scope to re-use some of the current structures on the site. The site is also within 30m of multiple landfill sites and so the land may be contaminated and require remediation.							
4 Climate change resilience		--	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The majority of the site currently falls within FZ2 and FZ3, putting it at a major risk of flooding, it is also at medium SWFR.. There may be a loss of some vegetation, but this may also be mitigated through the inclusion of GI in development.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ. There is a small waterbody within 70m north of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+/-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL but does have some areas of grasses and trees, it is also within 120m of a priority habitat deciduous woodland. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to further enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is located within 50m of a grade II listed building (The Bradford Conditioning House). Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 500m south west at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Valley road and in the multiple retail parks surrounding the area.							
		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Pell Park to the North.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 850m north west of the nearest GP surgery, Hillside Bride Healthcare centre, putting it outside of the desired range. The site is within 1.4km north west of a hospital, Leeds Road Community Hospital. There are multiple exercise opportunities within 1.2km including an outdoor open space.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Barkerend Primary Leadership Academy, is 1km east of the site, putting it outside of the desired range. The nearest secondary school, Carlton Boiling College, is 900m east of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/024 – Former Gas works and Foundry, Thornton Road / Listerhills Road	1.54	Carpark, car wash and vacant warehouses	PDL/Brownfield 100%	400 dwellings	Preferred Option: CC7/H
Summary of assessment for CC/024: Adverse significant effects predicted due to the site's flood risk. Minor adverse effects predicted for water resources due to proximity to Bradford Beck and distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a coal and sandstone MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		--	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The majority of the site is in FZ2 and is at a high risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, but is within 60m of Bradford Beck. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL but does have some areas of grasses and trees. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to further enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are no listed buildings within 200m of the site, however there are multiple listed buildings 300m to the north east and a historic conservation area 50m north east from the site. Short term negative effects on setting would come from the noise generated due to construction; however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ and within 250m of an AQMA. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 1km north east at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Listerhills Road and Thornton Road.							
		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 800m of multiple green space options including City Park to the East.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 600m south of the nearest GP surgery, Bilton Medical Centre. The site is within 1.4km north of a hospital, St Luke's Hospital.						
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Green Lane Primary School, is 850m north of the site. The nearest secondary school, Dixon's City Academy, is 1.8km south of the site. These are both outside of the desired ranges.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/025 – 179 Sunbridge Rd	0.26	Vacant buildings	PDL/Brownfield 100%	47 dwellings	Preferred Option: CC8/H
Summary of assessment for CC/025: No significant adverse effects predicted for the site, most likely due to the fact that it is already a PDL site. Minor adverse effects predicted due to risk of surface water flooding. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a coal and sandstone MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		-	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is in FZ1 and is at a medium risk of surface water flooding.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		++	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		++	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is within a historic conservation zone, there are multiple listed buildings within 200m to the east of the site. Short term negative effects on setting would come from the noise generated due to construction; however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ and within 200m of an AQMA. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 800m north east at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Sunbridge Road and Thornton Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 600m of multiple green space options including City Park to the East.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 600m south east of the nearest GP surgery, Bilton Medical Centre. The site is within 1.3km north of a hospital, St Luke's Hospital.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Green Lane Primary School, is 750m north of the site. The nearest secondary school, Dixon's City Academy, is 1.7km south of the site, this is outside of the desired range.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/026 – Former Tetley Street Shed, Tetley Street	0.24	Car park	PDL/Brownfield 100%	100 dwellings	Preferred Option: CC9/H
Summary of assessment for CC/026: No significant adverse effects predicted for the site, most likely due to the fact that it is already a PDL site. Minor adverse effects predicted due to distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs, public transport and health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a sandstone MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The majority of the site is in FZ1 and is at very low risk of surface water flooding. However, a small section of the south face of the site falls within FZ2.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, and is not within 100m of a waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		++	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		++	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is within a historic conservation area and there are multiple listed buildings within 100m west of the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ and within 100m of an AQMA. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 500m north east at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Sunbridge Road and Thornton Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is 350m north west of City Park.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 900m south east of the nearest GP surgery, Bilton Medical Centre, putting it outside the target distance. The site is within 1.2km of a hospital, St Luke's 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, as well as being 350m west of City Park.							
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Green Lane Primary School, is 1km north west of the site. The nearest secondary school, Dixon's City Academy, is 1.5km south of the site. These are both outside of the desired ranges.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/027 – Land and buildings south of Sunbridge Road	0.58	Vacant buildings	PDL/Brownfield 100%	75 dwellings	Preferred Option: CC10/H
Summary of assessment for CC/027: Significant adverse effects predicted for the site due to being partially within an AQMA. Minor adverse effects predicted due to proximity to Bradford Beck and distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs, public transport and health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a sandstone MSA. ALC Grade at the site is 'Urban'. There is likely scope to re-use many of the buildings currently on-site as part of the development, although this is somewhat dependent on implementation.							
4 Climate change resilience		++	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is in FZ1 and is at very low risk of surface water flooding. Major beneficial with the inclusion of GI in development.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, but is within 100m of Bradford Beck to the south of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		++	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		++	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is within a historic conservation area and there are multiple listed buildings within 50m around the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ and is adjacent to and encroaches slightly on an AQMA. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 700m north east at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Sunbridge Road and Thornton Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is 400m north west of City Park.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 900m south east of the nearest GP surgery, Bilton Medical Centre, putting it outside the target distance. The site is within 1.2km of a hospital, St Luke's 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, as well as being 400m west of City Park.							
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Green Lane Primary School, is 1km north west of the site. The nearest secondary school, Dixon's City Academy, is 1.5km south of the site. These are both outside of the desired ranges.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/037 – Wigan Street Car Park	0.62	Car Park, some vegetation	PDL/Brownfield 90%/ Greenfield 10%	120 dwellings	Preferred Option: CC11/H
Summary of assessment for CC/037: No significant adverse effects predicted for the site, most likely due to the fact that it is already a PDL site. Minor adverse effects predicted due to air quality (but this is shared by every site). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs, public transport and health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a sandstone MSA. ALC Grade at the site is 'Urban'. Potential loss of vegetation, but potential remediation through inclusion of GI elements in development.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is in FZ1 and is at very low risk of surface water flooding. Potential for loss and gain of GI elements.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ. No waterbodies within 100m site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL, but with some vegetation. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to further enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is adjacent to a historic conservation area and there are multiple listed buildings within 150m around the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 700m east at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Sunbridge Road, Westgate and Drewton Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is 600m north west of City Park.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 600m south east of the nearest GP surgery, Bilton Medical Centre. The site is within 1.4km of a hospital, St Luke's 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, as well as being 600m west of City Park.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Green Lane Primary School, is 750m north of the site. The nearest secondary school, Dixon's City Academy, is 1.8km south of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/038 – Car Park, Simes Street & Oastler Centre, John Street	2.81	Car Parks, Oastler Shopping centre and a sports centre, there is currently some vegetation around the site as well	PDL/Brownfield 100%	200 dwellings	CC12/H
Summary of assessment for CC/038: Significant adverse effects predicted for the site due to the loss of the Oastler shopping centre and associated shops including an indoor activity centre, creating a net loss of amenity and leisure services. Minor adverse effects predicted due to distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs, public transport and health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a coal and a sandstone MSA. ALC Grade at the site is 'Urban'. Potential loss of vegetation, but potential remediation through inclusion of GI elements in development.							
4 Climate change resilience		++	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is in FZ1 and is at low risk of surface water flooding. Potential for gain of GI elements, but this is somewhat dependent on implementation.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ. No waterbodies within 100m site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL, but with some vegetation. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to further enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is adjacent to and encroaching on a historic conservation area and there are multiple listed buildings within 150m around the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 500m east at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		--	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Whilst residents would have access to services at the Broadway Bradford and the Forster Square retail Park, east of the site, the development would result in the loss of Oastler shopping centre and multiple shops within it						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		--	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Whilst residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, the development would result in the loss of Monster Adventure (indoor activities), the bazaar (a market for Asian style clothing) and an Islam educational supply shop.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at this location, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 900m south east of the nearest GP surgery, Bilton Medical Centre. The site is within 1.6km of a hospital, St Luke's Hospital to the south. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, however development would also cause the loss of Monster Adventure, an opportunity for indoor exercise.						
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Green Lane Primary School, is 850m north of the site, which is outside the desired range. The nearest secondary school, Carlton Boiling College, is 1.4km north east of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/039 – George Street	1.02	Car Park	PDL/Brownfield 100%	200 dwellings	CC13/H
Summary of assessment for CC/039: Adverse significant effects predicted due to the site's flood risk. Minor adverse effects predicted due to air quality (this is shared by all sites)The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a coal MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		--	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The majority of the site is within FZ2 and FZ3 and is at a high risk of surface water flooding.							
5 Water resources		+	P	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and there are no waterbodies within 100m. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL but does have some areas of grasses and trees. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to further enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is located within 100m of two historic conservation areas and there are multiple listed buildings within 100m north of the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 400m south west at Bradford Interchange Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those in Bradford Broadway and around Bradford Interchange Railway Station.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 600m of City Park to the west.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 800m south west of the nearest GP surgery, Hillside Bridge Healthcare Centre. The site is within 1km of a hospital, Leeds Road Community Hospital. There are multiple exercise opportunities within 1.2km including an outdoor open space.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Rainbow Primary School, is 600m south west of the site. The nearest secondary school, Carlton Boiling College, is 1.1km north of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/042 – Thornton Road/Water Lane	0.22	Vacant lot and hardstanding	PDL/Brownfield 100%	50 dwellings	Preferred Option: CC14/H
Summary of assessment for CC/042: Adverse significant effects predicted due to the site's flood risk (particularly surface water flooding). Minor adverse effects predicted due to air quality (this is shared by all sites). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a coal and sandstone MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		--	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The majority of the site is in FZ1, but the south west face is in FZ2 and is at a high risk of surface water flooding.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		++	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		++	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is adjacent to a historic conservation zone, the nearest listed building is 250m north of the site. Short term negative effects on setting would come from the noise generated due to construction; however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ and within 300m of an AQMA. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 850m north east at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Sunbridge Road and Thornton Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 600m of multiple green space options including Infirmary fields to the north.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 550m south east of the nearest GP surgery, Bilton Medical Centre. The site is within 1.3km north of a hospital, St Luke's Hospital.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Green Lane Primary School, is 750m north of the site. The nearest secondary school, Dixon's City Academy, is 1.8km south of the site, this is outside of the desired range.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/044 – Former Royal Mail Sorting Office	1.73	Empty Lot, hardstanding	PDL/Brownfield 100%	150 dwellings	Preferred Option: CC15/H
Summary of assessment for CC/044: Adverse significant effects predicted due to the site's flood risk. Minor adverse effects predicted due to air quality (this is shared by all sites). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a sandstone MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		--	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The majority of the site is within FZ2 or FZ3 and is at High risk of surface water flooding.							
5 Water resources		+	P	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and there are no waterbodies within 100m. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		++	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		++	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is located adjacent to and partially within a historic conservation area and there are multiple listed buildings within 100m around the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 275m north west at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those in Bradford Broadway and around Bradford Forster Square Railway Station.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 500m of City Park to the south west.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 800m west of the nearest GP surgery, Hillside Bridge Healthcare centre. The site is within 1.3km of a hospital, Leeds Road Community Hospital. There are multiple exercise opportunities within 1.2km including outdoor open space.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Barkerend Primary Leadership Academy, is 1km east of the site, this is outside of the desired range. The nearest secondary school, Carlton Boiling College, is 1km north east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/045 – Area west of Valley Road	1.67	Multiple car parks and hardstanding	PDL/Brownfield 100%	600 dwellings	Preferred Option: CC16/H
Summary of assessment for CC/045: Adverse significant effects predicted due to the site's flood risk. Minor adverse effects predicted due to air quality (this is shared by all sites). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health facilities. This site has potential for major positive effects for housing due to the vast amount of potential dwellings.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a coal and sandstone MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		--	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Almost the entirety of the site is within FZ2 or FZ3 and is at high risk of surface water flooding.							
5 Water resources		+	P	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and there are no waterbodies within 100m. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		++	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		++	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is located within 100m of a historic conservation area and there are multiple listed buildings within 100m around the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 350m south west at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		++	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a major positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those in the multiple retail parks adjacent to the site, Bradford Broadway and Bradford Forster Square Railway Station.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 600m of City Park to the south west.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 800m west of the nearest GP surgery, Hillside Bridge Healthcare centre. The site is within 1.4km of a hospital, Leeds Road Community Hospital. There are multiple exercise opportunities within 1.2km including outdoor open space.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Barkerend Primary Leadership Academy, is 1km east of the site, this is outside of the desired range. The nearest secondary school, Carlton Boiling College, is 900m north east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/047 - Former Yorkshire Building Society HQ, High Point, New John Street	0.12	Hardstanding, Building	PDL	80 dwellings	Preferred Option: CC17/H

Summary of assessment for CC/047:

Major positive effects have been identified in relation to the land and buildings SA Objective largely due to the site being on brownfield land and on ALC Grade Urban land.

Major adverse effects predicted is predicted in relation to the air quality SA Objective as the site is located within the proposed CAZ.

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

Minor adverse effects predicted due to flood risk. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational facilities.

A significant positive effect has been identified in relation to the health SA Objective due to the proximity of healthcare facilities and services.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a coal and sandstone MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is in FZ1. There is a low risk of surface water flooding at the site.							
5 Water resources		+	P	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and there are no waterbodies within 100m. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	The site is PDL comprising hardstanding and a building. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to further enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to enhance the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The Goitside Conservation Area is approximately 15m from the site's south east, south west and north west boundaries. The nearest listed building is approximately 100m south west of the site, however intervening built form will mitigate any impact on the setting of this asset. Short term negative effects would come from the noise generated due to construction, however it is expected that the development could enhance the visual setting of this site through careful design (in line with Local Plan policies) and so would be a long term positive effect.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within the proposed CAZ and therefore could make achieving air quality improvement targets more difficult. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 380m north east at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Residents at the site would have good access to key services and amenities including those in Bradford Broadway and around Bradford Forster Square Railway Station.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 300m of Peel Park to the north.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Bevan House Primary Care Centre is approximately 220m from the site. The site is within 1.6km of a hospital, Leeds Road Community Hospital. There are several exercise opportunities within 1.2km including outdoor open space.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Green Lane primary school, is 800m north west of the site. The nearest secondary schools, Carlton Boiling College and Feversham College, both within 1.3km of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/068A/D/E – Canal Road	0.22	Empty Lot and buildings	PDL/Brownfield 100%	154 dwellings	Preferred Option: CC18/H
Summary of assessment for CC/068A/D/E: Adverse significant effects predicted due to the site's flood risk (particularly surface water flooding). Minor adverse effects predicted due to air quality (this is shared by all sites). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a sandstone MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		--	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The majority of the site is within FZ1 with the west face of the site encroaching on FZ2 and is adjacent to FZ3. There is a high risk of surface water flooding.							
5 Water resources		+	P	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and there are no waterbodies within 100m. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		++	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		++	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is located within a historic conservation area and there are multiple listed buildings within 100m around the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 350m west at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those in Bradford Broadway and around Bradford Forster Square Railway Station.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 500m of Peel Park to the north.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 600m west of the nearest GP surgery, Hillside Bridge Healthcare centre. The site is within 1.1km of a hospital, Leeds Road Community Hospital. There are multiple exercise opportunities within 1.2km including outdoor open space.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Barkerend Primary Leadership Academy, is 800m east of the site. The nearest secondary school, Carlton Boiling College, is 850m north east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
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Sites assessments – North Bradford Urban Area

CC/068G (CC19/H) – 16-18 Mill Street	0.05	Hardstanding and buildings	PDL	60 dwellings	Preferred Option: CC19/H
<p>Summary of assessment for CC/068G: Major positive effects have been identified in relation to the land and buildings SA Objective largely due to the site being on brownfield land and on ALC Grade Urban land. Major adverse effects predicted due to flood risk as the site is located in FZ3a and there is a medium-high risk of surface water flooding. Major adverse effects predicted is predicted in relation to the air quality SA Objective as the site is located within the proposed CAZ. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational facilities.</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a coal and sandstone MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is in FZ3a. There is a medium-high risk of surface water flooding at the site.							
5 Water resources		+	P	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and there are no waterbodies within 100m. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL, but with some vegetation that would likely be removed. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to further enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to enhance the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is located within a Conservation Area and there are three listed buildings within 30-50m of the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development could enhance the visual setting of this site through careful design (in line with Local Plan policies) and so would be a long term positive effect.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within the proposed CAZ and therefore could make achieving air quality improvement targets more difficult. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 170m of multiple bus stops with frequent services. The nearest railway station is 200m north west at Bradford Forster Square Railway Station. The site has good access for pedestrians and cyclists.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those in Bradford Broadway and around Bradford Forster Square Railway Station.							
		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 300m of Peel Park to the north.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 600m west of the nearest GP surgery. The site is within 1.1km of a hospital, Leeds Road Community Hospital. There are several exercise opportunities within 1.2km including outdoor open space.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Spring Gardens primary school, is 620m north west of the site. The nearest secondary school, Carlton Boiling College, is 770m north east of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/073 – Yorkshire Stone Yard and Mill, Thornton Road/Lower Grattan Road	0.22	Empty Lot and Vacant buildings	PDL/Brownfield 100%	80 dwellings	Preferred Option: CC20/H
Summary of assessment for CC/073: Adverse significant effects predicted due to the site being partially within an AQMA. Minor adverse effects predicted for water resources due to proximity to Bradford Beck, flood risk and distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a coal and sandstone MSA. ALC Grade at the site is 'Urban'. There is likely scope to re-use many of the buildings currently on-site as part of the development, although this is somewhat dependent on implementation.							
4 Climate change resilience		-	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The majority of the site is in FZ2 and is at medium risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, but is within 100m of Bradford Beck to the south of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		++	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		++	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is within a historic conservation area and there are multiple listed buildings within 100m north east of the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ and is adjacent to and encroaches slightly on an AQMA. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 700m north east at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Sunbridge Road and Thornton Road.							
		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is 450m north west of City Park.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 800m south east of the nearest GP surgery, Bilton Medical Centre. The site is within 1.1km of a hospital, St Luke's 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, as well as being 400m west of City Park.						
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Green Lane Primary School, is 950m north west of the site. The nearest secondary school, Dixon's City Academy, is 1.5km south of the site. These are both outside of the desired ranges.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
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Sites assessments – North Bradford Urban Area

CC/076 – Burnett Street Car Park	0.31	Car Park	PDL/Brownfield 100%	50 dwellings	Preferred Option: CC21/H
Summary of assessment for CC/076: Adverse significant effects predicted due to the site being partially within an AQMA. No minor adverse effects predicted. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a coal MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		++	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is in FZ1 and is at very low risk of surface water flooding. This can be considered major beneficial with the inclusion of GI elements, although this is somewhat dependent on implementation.							
5 Water resources		+	P	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and there are no waterbodies within 100m. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		++	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		++	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is located within a historic conservation areas and there are multiple listed buildings within 100m around the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ and is adjacent to and encroaches slightly on an AQMA. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 600m north west at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those in Bradford Broadway and around Bradford Forster Square Railway Station.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure							Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 600m of Peel Park to the north.	
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
							The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.	
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
							Site is 500m south west of the nearest GP surgery, Hillside Bridge Healthcare Centre. The site is within 900m of a hospital, Leeds Road Community Hospital. There are multiple exercise opportunities within 1.2km including an outdoor open space.	
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
							The nearest primary school, Barkerend Primary Leadership Academy, is 600m north east of the site. The nearest secondary school, Carlton Boiling College, is 900m north of the site.	
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
							Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.	
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
							The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
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Sites assessments – North Bradford Urban Area

CC/078 – East Parade Car Park	0.14	Car Park	PDL/Brownfield 100%	50 dwellings	Preferred Option: CC22/H
Summary of assessment for CC/078: No adverse significant effects predicted. Minor adverse effects predicted for air quality (this is shared by all sites). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a coal MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		++	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is in FZ1 and is at a low risk of surface water flooding. This can be considered major beneficial with the inclusion of GI elements, although this is somewhat dependent on implementation.							
5 Water resources		+	P	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and there are no waterbodies within 100m. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		++	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		++	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is located within a historic conservation areas and there are multiple listed buildings within 100m around the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 500m south west at Bradford Interchange Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those in Bradford Broadway and around Bradford Interchange Railway Station.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure							Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 600m of City Park to the west.	
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
							The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.	
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
							Site is 650m south west of the nearest GP surgery, Hillside Bridge Healthcare Centre. The site is within 900m of a hospital, Leeds Road Community Hospital. There are multiple exercise opportunities within 1.2km including an outdoor open space.	
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
							The nearest primary school, Barkerend Primary Leadership Academy, is 800m north east of the site. The nearest secondary school, Carlton Boiling College, is 1.1km north of the site.	
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
							Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.	
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
							The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
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Sites assessments – North Bradford Urban Area

CC/095 – Land West of Wharf Street	0.49	Car Park and hardstanding with some vegetation	PDL/Brownfield 100%	50 dwellings	Preferred Option: CC23/H
Summary of assessment for CC/095: No adverse significant effects predicted. Minor adverse effects predicted due to flood risk. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a coal and sandstone MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The majority of the site is within FZ1 with the south west tip of the site encroaching very slightly on FZ2 and is adjacent to FZ3. There is a very low risk of surface water flooding.							
5 Water resources		+	P	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and there are no waterbodies within 100m. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL, but with some vegetation that would likely be removed. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to further enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, but with some vegetation that would likely be removed, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is located within 100m of a historic conservation area and there are multiple listed buildings within 100m south of the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 350m west at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those in Bradford Broadway and around Bradford Forster Square Railway Station.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 300m of Peel Park to the north.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 600m west of the nearest GP surgery, Hillside Bridge Healthcare centre. The site is within 1.1km of a hospital, Leeds Road Community Hospital. There are multiple exercise opportunities within 1.2km including outdoor open space.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Barkerend Primary Leadership Academy, is 800m east of the site. The nearest secondary school, Carlton Boiling College, is 800m north east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
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Sites assessments – North Bradford Urban Area

CC/096 – Cathedral Quarter Phase 1	0.7	Car Park and hardstanding with some vegetation	PDL/Brownfield 100%	90 dwellings	Preferred Option: CC24/H
Summary of assessment for CC/096: No adverse significant effects predicted. Minor adverse effects predicted for air quality (this is shared by all sites). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a coal and sandstone MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is on FZ1. There is a very low risk of surface water flooding.							
5 Water resources		+	P	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and there are no waterbodies within 100m. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL, but with some vegetation that would likely be removed. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to further enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, but with some vegetation that would likely be removed, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is located within 100m of a historic conservation area and there are multiple listed buildings within 100m around the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 400m west at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those in Bradford Broadway and around Bradford Forster Square Railway Station.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 500m of Peel Park to the north.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 550m west of the nearest GP surgery, Hillside Bridge Healthcare centre. The site is within 1.1km of a hospital, Leeds Road Community Hospital. There are multiple exercise opportunities within 1.2km including outdoor open space.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Barkerend Primary Leadership Academy, is 700m east of the site. The nearest secondary school, Carlton Boiling College, is 750m north east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
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Sites assessments – North Bradford Urban Area

CC/097 – Vacant plot bounded by Church Bank, Peckover Street and Currer Street	0.08	Car Park	PDL/Brownfield 100%	20 dwellings	Preferred Option: CC25/H
Summary of assessment for CC/097: No adverse significant effects predicted. Minor adverse effects predicted due to flood risk. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a coal MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is on FZ1. There is a medium risk of surface water flooding.							
5 Water resources		+	P	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and there are no waterbodies within 100m. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		++	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		++	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is located within a historic conservation area and there are multiple listed buildings within 100m around the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 500m north west at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those in Bradford Broadway and around Bradford Forster Square Railway Station.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 500m of City Park to the south west.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 550m south west of the nearest GP surgery, Hillside Bridge Healthcare centre. The site is within 1km of a hospital, Leeds Road Community Hospital. There are multiple exercise opportunities within 1.2km including outdoor open space.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Barkerend Primary Leadership Academy, is 700m north east of the site. The nearest secondary school, Carlton Boiling College, is 900m north east of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
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Sites assessments – North Bradford Urban Area

CC/099 – Gate Haus 2	0.14	A Car Park and a 2 -level car park structure	PDL/Brownfield 100%	20 dwellings	Preferred Option: CC26/H
Summary of assessment for CC/099: No adverse significant effects predicted. Minor adverse effects predicted for air quality (this is shared by all sites). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a coal MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is on FZ1. There is a low risk of surface water flooding.							
5 Water resources		+	P	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and there are no waterbodies within 100m. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		++	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		++	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is located within 100m of a historic conservation area and there are multiple listed buildings within 100m around the site, particularly to the north and west. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 500m south west at Bradford Interchange Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those in Bradford Broadway and around Bradford Interchange Railway Station.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 550m of City Park to the south west.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 650m south west of the nearest GP surgery, Hillside Bridge Healthcare centre. The site is within 900m of a hospital, Leeds Road Community Hospital. There are multiple exercise opportunities within 1.2km including outdoor open space.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Barkerend Primary Leadership Academy, is 750m north east of the site. The nearest secondary school, Carlton Boiling College, is 1km north of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
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CC/100 – Stone Street Car Park	0.10	A Car Park and hardstanding	PDL/Brownfield 100%	20 dwellings	Preferred Option: CC27/H
Summary of assessment for CC/100: No adverse significant effects predicted. Minor adverse effects predicted for air quality (this is shared by all sites). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a sandstone MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is on FZ1. There is a very low risk of surface water flooding.							
5 Water resources		+	P	LT	IR	L	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and there are no waterbodies within 100m. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		++	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		++	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is located within a historic conservation area and there are multiple listed buildings within 100m around the site, particularly to the east and south. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 150m east at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those in Bradford Broadway and around Bradford Forster Square Railway Station.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is within 500m of City Park to the south.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 800m south east of the nearest GP surgery, Harley Clinic. The site is within 1.5km of a hospital, Leeds Road Community Hospital. There are multiple exercise opportunities within 1.2km including outdoor open space.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Green Lane Primary School, is 900m north west of the site, this is outside of the desired range. The nearest secondary school, Carlton Boiling College, is 1.2km north of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/113 – Land and buildings east of Grattan Road	0.2	Empty Lot and Vacant buildings	PDL/Brownfield 100%	80 dwellings	Preferred Option: CC28/H
Summary of assessment for CC/113: No adverse significant effects predicted. Minor adverse effects predicted for water resources due to proximity to Bradford Beck, flood risk and distance to educational facilities. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a coal and sandstone MSA. ALC Grade at the site is 'Urban'. There is likely scope to re-use many of the buildings currently on-site as part of the development, although this is somewhat dependent on implementation.							
4 Climate change resilience		-	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Some of the site is in FZ2 at the south face and is at medium risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, but is within 100m of Bradford Beck to the south of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		++	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		++	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is within a historic conservation area and there are multiple listed buildings within 150m north east of the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ and is within 100m of an AQMA. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 750m north east at Bradford Forster Square Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Sunbridge Road and Thornton Road.							
		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is 500m north west of City Park and 400m south of Infirmary Fields.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 700m south east of the nearest GP surgery, Bilton Medical Centre. The site is within 1.2km of a hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Green Lane Primary School, is 850m north west of the site. The nearest secondary school, Dixon's City Academy, is 1.6km south of the site. These are both outside of the desired ranges.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/114 – Buildings at Bradford College, Great Horton Road	0.58	Bradford College Buildings	PDL/Brownfield 100%	190 dwellings	Preferred Option: CC29/H
Summary of assessment for CC/114: No adverse significant effects predicted. Minor adverse effects predicted for air quality (this is shared by all sites). The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and public transport, with particularly good access to educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		++	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Brownfield. Site coincides with a sandstone MSA. ALC Grade at the site is 'Urban'. There is likely scope to re-use many of the buildings currently on-site as part of the development, although this is somewhat dependent on implementation.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		++	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL. It is considered to be likely that new development here, which would incorporate GI elements, would be an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		++	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. As it is a PDL site, new development may be an opportunity to better ensure the site has a positive influence on the local townscape, by incorporating GI elements and high quality design (as required by various Local Plan policies), although this is somewhat dependent on implementation.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is within 50m of a historic conservation area and there are multiple listed buildings within 100m south east of the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within a CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The nearest railway station is 950m east at Bradford Interchange Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Great Horton Road.							
		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces. The site is 500m north west of City Park and 400m south of Infirmary Fields.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 1km south east of the nearest GP surgery, Bilton Medical Centre. The site is within 950m of a hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, All Saints Church of England Primary School, is 750m south of the site. The nearest secondary school, Dixon's City Academy, is 1.2km south of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford City Centre, and access to further afield opportunities through multiple railway stations nearby.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/116 [SE/042] – 496 Leeds Road	0.78	PDL plot with large existing building	Brownfield	32 dwellings	Preferred Option: CC30/H

Summary of assessment for SE/042:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult.

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

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

The only other adverse effect predicted for the site is minor, and related to an increase in water consumption, which has been predicted at nearly all sites.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is PDL. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of the land resource subject to the potential effects on the MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing a large building. It is considered likely that the site is of limited biodiversity value in its current condition. New development here would be unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is PDL and contains existing buildings that appear to be in commercial use. There may therefore be limited scope for new development to adversely alter the local character. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is entirely situated within a CAZ. New development at this location could make achieving air quality improvement targets increasingly difficult due to the pollution associated with the construction and occupation of new homes.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 160m of multiple bus stops with frequent services. The nearest railway station is 875m west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The site is surrounded by key services and amenities, notably in both directions along adjacent Leeds Road.						
13 Social cohesion		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Being in a central location in Bradford, residents at the site would have excellent access to a diverse range of culture and leisure opportunities including pubs, cinemas, and places of worship. Broadway Centre is Bradford Ice Arena are in close proximity to the site.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be within 800m of the nearest medical centre, Hillside Bridge Health Centre. The site is 1.8km north-east of St Luke's General Hospital. Residents would have adequate access to green space, including Bradford Moor Park, providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Feversham Primary Academy, is 565m north-east of the site. The nearest secondary school, Carlton Bolling College, is 1.2km north of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Bowling Employment Zone which adjacent to the site.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/119 – Prince's Way	0.41	Vegetated and area of hardstanding used for recreation.	Greenfield 50% Hardstanding 50%	Employment land	Preferred Option: CC32/E

Summary of assessment for CC/119:

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 significant boost to the local economy. A major positive or minor positive (due to development size) score has therefore been predicted for the employment and the economy SA Objectives.

Although the site would be adjacent to other commercial premises, which are located to the south of the site, a major negative effect is anticipated on the land and buildings SA Objective. This is because the site is a partially a greenfield site.

The site benefits from good accessibility via public transport.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3f
	Site is 50% greenfield and 50% hardstanding. ALC Grade at the site is 'Urban'. The site coincides with Coal and sandstone MSA's.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and part of the site is at a low risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A surface waterbody, namely Mirror Pool within City Park, is 30m north east of the site. Site does not coincide with a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	The site is partially greenfield and comprises vegetation and may therefore have some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	The site is not located within or in close proximity to any designated landscapes, such as the Nidderdale AONB and the Yorkshire Dales National Park. The site is not located in Green Belt land. Commercial premises are located to the south of the site. Development of this site is likely to have a minor effect on the local landscape and townscape associated with the loss of greenfield land.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The nearest listed building is the Grade II listed 'Bradford Town Hall', 130m east of the site. The site is located within the Bradford City Centre Conservation Area. Development at this greenfield site could potentially result in a minor adverse effect on the setting of these sensitive heritage assets.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA. The site is within a CAZ and development may increase vehicular movements within the 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 potential transport movements and pollution associated with this.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	The site is within 400m of several bus stops. The nearest railway station is Bradford Interchange, 300m north east of the site. The site is accessible for pedestrians and cyclists due to its city centre location.							
11 Housing		O	n/a	n/a	n/a	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site is allocated for employment and therefore will not provide a contribution towards Bradford's housing needs.							
		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services							The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.	
13 Social cohesion		○	n/a	n/a	n/a	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
14 Culture & leisure		○	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
16 Health		○	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/120 – Jacobs Well	1.18	Jacobs Well Car Park, with existing buildings and vegetation within site boundary.	Brownfield	Employment land	Preferred Option: CC32/E

Summary of assessment for CC/120:

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 significant boost to the local economy. A major positive or minor positive (due to development size) score has therefore been predicted for the employment and the economy SA Objectives.

The site benefits from good accessibility via public transport, and a major positive score has been predicted for this SA Objective.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3f
	Site is PDL. Buildings within the site may present opportunities for reusing structures or construction materials. Site coincides with a coal MSA. Site would be an efficient use of the land resource, subject to the potential effects on the MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The majority of the site is in FZ1 but the southern extent lies within FZ2. Part of the site is at a low risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and not within 100m of a surface waterbody. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+/-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Whilst the majority of the site is brownfield, there are areas of vegetation within the site boundaries. These areas may therefore have some biodiversity value in its current condition. However, as the current use is as a car park this would still be an opportunity to enhance the biodiversity on site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							
8 Cultural heritage		+	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development would not have a discernible impact on Listed Buildings or Scheduled Monuments. The site is located 150m south of the Bradford City Centre Conservation Area. The setting of this heritage asset would be likely to be slightly improved as the visual amenity of the site is improved through new development on this primarily brownfield site.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA. The site is within a CAZ and development may increase vehicular movements within the 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 potential transport movements and pollution associated with this.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	The site is within 400m of several bus stops. The nearest railway station is Bradford Interchange, 300m east of the site. The site is accessible for pedestrians and cyclists due to its city centre location.							
11 Housing		O	n/a	n/a	n/a	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site is allocated for employment and therefore will not provide a contribution towards Bradford's housing needs.							
		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services							The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.	
13 Social cohesion		○	n/a	n/a	n/a	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
14 Culture & leisure		○	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
16 Health		○	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b

Sites assessments – North Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CC/121 – Exchange Court/ Vicar Lane	0.86	Multistorey car park	100% Brownfield	Employment land	Preferred Option: CC33/E

Summary of assessment for CC/121:

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 significant boost to the local economy. A major positive or minor positive (due to development size) score has therefore been predicted for the employment and the economy SA Objectives.

The site benefits from excellent accessibility via public transport, and a major positive score has been predicted for this SA Objective.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	HO5, HO6, HO7, TR2	3a – 3f
	Site is PDL. Existing structures within the site may present opportunities for reusing construction materials. Site coincides with a coal MSA. Site would be an efficient use of the land resource, subject to the potential effects on the MSA. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The majority of the site is in FZ1 but. 40% of the site is at low risk of surface water flooding and there are small extents which are at medium and high risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and not within 100m of a surface waterbody. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	The site is brownfield and as the current use is as a car park, this would still be an opportunity to enhance the biodiversity on site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							
8 Cultural heritage		+	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development would not have a discernible impact on Scheduled Monuments. There are three Listed Buildings within 120m of the site, the closest being Grade II Listed Building 'The Victoria Hotel'. The site is directly adjacent to Bradford City Centre Conservation Area, with an area at the north of the site within the Conservation Area itself. The setting of this heritage asset would be likely to be slightly improved as the visual amenity of the site is improved through new development on this brownfield site.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA. The site is within a CAZ and development may increase vehicular movements within the 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 potential transport movements and pollution associated with this.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	This site has excellent transport links. The site is within 400m of several bus stops. The nearest railway station is Bradford Interchange, immediately adjacent to the site south western perimeter. The site is accessible for pedestrians and cyclists due to its city centre location.							
11 Housing		O	n/a	n/a	n/a	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site is allocated for employment and therefore will not provide a contribution towards Bradford's housing needs.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.							
		O	n/a	n/a	n/a	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

Sites assessments – North Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
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 & leisure		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		O	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site would provide new employment land that offers skills learning opportunities for local people and employees.							
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The proposed development would provide new employment opportunities in Bradford.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The proposed development would deliver new employment space that would contribute towards the long term success and help to significantly boost the vitality of Bradford's economy.							