Pennine Towns and Villages

Sites Assessments

Contents

ennine Towns and Villages	<i>*</i>
Sites Assessments	
Thornton	
TH/002A- Hill Top Road (2) (masterplan)	
TH/003 – Thornton Road (1)	
TH/006 – Thornton Road (2)	
TH/009 – Hill Top Road (1)	1
TH/010 – Hill Top Road (3)	1
TH/012 – Dole and Prospect Mills	1
TH/018 – Old Road	1
TH/022 – North Cliffe Lane	1
TH/027 – Thornton Rd west	2
TH/029 – Hill Top Road / Close Head Drive	2
TH/033A – Hill Top Road, near Ring O' Bells	2
TH/033B – South of Hill Top Road and East of Close Head Lane	2
TH/007- Green Lane	2
TH/008- Old Road, School Green	3
TH/013 – Spring Holes Lane	3
TH/014 – Back Lane	3
TH/023– Land south of Dole and Prospect Mills	4
TH/002B – Close Head Lane	4
TH/016 – Sapgate Lane/ Northcliffe Lane	4
Nilsden	4
WI/002 – Crooke Lane	4
WI/005B - Crack Lane	5
WI/013 – Moorside Farm	5
WI/001 – Bents Lane	5
WI/010 – Haworth Road	5
WI/006 - Crack Lane	5
Dakworth	6
OA/002 – Pasture Avenue	6
OA/007A – Keighley Road / Sykes Lane (1)	6
OA/018 – Dockroyd Lane (2)	6
Oxenhope	6
OX/003 – Crossfield Road	
OX/014 – Cross Lane Oxenhope	7
OX/008 – Marsh Top Farm, Moorhouse Lane	
Queensbury	

QB/001 – Albert Road / Denholme Road	76
QB/002 – Albert Road	78
QB/004 – Blackdyke Mills	80
QB/007 – Brighouse Road	82
QB/010 – Jackson Hill Lane / Brighouse Road	84
QB/011A – Station Road West / Sharket Head Close	86
QB/014A – Old Guy Road / Fleet Lane (1)	88
QB/035 – Long Lane (1)	90
QB/036 – Long Lane (2)	92
QB/031 – Former Reservoir, Mountain	94
QB/033 – Land south of Thornton Road, east of Harp Lane	96
QB/008 – Deanstone Lane	98
EM/94 – School Cote Brow/Brow Lane	100
Cullingworth	102
CU/001 – Halifax Road	103
CU/004 – Cullingworth Mill	105
CU/013 - Cullingworth Road / Doll Lane	107
CU/003 – Haworth Road	109
CU/015 – Keighley Road	111
Denholme	113
DH/016 - Station Road	114
DH/007 – Hill Top Farm	116
DH/006 – Long Causeway	118
Haworth	120
HA/001 – Worstead Road, Cross Roads	121
HA/003 – Lees Lane, Crossroads	123
HA/004 – Lees Lane, Crossroads	125
HA/005 – Ebor Mills, Ebor Lane	127
HA/008 – Ashlar Close	129
HA/010 – Ivy Bank Close	131
HA/014 – Weavers Mill	133
HA/019 – Hebden Road	135
HA/022 – West Lane	138
HA/026 – Land off Nares Street and Albion Street	140
HA/030 – Dimples Lane	142
Harden	144
HR/004 – Chelston House	145
HR/005 – South Walk	147
HR/006 – Long Lane	149
HR/012 – Long Lane	151

Thornton

- 1.1.1 Eleven potential housing sites have been identified within Thornton that are preferred options.
- 1.1.2 All but two sites (TH/012, and TH/018) have scored major negative with regards to SA Objective 3 Land and buildings, this is due to a loss of greenfield land.
- 1.1.3 All sites scored major negative in relation to the biodiversity and geodiversity SA Objective. This is because 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. Likely significant effects have been triggered largely due to potential recreation impacts.
- 1.1.4 Significant beneficial effects have been identified in relation to SA Objective 16 health for sites TH/006, TH/012, TH/018, and in relation to SA Objective 17 education for site TH/012. This is largely related to the level of access to healthcare and education facilities and opportunities for outdoor exercise.
- 1.1.5 In relation to education, the following sites were assigned negative scores (minor), TH/002A, TH/009, TH/027, TH/029 and TH/033B.
- 1.1.6 Sites TH/010 and TH/012, are the only sites that scores positively (minor) in relation to accessible services, SA Objective 12. Site TH/003 was predicted to have both positive and negative effects due to the size of the development. All other sites scored negatively (minor).
- 1.1.7 All sites score positively (minor) in relation to climate change resilience (SA Objective 4) apart from sites TH/012 and TH/027. This is due to potential flood risk which could be addressed through measures such as Sustainable Drainage Systems and by exploring alternative site layouts to avoid the highest risk areas.
- 1.1.8 All sites (with the exception of TH/012 and TH/018) have significant adverse effects on SA Objective 3 due to the loss of greenfield land.
- 1.1.9 There are a further six potential housing sites that are alternative site options (TH/002B, TH/007, TH/008, TH/013, TH/014 and TH/023) and one site which has been discounted (TH/016).

Summary table of effect scores predicted for housing site options in Thornton:

РО	Site		SA Objective																	
Ref	Ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
TH1/HC	TH/002A	-	-		+	-		-	0	-	+/-	+	-	+	+	+/-	+	-	+/-	+
TH2/H	TH/003	-	-		+	-		-	-	-	+	+	+/-	+	+	+/-	+	+	+/-	+
TH3/H	TH/006	-	-		+	-		-	-	-	+	+	-	+	+	+/-	++	+	+/-	+
TH4/H	TH/009	-	-		+	-		-	-	-	+	+	-	+	+	+/-	+	-	+/-	+
TH5/H	TH/010	-	-		+	-		-	-	-	+	+	+	+	+	+/-	+	+	+/-	+
TH6/H	TH/012	-	-	+/-	-	-		+	?	-	+	+	+	+	+	+/-	++	++	+	+
TH7/H	TH/018	-	-	-	+	-		-	-	-	+	+	-	+	+	+/-	++	+	+	+
TH8/HC	TH/027	-	-		-	-		-	-	-	+	+	-	+	+	+/-	+	-	+	+
TH9/H	TH/029	-	-		+	-		-	-	-	+	+	-	+	+	+/-	+	-	+/-	+
TH10/H	TH/033A	-	-		+	-		-	-	-	+	+	-	+	+	+/-	+	+	+/-	+
TH11/H	TH/033B	-	-		+	-		-	-	-	+	+	-	+	+	+/-	+	-	+/-	+

Key:

- 7	
Major positive (significant)	++
Minor positive	+
Neutral/negligible	0
Minor adverse	-
Major adverse (significant)	
Equally positive and adverse effects	+/-
Uncertain	?

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/002A- Hill Top Road (2)	0.44		0 " 1 1	44 1 11	Preferred Option
(masterplan)	0.41	Agricultural	Greenfield	11 dwellings	(Commitment): TH1/HC

Summary of assessment for TH/002A:

Major adverse significant effect 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 positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to health facilities and employment areas. However, access to transport links, services and amenities, and education facilities is somewhat limited, with residents likely to be required to travel beyond the target distances.

As a 100% greenfield site adjacent to TPO woodland, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives.

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
		1	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d	
3 Land & Buildings	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. ALC Grade at the site is Grade 4. Site coincides with coal and sandstone MSAs.								
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience		FZ1 and is able surfa					flooding. However, development could lead to a els.	an increase in	
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							rithin 100m of a surface waterbody. Developme ater consumption.	nt at the site	
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 Biodiversity & geodiversity	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. Southern perimeter of the site adjoins TPO woodland, which could be adversely affected by development at the site such as through impacts on root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.								
	33	-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	National that cont adversel form, wh	Parks or A ains GI ele y alter the	ONBs ements local to help to	. Howev of poter ownscap limit the	er, resintially he and le magni	dential igh visu andsca tude fo	a discernible effect on any landscape designati development at this site could result in the loss all amenity, including trees, and it would therefund the character. The site is adjacent to existing remover potential effects, but at this stage a minor advout.	of open greenfield ore be likely to sidential built	
8 Cultural	1000	0	Р	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
heritage	New dev	elopment	at the s	ite wou		nlikely to	have a discernible effect on any heritage asse	et or historic area.	
9 Air quality	homes w		pected	to resu	ılt in a n	ninor in			
		+/-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	Road wit Pedestria given the	th a more f an and bic	requer ycle ac hy of th	t service cess to ne local	e. The r the site area the	nearest would ere cou	d with an hourly service, and 450m from bus st railway station, Bradford Forster Square, is 7.6 have to be considered when providing road acild be a low uptake of walking and cycling, partia.	ikm east. cess, although	
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	

SA Objective	Baseline						Mitigating or enhancing Local Plan policies	Mitigation code(s)
	types an the minir	d tenures on mum criteri	of the h	nousing olicies H	provide O4 and	d being I HO5 (wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develo 10 or more homes, or an area of more than 0.5h uses to reflect local need.	pment would meet
12	аэрссіз	-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services		ts would lik		ed to tra	vel up		m east into the centre of Thornton to access ser	
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the de	velopme	ent beir	ng of a	ng community, encouraging participation and co scale that may put pressure on local services ar	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							rre and leisure opportunities in Thornton includir rnton Cricket Club.	ng pubs, cafes and
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	e are c could p	currently otentiall	none, y enhai	and so		out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	site is 5k Residen countrys	m south-w ts at the sit ide with op	est of a te woul portun	a genera ld have o lities for	al hospi exceller outdoo	ital, Bra nt acce r exerc	nornton Medical Centre, putting it outside the tandford Royal Infirmary. ss to a diverse range of semi-natural habitats thise and community engagement, which could in the development.	roughout the local
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education							School, is 900m south-east of the site. The near t of the site.	•
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	a more of further a	liverse and field, towai nt to which	d more rds the	expansi Thornto	ve rang on Road	ge of er	ent opportunities in the centre of Thornley, but in inployment opportunities residents would likely nowment Zone, 4.8km east or the centre of Bradfo could impact on employment opportunities in ag	need to travel ord. It is uncertain
19 Economy	increasir business	ng the dem	and for er, it is	r local g	oods ar	nd serv	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the loc ices and enhancing the pool of potential employ o which the loss of agricultural land could impac	ees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/003 – Thornton Road (1)	5.02	Agricultural	Greenfield	150 dwellings	Preferred Option: TH2/H

Summary of assessment for TH/003:

Major adverse significant effect 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 positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health and education facilities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site which adjoins deciduous woodland priority habitat. There are thirteen Grade II Listed Buildings within 200m of the site; new development at this large, open greenfield site could have the potential to adversely alter the setting of these sensitive heritage assets.

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e	
3 Land & Buildings	& There is a large area of (>0.4ha) greenfield land within the boundary and therefore development on this area would								
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience		FZ1 and is able surfa						n increase in	
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							rithin 100m of a surface waterbody. Developmen	nt at the site would	
100001000	be likely	to result in					onsumption.		
			Р	LT .	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 Biodiversity & geodiversity	current of connecting affected deciduous as a resulution. The site site level identified	condition. No vity. Wested by develop us woodlan ult of new realls within I and consi	lew deem per	velopme imeter o at the sir ch is als tial deve is Impac with Na cant effe	ent here of the sit te such to TPO elopmer of Risk Z atural Elects on	e could e adjoin as thro woodla nt at the Cone. Fingland the Sou	urther consideration of the likely risks should be undertaken if necessary. The HRA Screening puth Pennine Moors SPA/SAC are triggered and	local ecological could be adversely te is another area of ational disturbances undertaken at the process has thus cannot be	
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including hedgerows, and it would therefore be likely to adversely after the local townscape and landscape character. The site is adjacent to existing residential built form								
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	site. The	Grade II L	isted "	Thornto	n War M	1emoria	g Hill Top Road that are within approximately 2 al' is 125m west of the site. New development a he setting of these sensitive heritage assets.	t this large open	
		-	P .	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
9 Air quality	homes w	ment would vould be ex ed with hor	pected	d to resu	ılt in a n	ninor in	ct on an AQMA or CAZ. The construction and c crease in air pollution in relation to existing leve is.	eccupation of new els due to pollution	
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	

SA Objective		SA Objective			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
Transport					nton Road, which have frequent services. The						
					te is very accessible for pedestrians and cyclis	ts, although there is					
	a lack of designate	d cycle paths i	n the loca	al area							
	+	P LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
44.11	Site could make a	minor positive	contributi	ion tov	vards satisfying Bradford's housing needs, dep	ending on the types					
11 Housing	and tenures of the	housing provid	ded being	in line	with the Local Plan policies. The development	t would meet the					
	minimum criteria of	policies HO4	and HO5	(10 o	r more homes, or an area of more than 0.5ha),	that specify aspects					
	such as housing m	ix and affordal	ole house	s to re							
12	+/-	P LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
Accessible				be be	etween 300m and 800m north-west of an area	of key services and					
services	amenities in the ce	ntre of Thornto									
	+	P LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social					ng community, encouraging participation and co						
cohesion					scale that may put pressure on local services ar	nd facilities or could					
	alter the local sens	e of communit	y and pla	ce.		1					
14 Culture &	+	P LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Residents at the si	te would have	good acc	ess to	a diverse range of culture and leisure opportu	nities including pubs,					
leisure	restaurants, church	nes and a libra	ry in the o	centre	of Thornton, as well as being within 450m of po	ubs on Hill Top Road					
	and within 500m of										
	+/-	P LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe &	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										
secure											
0000.0					ity cohesion and wellbeing, or increase natural	surveillance, and so					
	could help to comb	at the local ris	k of crime	€.		1					
	+	P LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
		Site is 1.2km west of the nearest GP surgery, Thornton Medical Centre, putting it outside the target distance. The									
16 Health	site is 4.6km south-west of a general hospital, Bradford Royal Infirmary.										
					ss to a diverse range of semi-natural habitats th						
					se and community engagement, which could in	nprove both physical					
	and mental health			develo		1 4 7 4 7					
17	+	P LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education	The nearest primar school, Beckfoot T	ry school, Thoi hornton Schoo	nton Prin I, is 2.8kr	nary S m east	chool, is 635m south-east of the site. The near tof the site.	est secondary					
	+/-	P LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
					ent opportunities in the centre of Thornton, but						
18	more diverse and more expansive range of employment opportunities residents would likely need to travel further										
Employment					Zone, 4.6km east, or the centre of Bradford. It i						
		loss of agricu	Itural land	d could	I impact on employment opportunities in agricu	Iture in the local					
	area.										
	+	P LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
					could have a minor beneficial impact on the loc						
19 Economy					ces and enhancing the pool of potential employ						
			ain the ex	ktent to	o which the loss of agricultural land could impac	ct on local					
	agricultural econon	ny.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/006 – Thornton Road (2)	0.47	Agriculture	Greenfield, Green Belt	15 dwellings	Preferred Option: TH3/H

Summary of assessment for TH/006:

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 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 link and education facilities. Major adverse significant effect predicted due to the loss of greenfield land and this also leads to minor adverse effects that were predicted for a range of natural environment themed SA Objectives due to the impacts a new development would have. A Grade II Listed Building adjoins the south-western corner, and an additional Grade II* and three Grade II Listed Buildings are within 130m of the site. Development here could potentially affect the setting of these sensitive heritage 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.

		Effect on S	SA Objec	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e			
3 Land & Buildings							within the boundary and therefore developmer source. ALC Grade at the site is 'Urban'. Site of				
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e			
change resilience		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		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources		s not coinc to result in						nt at the site would			
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	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.										
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National and Gre and town character	Parks or A en Belt lan nscape cha er. The site	AONBs. d that, aracter. is adja	However in its cur New de cent to e	er, resider rent corevelopme existing	ential d ndition, ent here residen	discernible effect on any landscape designati evelopment at this site could result in the loss likely makes a positive contribution towards the would be likely to adversely affect this and to tial built form, which would help to limit the man the local landscape and townscape cannot be	of open greenfield e local landscape alter the local gnitude for potential			
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	east of 1 130m we	Thornton H	all' adjo site. Dev	ins the selopme	site's so nt at thi	uth-wes	10m south-west of the site. The Grade II Listed stern corner. A further three Grade II Listed Bu greenfield site could potentially result in a mine	uildings are within			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes v		xpected	to resul	lt in a m	inor inc	t on an AQMA or CAZ. The construction and or rease in air pollution in relation to existing level.				
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
Transport	station, l		orster S	Square, i	s 5.3km	east. S	ornton Road, which have frequent services. To Bite is very accessible for pedestrians and cycles.				
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

SA Objective	Baseline Effect on SA Objective Mitigating or enhancing Local Plan policies Mitigation code(s)										
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types										
	and tenures of the housing provided being in line with the Local Plan policies. The development would meet the										
	minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects										
	such as housing mix and affordable houses to reflect local need.										
12	- P LT IR H SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 12a										
Accessible	There are a very limited number of local shops and services in proximity to the site. A mini supermarket is located										
services	650m east of the site, but residents may need to travel up to 900m west into the centre of Thornton to access an										
00111000	area of key services and amenities that would satisfy their daily needs.										
	+ P LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a										
13 Social	Site would situate new residents within an existing community, encouraging participation and community interaction,										
cohesion	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, 14a										
14 Culture &	L DS4										
leisure	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs,										
	restaurants, churches and a library in the centre of Thornton and along Thornton Road.										
	+/- P LT IR M SP1, SP3, SP4, SP16, HO9, DS5, CO2 15a										
15 Safe &	The construction and occupation of new homes would introduce new potential targets and victims of crime at a										
secure	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, 16a, 16b										
	Site is 600m aget of the page of CP gurrany. Therefore Medical Control and 4 film aget the grant hamital										
16 Health	Site is 600m east of the nearest GP surgery, Thornton Medical Centre, and 4.6km south-west of a general hospital,										
10 Health	Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of comingatural habitate throughout the local										
	Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical										
	and mental health for the residents of the development.										
	+ P LT IR L SP6, SP14, SP16, EC3, DS5, CO2 17a – 17c										
17	The nearest primary school, St James' Church Primary School, is 1.1km north-east of the site. The nearest										
Education	secondary school, Beckfoot Thornton School, is 1.2km east of the site.										
	+/- P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b										
	Residents would have good access to employment opportunities in the centre of Thornton, but in order to access a										
18	more diverse and more expansive range of employment opportunities residents would likely need to travel further										
Employment	afield, towards the Thornton Road Employment Zone, 4.8km east or the centre of Bradford. It is uncertain the extent										
	to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.										
	+ 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,										
19 Economy	increasing the demand for local goods and services and enhancing the pool of potential employees for local										
,	businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local										
	agricultural economy.										
	, ,										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/009 -					
Hill Top	0.52	Grazing	Greenfield	10 dwellings	Preferred Option: TH4/H
Road (1)		-			1 1 1 4 / 11

Summary of assessment for TH/009:

Major adverse significant effect 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 most natural environment themed SA Objectives, primarily as a result of effects associated with new development on greenfield. The site generally has good access to key services and amenities, including jobs, shops, buses, cultural spaces, health facilities and schools. However, the site is not within all target distances for any SA Objective and no major positive effects have been predicted.

		Effect on	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanenc e	Duration	Reversibilit y	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e				
3 Land & Buildings							of greenfield and would not constitute an Grade at the site is 'Urban'.	efficient use of				
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience		Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.										
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources												
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity & geodiversity	The site is greenfield and contains GI elements including grasses and trees. Development at the site could reduce its biodiversity value may disrupt the ecological connectivity of the wider network, particularly as the site is within an NE GI corridor. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							twork,				
	017070	-	P	LT	IR	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape The loss of greenfield and open space, and potentially a reduction in tree can a negative effect on the local character.												
	a nogan	-	P	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	Develop	ment at th	is gree	nfield sit	te, and t	he likel	Idings, situated along Hill Top Road and y loss of open space and some GI elementage assets.	Long Row. ents, could				
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	the site v	Development would not affect an AQMA or a CAZ. The construction and occupation of new dwellings at the site would be expected to increase air pollution at the site due to pollutants associated with new homes and transport movements.										
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e				
10 Transport	Thornton	Site is within 400m of several bus stops with frequent services, including those along Hill Top Road and Thornton Road. The site is accessible for pedestrians, although given the topography of the local area there could be a low uptake of walking and cycling, particularly as there is an absence of designated cycle paths locally. The nearest railway station in the District is over 7km east at Bradford Forster Square.										
44 Ususia a	0,0.0 pa	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing		ld make a ousing typ					vards satisfying Bradford's housing need	ls, including a				
12 Accessible services		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
SELVICES	Residen	ts would h	ave to	go from	1km so	uth-eas	t in order to access key services in Thor	nton.				
13 Social cohesion		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				

SA Objective	Baseline						Mitigating or enhancing Local Plan policies	Mitigation code(s)			
							ents within an existing community, enco				
							the development being of a scale that co	ould put pressure			
	on local	services a	nd facil	ities or	could al	ter the I	ocal sense of community and place.	1			
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Outlane & leisure	Site benefits from access to multiple cultural and recreational spaces and places in and around the Thornton area.										
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	crime at out. How	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.									
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	Thorntor to the no	n. The site orth east. T semi-natu	is withi The site	n the ta would ן	rget dist provide	tance of new res	edical Centre, is 1.2km south-east in the fa hospital, with Bradford Royal Infirmar sidents with good access to the countrys cise opportunities including West Park, verse opportunities in verse opportu	y Hospital, 5km ide and a diverse			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b, 17c			
17 Education		rest prima ry school,	•			-	chool, is just over 600m south-east. The m east.	nearest			
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	five Emp	Residents would have good access to employment opportunities in the centre of Thornton, and there are five Employment Zones within 5km of the site to the east around Bradford. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	local eco	nomy by i	ncreasi al busine	ng the desses. I	demand Howeve	for loca r, it is u	at each site could have a minor beneficial goods and services and enhancing the neertain the extent to which the loss of a	e pool of potential			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/010 – Hill Top Road (3)	1.31	Agricultural	Predominantly greenfield	12 dwellings	Preferred Option: TH5/H

Summary of assessment for TH/010:

Major adverse significant effect 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 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 health and education facilities.

Minor adverse effects have been predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a predominantly greenfield site with adjacent TPO woodland. Development here could pose a risk to the water quality of a small surface waterbody adjacent to the site. There are thirteen Grade II Listed Buildings within 350m of the site, the nearest adjoining the north-western corner, the settings of which could be adversely affected by the development.

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e	
3 Land & Buildings	opportur		using s	tructure			site contains agricultural buildings, which could on materials. ALC Grade at the site is 'Urban'.		
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience		FZ1 and i able surfa						an increase in	
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources	Site is no		GSPZ.	Develo	pment a	at the si	ter body. Development here could pose a risk ite would be expected to result in a minor incre g levels.		
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 us GI elements and it is likely to be of some bit	6a – 6f	
Biodiversity & geodiversity	ecological connectivity. South east perimeter of the site adjoins TPO woodland, which could be adversely affected by development at the site such as through impacts on root zones. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.								
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & 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. There are existing structures within the site and depending on the condition of these there could be opportunities to enhance the visual amenity of this location. However, overall at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.								
			t this st		ninor ad	verse e	effect on the local landscape and townscape ca	y of this location. annot be ruled out.	
	Howeve	r, overall a	t this st	age a m	ninor ad R	verse e	effect on the local landscape and townscape ca SP2, SP10, EN3, EN4, EN5, EN6, DS3	y of this location. annot be ruled out. 8a, 8b	
8 Cultural heritage	There ar	r, overall a - re thirteen e Grade II	t this st P Grade Listed ' d site c	age a m LT II Listed 9 and 1	ninor ad R Buildin 1, Hill T	verse e M gs alon op Roa	effect on the local landscape and townscape can SP2, SP10, EN3, EN4, EN5, EN6, DS3 and Hill Top Road, all within 350m west of the site of that adjoins the site on the setting of these named and the setting of these named and the setting of the se	y of this location. annot be ruled out. 8a, 8b te, the nearest Development at	
	There ar being this oper assets.	r, overall a e thirteen e Grade II n greenfield	t this st P Grade Listed 'd site c	age a m LT II Listed 9 and 1 ould pot	ninor ad R Buildin 1, Hill T tentially	verse e M gs alon op Roa result i	effect on the local landscape and townscape can SP2, SP10, EN3, EN4, EN5, EN6, DS3 In Hill Top Road, all within 350m west of the signary that adjoins the site's north-western corner. In a minor adverse effect on the setting of thes SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	y of this location. annot be ruled out. 8a, 8b te, the nearest Development at e sensitive heritage	
	There are being the this oper assets. Develop construction	r, overall a - re thirteen e Grade II n greenfield - ment at thi	t this st P Grade Listed 'd site c P s site v ccupati	age a m LT II Listed 9 and 1 ould pot LT vould be on of ne	ninor ad R Buildin 1, Hill T tentially IR e likely to	yerse e M gs alon op Roa result i M o increa	effect on the local landscape and townscape can SP2, SP10, EN3, EN4, EN5, EN6, DS3 and Hill Top Road, all within 350m west of the site of that adjoins the site on the setting of these named and the setting of these named and the setting of the se	y of this location. annot be ruled out. 8a, 8b te, the nearest Development at e sensitive heritage 9a – 9d g levels due to the	

SA Objective	Baseline E	ffect on S	A Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)				
Transport							equent services, including those along Thornton					
							e, is 6.9km east. The site is accessible for pedes					
	given the to	opograph	ny of th	ne local a	area the	ere cou	ld be a low uptake of walking and cycling, partic	cularly as there is				
	a lack of de	esignated	d cycle	paths in	n the lo	cal are						
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	Site could i	make a r	ninor p	ositive o	contribu	ition to	wards satisfying Bradford's housing needs, dep	ending on the				
11 Housing	types and t	types and tenures of the housing provided being in line with the Local Plan policies. The development would meet										
	the minimu	the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify										
	aspects su	ich as ho	using ı	mix and	afforda	ıble hou	uses to reflect local need.					
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible	The neares	st are of l	key se	rvices a	nd ame	nities i	s located within 525m south-east of site along T	hornton Road in				
services	the centre	of Thorn	ton.				_					
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social	Site would	situate n	ew res	sidents v	within a	n existi	ng community, encouraging participation and co	ommunity				
cohesion							scale that may put pressure on local services ar					
	could alter	the local	sense	of com	munity	and pla	ace.					
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture &	Posidonts	at the cit	o woul	d bayo	good or	cocc to	o a range of culture and leisure opportunities inc	luding pube				
leisure												
	restaurants, churches and a library in the centre of Thornton and along Hill Top Road. The site is immed opposite Thornton Cricket Club.											
	оррозне п	+/-	P	I T	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
	The constr	-	nd occi	ination			would introduce new potential targets and victir					
15 Safe &							an increase in crime at the site cannot be ruled					
secure							nmunity cohesion and wellbeing, or increase na					
	and so cou							itarar oar vomarioo,				
	and 50 cod						SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1,					
		+	Р	LT	IR	Н	CO2, CO3, DS1, DS5	16a, 16b				
	Site is 900	m north-v	vest o	f the nea	arest G	P surae		the target				
16 Health	Site is 900m north-west of the nearest GP surgery, Thornton Medical Centre, putting it outside the target distance. The site is 4.4km south-west of a general hospital, Bradford Royal Infirmary.											
							ss to a diverse range of semi-natural habitats th	roughout the local				
							ise and community engagement, which could in					
							ne development.	•				
47		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17	The neares	st primar	y scho			imary S	School, is 480m south of the site. The nearest se					
Education	Beckfoot T							, ,				
		+/-	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
	Residents	would ha	ve and	od acces			ent opportunities in the centre of Thornton, but					
18							nployment opportunities residents would likely n					
Employment							byment Zone, 4.3km east or the centre of Bradfo					
1 - 3							could impact on employment opportunities in ag					
	local area.			3								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
	The constr						could have a minor beneficial impact on the loc					
19 Economy							ices and enhancing the pool of potential employ					
,	businesses	s. Howev	er, it is	uncerta	ain the	extent t	o which the loss of agricultural land could impact	ct on local				
	agricultural											

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/012 – Dole		Site is a cleared mill site with			
and Prospect	1.21	hardstanding. Recent vegetation growth now	PDL	50 dwellings	Preferred Option: TH6/H
Mills		cleared.			

Summary of assessment for TH/012:

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, as well as for the flood risk SA Objective due to some areas of surface water flooding risk within the site. This vacant PDL site, near the centre of Thornton, would be an opportunity to achieve biodiversity net gain and to deliver improvements on the local character. The site is within the Thornton Conservation Area and in proximity to several Grade II Listed Buildings, the setting of which would likely be improved by new development here. Residents at the site would have good access to key services, amenities and cultural spaces in the centre of Thornton, as well as jobs, and would have particularly good access to schools and health facilities.

		Effect on	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3d, 3e		
3 Land & Buildings							fore constitute as an efficient use of land cides with a Coal MSA. ALC Grade at the			
4 Climate change		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
resilience	Site is in medium		roxima	tely 15%	6 of TH	/012 is	at low risk of surface water flooding and	a small area is at		
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources							esult in a minor increase in water consur rithin, adjacent to or within 100m of either			
6 Biodiversity & geodiversity	Northerr New dev positive The site undertak Screenir	Approximately 30% of TH/012, in the south of the site, falls within Natural England's GI corridor (Great Northern Trail & Shibden). However, the site appears to be of low biodiversity value and is 100% PDL. New development here would be an opportunity to enhance the biodiversity value of the site and make a positive contribution towards local ecological connectivity. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.								
7 Landscape & townscape	enhance	the influe	nce of	the site			SP2, EN1, EN3, EN5, EN6, DS2, DS3 plot previously used for a mill, would be aracter, such as through high quality des			
8 Cultural heritage	incorporating GI elements. ? P LT IR M SP2, SP10, EN3, EN4, EN5, EN6, DS3 8a, 8b TH/012 is a vacant PDL plot and the Listed Buildings on-site are also vacant and have fallen into disrepair, therefore new development of a high-quality with due consideration for local heritage that incorporates GI elements could improve the contribution of the site to the character of the Conservation Area and the setting of nearby Listed Buildings. It is unknown whether the Listed Buildings would be retained however it is assumed that investment from the development would either improve their setting or provide new investment to better preserve them for future generations.									
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
9 Air quality	the site		xpecte	d to inc	rease a		AZ. The construction and occupation of noise ion at the site due to pollutants associated			
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e		

SA Objective	Baseline	Effect on S	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)			
							are multiple bus stops within 400m of the				
							edestrians. Cycling access via the road n				
							hs locally. The nearest railway station in t	he District is			
	over 6kr	n east at B	radford	d Forste	r Squar	e.					
44 Haveine		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.										
	THIX OF TH	busing type					SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	12a			
12 Accessible		+	Р	LT	IR	Н	CO2				
services	TH/012 centre.	has excelle	ent acc	ess to k	ey serv	ices an	d amenities being just 400m east of Thor	nton local			
13 Social cohesion		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 30ciai coriesion							lents within an existing community, encou				
							local sense of community and place.	uid put pressure			
							SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,				
		+	Р	LT	IR	Н	DS3, DS4SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	14a			
14 Culture & leisure	Site offe	rs resident	s with	good ac	cess to	leisure	areas. The site is within 200m of several	areas of open			
		greenspace and has good access to the local countryside. The site is also within 800m of Bronte Bell Chapel and St James's Church.									
	•	+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
	The con	struction a	nd occ	upation	of new	homes	would introduce new potential targets and	d victims of			
15 Safe & secure	crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled										
	out. Hov	out. However, new development could potentially enhance community cohesion and wellbeing, or									
	increase	natural su	ırveilla	nce, and	d so cou	ıld help	to combat the local risk of crime.				
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b			
16 Health							is on the other side of Thornton Road, a				
	of Bradf	ord Royal I	Infirma	ry. Resi	dents a	t the sit	e would have excellent access to exercise	e opportunities			
	via the lo	ocal footpa	th netv	vork to t	he cour	ntryside					
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education							ol. TH/012 is 1.7km west of Beckfoot Tho				
	develop	ment can c					ed that these schools have capacity for ne	ew students.			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment		ts would h					ent opportunities in the centre of Thornton the east.	n and there are			
		+	P	LT	IR.	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
40 =====	The con	struction a	nd occ				at each site could have a minor beneficia				
19 Economy							al goods and services and enhancing the				
		es for loca					<u> </u>				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/018 - Old		Brownfield site (site	90% brownfield/ 10%		Preferred Option:
Road	0.29	of demolished church)	greenfield	13 dwellings	TH7/H

Summary of assessment for TH/018:

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.

Predominantly minor adverse effects predicted for natural environment themed SA Objectives. Whilst the site is predominantly PDL, it has greened over, is open space and is adjacent to TPO protected woodland. The site is just outside the target distance of a range of key services and amenities in the centre of Thornton, such as shops. The site generally has good access to other key services and economic areas, including buses, jobs, cultural spaces and schools, with particularly good access to health facilities.

		Effect on	SA Object	tive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Mitigating or enhancing Local Pla policies		Mitigation code(s)		
		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3d, 3e		
3 Land & Buildings				d site and coal and			ficient use of land. ALC Grade	at the site is		
4 Climate change resilience		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
resilience	Site is in	FZ1 and	is not at	risk of surf	1	flooding				
		-	P	LT_	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources							a minor increase in water consu			
	relation	o existing	P P	LT	IR	M M	ithin, adjacent to or within 100m SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity & geodiversity	TH/018 is PDL that has partially greened over. New development could be an opportunity to enhance the biodiversity value of the site and to support local ecological connectivity. However, this is dependent on implementation of the development and it is unclear how biodiverse the site currently is following it being greened over. The western perimeter of the site is delineated by TPO woodland, which would potentially be adversely impacted by 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 &		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b		
townscape	The development of TH/018 would provide an opportunity to improve the impact of each site on the local character and would be in-keeping with the existing built form. This is somewhat uncertain, and development would be expected to result in the loss of open space that has greened over.									
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	The site is within 70m of a Grade II listed building, i.e. Grandage Gate Farmhouse and adjoining barn. While, existing residential development is located adjacent to this listed building, development at this site may result in the loss of some GI elements and thus remove screening. This could potentially adversely alter the setting of the sensitive heritage asset.									
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
9 Air quality	Development would not affect an AQMA or a CAZ. The construction and occupation of new dwellings at the site would be expected to increase air pollution at the site due to pollutants associated with new homes and transport movements.									
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e		
10 Transport	Site is within 400m of bus stops along Thornton Road offering frequent services. Site is highly accessible for pedestrians. Cycling access via the road network is good but there is an absence of designated cycle paths locally. The nearest railway station in the District is just under 6km east at Bradford Interchange.									
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing				ositive con equired by			atisfying Bradford's housing nee s.	eds, including		

SA Objective	Baseline	Effect on	SA Object	ive			Mitigating or enhancing Local Plan	Mitigation		
12 Accessible services		-	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		
12 Accessible services				th-east of t somewha		of Thorn	ton, and so access to key servi	ces and		
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	participa	ition and	communit	y interaction	on, withou	t the dev	hin an existing community, encorellopment being of a scale that one local sense of community and	could put		
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	14a		
				ood acces: good acce				al areas of		
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime 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		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
TOTTEALLT	TH/018 is 700m north-east of Thornton Medical Centre and is within 4km of Bradford Royal Infirmary. Residents at the site would have excellent access to exercise opportunities via the local footpath network to the countryside.									
		+	P	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2			
17 Education	Church	Primary S	chool. Th	1/018 is 1. ⁻	1km north	west of	, and just over 800m south-wes Beckfoot Thornton. Before deve e capacity for new students.			
40 Employee ant		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment				d access to within 5k			ortunities in the centre of Thorni east.	on and there		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	the local	economy	by incre		demand fo		site could have a minor benefic oods and services and enhancir			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status	
TH/022 – North Cliffe Lane	1.06	Open space	Greenfield and Green Belt	345 dwellings (based on 35dph)	Alternative	

Summary of assessment for TH/022:

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 a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas, but access to both primary and secondary schools is somewhat limited due to the distances involved.

Major adverse significant effect predicted due to the loss of greenfield land. No major adverse effects have been predicted for the site, but and 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 Bbelt site whose perimeter coincides with trees protected by TPO trees. A Grade II Listed Building adjoins the south-eastern corner, and there is a second 40m north of the site; development at this open greenfield site could potentially adversely alter the setting of these sensitive heritage assets.

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Score of effect Permanence Score of effect Permanence Score of effect Permanence Permane		Reversibility	Certainty	Mitigating or enhancing Local PlanCSPR and DM policies	Mitigation code(s)				
			Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3e				
3 Land & Buildings	would be		ed as a	n ineffic	ient use	of the	within the boundary and therefore development land resourceSite is greenfield. ALC Grades a MSA.					
4 Climate		+	Р	LT	IR	M	SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e				
change resilience	site in re Howeve	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. P LT IR M SC2, EN7, EN8 5a – 5e										
resources		Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.										
	Would be	-	P	LT	IR	H	SC1, SC6, EN2a, EN2b, EN5	6a – 6f				
6 Biodiversity & geodiversity	condition	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. South east perimeter of the site coincides with TPO trees, which could be adversely affected by development at the site such as through impacts on root zones.										
7 Landscape & townscape	National and Gre landscap the local	P LT IR M SC1, SC6, EN4, EN5, DS2, DS3 7a, 7b Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Bbelt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter 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										
		-	Р	LT	R	M	SC1, SC6, EN3, EN4, EN5, DS3	8a, 8b				
8 Cultural heritage	corner.	Γhe Grade	II Liste	d Buildiı	ng 'Hoy	le Ing F	rmhouse and Adjoining Barn' adjoins the site's louse' is 40m north of the site. Development at adverse effect on the setting of these sensitive	this open				
		-	Р	LT	IR	M	SC2, SC10, DS4, EN8, TR1, TR3, HO9	9a – 9d				
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.											
9 Air quality					<u>scernib</u>	<u>ie impa</u>						
9 Air quality	Develop	ment would	d not h	ave a di	IR	Н	SC2, HO9, DS4, TR1, TR3	10a – 10d				
9 Air quality 10 Transport	Site is w station, l topograp	ment would the house when the house when the house the h	of severage of sev	ave a di LT eral bus Square, ea there	IR stops a is 5.5kr could l	H along Ti n east.		The nearest railway				

SA Objective		ing or enhancing Local PlanCSPR and DM	Mitigation code(s)								
	Site could make a minor positive contribution towards stypes and tenures of the housing provided being in line the minimum criteria of policies HO4 and HO5 (10 or maspects such as housing mix and affordable houses to	with the Local Plan policies. The develor ore homes, or an area of more than 0.51	pment would meet								
12		C6. SC10	12a								
Accessible services	Access to services and amenities is limited, residents r Thornton to access an area of key services and amenit	nay need to travel up to 900m south-wes									
	+ P LT IR H SC2, S	SC6, SC10, DS5	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 &	+ P LT IR H SC2, S	SC6, SC10, DS5	14a								
leisure	Residents at the site would have good access to a divergubs, restaurants, churches and a library in the centre		nities including								
		N8, DS5	15a								
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
	++ P LT IR H SC10,	HO4, DS1, DS5	16a, 16b								
16 Health	Residents would be within 650m of the nearest GP sur- west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a countryside with opportunities for outdoor exercise and physical and mental health for the residents of the deve	diverse range of semi-natural habitats th community engagement, which could in	roughout the local								
17		C2, EC3	17a – 17c								
Education	The nearest primary school, St James' Church Primary secondary school, Beckfoot Thornton School, is 1.3km		site. The nearest								
		C2, EC3	18a, 18b								
18 Employment	Residents would have good access to employment opp a more diverse and more expansive range of employm further afield, towards the Thornton Road Employment	ent opportunities residents would likely r	need to travel								
	- 1	C2, EC3	19a, 19b								
19 Economy	The construction and occupation of new homes could hincreasing the demand for local goods and services an businesses.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/027 – Thornton Rd west	6.67	Vacant land of scrub	Greenfield	250 dwellings	Preferred Option (Commitment): TH8/HC

Summary of assessment for TH/027:

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

Major adverse significant effect predicted due to the loss of greenfield land, and as a large greenfield site containing trees the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, health facilities and employment areas. However, access to both primary and secondary schools is somewhat limited due to distance, and residents may need to travel way beyond the target distance to access services and amenities.

		Effect on SA Objective									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e			
3 Land & Buildings	would be		ed as a	n ineffic	ient use		within the boundary and therefore developmer land resource. Site coincides with coal and sar				
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate change resilience	Site is in FZ1. Surface water flood risk is limited to a band that runs across the northern portion of the site and contains, low, medium and high risk land. Given the size of the site in relation to this area, 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 M/ 1	ппроппе	-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources		Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.									
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	Riodiversity ecological connectivity. The site falls within an Impact Rick Zone for the South Reppine Moore SRA/SAC/SSSI. The HRA Sorganian										
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National that, in it characte is adjace	Parks or A s current o r. New devent to existi	ONBs onditio elopm ing resi	. Howeven, likely ent here idential le effect	er, resi makes would built for on the l	dential a posit be likel m, whic ocal lar	a discernible effect on any landscape designati development at this site could result in the loss live contribution towards the local landscape any to adversely affect this and to alter the local oth would help to limit the magnitude for potential descape and townscape cannot be ruled out.	of open greenfield d townscape character. The site al effects, but at			
0.0 1/ 1		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	this oper		d locati	on could	d alter t	he setti					
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes w		<pre><pre><pre></pre></pre></pre>	d to resu	ılt in a r	ninor in	ct on an AQMA or CAZ. The construction and or crease in air pollution in relation to existing levents.				
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
Transport	station, I		orster S	Square,	is 8.2kr	m east.	hornton Road which have an hourly service. The Site is accessible for pedestrians and cyclists,				

SA Objective	Baseline	Effect on S	SA Obje	ctive			Mitigating or enhancing Local Plan policies Mitigation code(s)					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing							wards satisfying Bradford's housing needs, depo					
TTTTOUSING		types and tenures of the housing provided being in line with the Local Plan policies. The development would meet										
							10 or more homes, or an area of more than 0.5h	na), that specify				
10	aspects	such as ho	using	mix and			uses to reflect local need.	40-				
12 Accessible	A a a a a a a	-	P P	LI	IR in limit	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
services		Access to services and amenities is limited, residents would need to travel up to 1.7km east into the centre of Thornton.										
30111003	THOTHLOI	+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social	Site wou		new res				ng community, encouraging participation and co					
cohesion							scale that may put pressure on local services ar					
	could alt	er the loca	l sense	of com	munity	and pla						
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure							re and leisure opportunities in including a pub a					
loisuro		spaces. For a broader range of opportunities, residents would need to travel 1.7km east into the centre of										
	Thornton		P	1 1 -	l ID		1 0D4 0D2 0D4 0D40 HO0 D05 000	45-				
	The cond	+/-	_ '	LT	IR of now	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2 would introduce new potential targets and victir	15a				
15 Safe &							an increase in crime at the site cannot be ruled					
secure							nmunity cohesion and wellbeing, or increase na					
		ould help t						,				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
	Site is 2.1km west of the nearest GP surgery, Thornton Medical Centre, putting it outside the target distance. The											
16 Health	site is 5.7km south-west of a general hospital, Bradford Royal Infirmary.											
	Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both											
							se and community engagement, which could im ne development.	iprove both				
	priysical	-	P	IT	IR		SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17	The near	rest primar	v scho			_	school, is up to 1km west of the site. The neares					
Education							of the site.					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18							ent opportunities in the centre of Thornley, but i					
Employment							nployment opportunities residents would likely n					
	further a	field, towa					oyment Zone, 5.3km south-east or the centre of					
	The activity	+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
10 Economy							could have a minor beneficial impact on the loc					
19 Economy							ces and enhancing the pool of potential employ ment could lead to an improved attractiveness t					
							elp tackle local deprivation.	o trie area, writeri				
	Journa off	234149010					The tables took dopin and the					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/029 – Hill Top Road /	4.05		0 " 11 0 5 1		Preferred Option:
Close Head Drive	1.85	Agricultural	Greenfield, Green Belt	50dwellings	TH9/H

Summary of assessment for TH/029:

Major adverse significant effect 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 positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, as well as the location of the site in relation to transport links and health facilities, however access to both primary and secondary schools is somewhat limited due to the distances involved. Residents may also find they 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 site containing trees and with adjacent TPO woodland.

		Effect on SA Objective								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)		
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e		
3 Land & Buildings	would be		ed as a	n ineffic			within the boundary and therefore developmer land resource. ALC grade at the site is Grade 4			
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience		Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.								
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources					r increa	se in w	ithin 100m of a surface waterbody. Developme atter consumption.			
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 sincluding trees and it is likely to be of some big	6a – 6f		
6 Biodiversity & geodiversity	ecologic affected The site site leve identified	al connect by develor falls within I and cons	ivity. TI oment a a SSS ultation signifi	ne easte at the si SI Impac with Na cant effe	ern perir te such et Risk Z atural E ects on	meter o as thro Zone. Fingland the Sou	ald reduce biodiversity value at the site and reduce fithe site adjoins TPO woodland, which could bugh impacts on root zones. Surther consideration of the likely risks should be undertaken if necessary. The HRA Screening puth Pennine Moors SPA/SAC are triggered and	e adversely e undertaken at the process has thus cannot be		
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including									
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage							and Adjoining Barn' is 125m west of the site. In a minor adverse effect on the setting of this s			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
9 Air quality	homes v		xpected	d to resu	ult in a n	ninor in	ct on an AQMA or CAZ. The construction and c crease in air pollution in relation to existing leve s.			
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		

SA Objective		Effect on S					Mitigating or enhancing Local Planpolicies	Mitigation code(s)			
Transport							quent services, including those along Thornton				
	nearest	railway sta	tion, Bı	radford l	Forster	Square	e, is 8km east. Pedestrian and bicycle access of	the site would			
							vided, although given the topography of the loca				
	be a low	иртаке от	waiking	g and cy	/cling, p	anicui	arly as there is a lack of designated cycle paths SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,	in the local area.			
		+	Р	LT	IR	Н	HO9, HO10	11a			
11 Housing							wards satisfying Bradford's housing needs, dep				
3	types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify										
							10 or more nomes, or an area of more than 0.50 uses to reflect local need.	na), that specify			
12	aspecis	such as no	busing i	ITIX and	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
Accessible	Posidon	te would no	od to				t into the centre of Thornton to access services				
services		eir daily ne		liavei u _l	10 1.5	KIII Cas	t into the centre of Thornton to access services	and amenities to			
00111000	outiony ti	+	P	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social	Site wou		new res				ng community, encouraging participation and co				
cohesion							scale that may put pressure on local services a				
		er the loca									
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3,	14a			
14 Culture &			-				DS4				
leisure							re and leisure opportunities in including a pub a				
1010010			der rar	nge of op	oportun	ities, re	esidents would need to travel 1.7km east into the	e centre of			
	Thornton				l 15		L 0.04 0.004 0.004 0.004 0.005 0.005	T 45			
	Th	+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe &							would introduce new potential targets and victing an increase in crime at the site cannot be ruled				
secure							nmunity cohesion and wellbeing, or increase na				
		ould help t						iturai surveillarice,			
	and oo o						SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1,	10 10			
		+	Р	LT	IR	Н	CO2, CO3, DS1, DS5	16a, 16b			
	Site is 1.	7km west	of the r	nearest	GP sur	gery, T	hornton Medical Centre, putting it outside the ta	rget distance. The			
16 Health	site is 5.2km south-west of a general hospital, Bradford Royal Infirmary.										
	Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local										
							ise and community engagement, which could in	nprove both			
	physical	and menta	al healt				he development.	147 47			
17	The	- root prime - ::	P	LT ol Thor	IR nton Dr	L imanı (SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education		rest primar t Thornton					School, is 1.1km east of the site. The nearest se	econdary school,			
	Decklool	+/-	P	i, is s.sr I i t	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
	Resident			nd acce			ent opportunities in the centre of Thornley, but				
18											
Employment		a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards the Thornton Road Employment Zone, 5km east or the centre of Bradford. It is uncertain									
	_						could impact on employment opportunities in ag				
	local are			Ū							
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
							could have a minor beneficial impact on the loc				
19 Economy							ices and enhancing the pool of potential employ				
				uncerta	ain the	extent t	to which the loss of agricultural land could impa	ct on local			
	agricultu	ral econon	ny.								

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status	
TH/033A – Hill Top Road,				07 1 11:	Preferred Option:	
near Ring O' Bells	0.86	Agricultural	Greenfield	27 dwellings	TH10/H	

Summary of assessment for TH/033A:

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site containing trees. There are thirteen Grade II Listed Buildings within 375m of the site, the nearest adjoining the north-eastern corner, the settings of which could be adversely affected by the development.

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e		
3 Land & Buildings	would be	a large are considere cides with	ed as a	n ineffic	ient use	of the	within the boundary and therefore developmer land resource. ALC Grades at the site are 'Urb	nt on this area pan' and Grade 4.		
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience		FZ1 and i able surfa					flooding. However, development could lead to a	an increase in		
E \\/-+		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources							ithin 100m of a surface waterbody. Developme ater consumption.	ent at the site		
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
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.									
	are trigg	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National that, in it characte is adjace	Parks or Ass current of Parks or Assert to exist	s locati AONBs conditio velopm ing resi	on woul Howev n, likely ent here	d not region of the makes would	esult in dential a posit be likel m, whic	a discernible effect on any landscape designation development at this site could result in the loss ive contribution towards the local landscape and y to adversely affect this and to alter the local of the would help to limit the magnitude for potential descape and townscape cannot be ruled out.	ion, including of open greenfield ad townscape character. The site		
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	being the	e Grade II	Listed '	192-204	4, Hill T	op Roa	g Hill Top Road, all within 375m east of the site d' that adjoins the site's north-eastern corner. In a minor adverse effect on the setting of these	Development at		
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.									
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	nearest improved	railway sta d; bicycle a	tion, Br access	adford I	Forster ient. Gi	Square ven the	quent services, including those along Thornton , is 7.5km east. Pedestrian access of the site w topography of the local area however there co ere is a lack of designated cycle paths in the loc	vould need to be uld be a low		

SA Objective	Baseline	Effect on S	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the											
TTTIOUSING	types and	types and tenures of the housing provided being in line with the Local Plan policies. The development would meet											
							10 or more homes, or an area of more than 0.5h	na), that specify					
40	aspects s	such as ho	busing	mix and	afforda IR		uses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
12 Accessible	Posidont	- o would lik	(alv pa			H to 1km							
services	Residents would likely need to travel up to 1km south-east into the centre of Thornton to access services and amenities to satisfy their daily needs.												
00111000	amonitio	+	P	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social	Site wou	d situate r	new res	sidents v	within a		ng community, encouraging participation and co						
cohesion							scale that may put pressure on local services ar						
	could alte	er the loca	l sense	of com	munity	and pla							
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3,	14a					
14 Culture &	0:1	al la accession					DS4						
leisure							ire and leisure opportunities in Thornton includir rnton Cricket Club.	ng pubs, cares and					
	numerou	+/-	P	LT	IR	M M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
	The cons		nd occi				would introduce new potential targets and victir						
15 Safe &							an increase in crime at the site cannot be ruled						
secure							nmunity cohesion and wellbeing, or increase na						
	and so co	and so could help to combat the local risk of crime.											
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
	Site is 1.	4km north	-west c	of the ne	arest G	P surg	ery, Thornton Medical Centre, putting it outside	the target					
16 Health							eral hospital, Bradford Royal Infirmary.						
							ss to a diverse range of semi-natural habitats th ise and community engagement, which could in						
							he development.	ipiove botti					
	priyologi	+	P	IT	IR	1	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17	The near	est primar	y scho	ol, Thor		imary S	School, is 800m south-east of the site. The near						
Education					l, is 3.0		st of the site.						
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
							ent opportunities in the centre of Thornley, but i						
18							nployment opportunities residents would likely n						
Employment	further afield, towards the Thornton Road Employment Zone, 4.8km east or the centre of Bradford. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the												
	local area		the los	s or agi	icuitura	ii iana (could impact on employment opportunities in ag	noulture in the					
	iocai aie	1.	Р	ΙT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
	The cons		•	:			could have a minor beneficial impact on the loc						
19 Economy							ices and enhancing the pool of potential employ						
	business	es. Howev	er, it is				o which the loss of agricultural land could impac						
	agricultui	al econon	ny.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/033B – South of Hill Top					
Road and East of Close	0.96	Agricultural	Greenfield, Green Belt	30 dwellings (based on 35dph)	Preferred Option: TH11/H
Head Lane			Deit	(based on osuph)	11111/11

Summary of assessment for TH/033B:

Major adverse significant effect 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 positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, as well as the location of the site in relation to transport links and health facilities, however access to both primary and secondary schools is somewhat limited due to the distances involved. Residents may also find they need to travel beyond the target distance to access services and amenities.

The site is greenfield and Green Belt with an area of deciduous woodland priority habitat and TPO woodland just south of the site, and therefore development here has been predicted to result in minor adverse effects on most natural environment themed SA Objectives.

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	of Duration Duration Certainty Certa		Mitigating or enhancing Local Plan policies	Mitigation code(s)				
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e		
3 Land & Buildings	would be		ed as a	n ineffic	ient use	e of the	within the boundary and therefore developmer land resource. ALC Grades at the site is Grade			
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience		FZ1 and i able surfa	ces, co		to curr					
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources					r increa	se in w	ithin 100m of a surface waterbody. Developme atter consumption.			
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	increased recreational disturbances as a result of new residential development here									
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National and Greand town characte	Parks or A en Belt lan nscape cha er. The site	AONBs d that, aracter. is adja	. However in its cue. New detection its continuity.	er, resigner, rent control of the co	dential andition nent he reside	a discernible effect on any landscape designati development at this site could result in the loss , likely makes a positive contribution towards the would be likely to adversely affect this and to ntial built form, which would help to limit the mase effect on the local landscape and townscape	of open greenfield be local landscape be alter the local agnitude for		
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	There are four Grade II Listed Buildings along Hill Top Road, all within 300m east of the site, the nearest being the Grade II Listed '192-204, Hill Top Road' 220m east. Development at this open greenfield site could potentially result in a minor adverse effect on the setting of these sensitive heritage assets.									
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.									
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		

SA Objective	Baseline	Effect on S	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)
Transport	Site is w	ithin 400m	of sev	eral bus	stops v	with fre	quent services, including those along Thornton	Road. The
							e, is 7.6km east. Pedestrian access of the site w	
							topography of the local area however there con	
	uptake o	f walking a	and cyc	ling, pa	rticularly	y as the	ere is a lack of designated cycle paths in the loc	al area.
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	Site cou	d make a	minor p	ositive	contribu	ition to	wards satisfying Bradford's housing needs, dep	ending on the
i i nousing	types an	d tenures	of the h	ousing	provide	d being	in line with the Local Plan policies. The develo	pment would meet
	the minir	mum criteri	ia of po	licies H	O4 and	HO5 (10 or more homes, or an area of more than 0.5h	na), that specify
	aspects	such as ho	ousing i	mix and	afforda	ble hou	uses to reflect local need.	
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible	Residen	ts would lik	cely ne	ed to tra	vel up t	o 1.2kr	n south-east into the centre of Thornton to acce	ess services and
services	amenitie	s to satisfy	their c	laily nee	eds.			
		+	Р	ĹT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social	Site wou	ld situate r	new res	sidents v	within a	n existi	ng community, encouraging participation and co	mmunity
cohesion							scale that may put pressure on local services ar	
		er the loca						
			_		ID.		SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3,	44-
14 Culture &		+	Р	LT	IR	Н	DS4	14a
leisure	Site wou	ld have go	od acc	ess to a	range	of cultu	ire and leisure opportunities in Thornton including	ng pubs, cafes and
							rnton Cricket Club.	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
450 (0	The cons	struction a	nd occi	upation	of new	homes	would introduce new potential targets and victir	ns of crime at a
15 Safe &							an increase in crime at the site cannot be ruled	
secure							nmunity cohesion and wellbeing, or increase na	
		ould help t						
			Р	ıT	ID	- 11	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1,	16a, 16b
		+		LT	IR	Н	CO2, CO3, DS1, DS5	·
	Site is 1.	5km north	-west c	f the ne	arest G	P surg	ery, Thornton Medical Centre, putting it outside	the target
16 Health							al hospital, Bradford Royal Infirmary.	-
							ss to a diverse range of semi-natural habitats th	
							ise and community engagement, which could in	prove both
	physical	and menta	al healt	h for the	reside	nts of tl	ne development.	
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education	The nea	rest primar	y scho	ol, Thor	nton Pr	imary S	School, is 980m south-east of the site. The near	est secondary
Education	school, E	Beckfoot T	horntor	Schoo	l, is 3.2l	km eas	t of the site.	
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residen	ts would ha	ave god	od acce	ss to en	nploym	ent opportunities in the centre of Thornton, but	in order to access
18							nployment opportunities residents would likely n	
Employment	further a	field, towa	rds the	Thornto	n Road	d Emplo	syment Zone, 4.9km east or the centre of Bradfo	ord. It is uncertain
	the exter	nt to which	the los	s of agr	icultura	ıl land d	could impact on employment opportunities in ag	riculture in the
	local are	a						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The con:	struction a	nd occi	upation	of new	homes	could have a minor beneficial impact on the loc	al economy,
19 Economy	increasir	ng the dem	and for	r local g	oods ar	nd serv	ices and enhancing the pool of potential employ	ees for local
							o which the loss of agricultural land could impact	
	agricultu	ral econon	ny				<u> </u>	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/007- Green Lane	2.35	Open field	Greenfield	70 dwellings	Alternative

Summary of assessment for TH/007:

Major adverse significant effect predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality and water resources. The site is directly adjacent to Thornton Conservation Area and in proximity to several Grade II Listed Buildings, the setting of which would likely be adversely affected by development. Residents at the site would have good access to key services, amenities and cultural spaces in the centre of Thornton, as well as jobs, and would have particularly good access to schools and health facilities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site and its proximity to TPO woodland.

SA Objective	Baseline	Effect on	SA Objec	tive			Militaria e e e la constanta la col Diagna di cia	
	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land & Buildings		reenfield a					SP4, SP8, SP9, HO2, TR5 irrely efficient use of land. The site coir	3a, 3b, 3d, 3e
4 Climate change resilience	Site is in	+ FZ1 and	P not at ris	LT sk from s	IR surface v	M vater floc	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
5 Water resources								
6 Biodiversity & geodiversity	adjoin to		odland. N	lew deve			SP10, SP11, EN1, EN2, EN3, EN7, EN9 odiversity value. Sites eastern and westerlife build reduce biodiversity value at these	
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site would result in the lost of a large open greenfield area of potential visual amenity value and also Green Belt land. It would therefore be likely to alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a min adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b

SA Objective	Baseline trend	Effect on	SA Objec	tive			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	The site perimete Hall'). Si	er (Grade I tes westei	I Listed n perim	Building eter adjo	'Garden ins with	Wall wit the Thor	losest of which is adjacent to the sites h 4 bees boles inset, to the north wes nton Conservation Area. Developmer rerse effect on the setting of these ser	t of Thornton nt at this open					
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d					
9 Air quality	the site	Development would not affect an AQMA or a CAZ. The construction and occupation of new dwellings at the site would be expected to increase air pollution at the site due to pollutants associated with new homes and transport movements.											
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e					
10 Transport	frequent but there	services.	Site is hence of	ighly aco designa	essible	for pede:	multiple bus stops within 400m of the strians. Cycling access via the road nocally. The nearest railway station in the	etwork is good					
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
3		ld make a ng types a	-				ds satisfying Bradford's housing need	s, including a mix					
12 Accessible services	The cite	+	P	LT	IR	H	SC1, SC2, SC6, SC10, EC5, HO3, HO12	12a					
	The site	nas excei	ient acce	ess to ke	y service	es and a	menities being 550m east of Thorntor	i local centre.					
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	participa	ition and c	ommuni	ty intera	ction, wit	hout the	s within an existing community, encoudevelopment being of a scale that coal sense of community and place.	• •					
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
14 Culture & leisure	greensp		as good	access			as. The site is within 200m of several ryside, including the Great Northern 1						
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a					
15 Safe & secure	at a loca Howeve	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		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					

SA Objective	Baseline trend	Effect on	SA Objec	tive			Mitigating or enhancing Local Plan policies	Mitigation code(s)			
	Site is 275m west of the nearest GP, Thornton Medical Centre. Site is and is 3.7km west of Bradford Royal Infirmary. Residents at the site would have excellent access to exercise opportunities via the loc footpath network to the countryside.										
47.51		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education							The site is 1.3km west of Beckfoot The nat these schools have capacity for no				
40 Employee ant		+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b									
18 Employment		its would h	•		•	-	opportunities in the centre of Thornto east.	n and there are			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	local eco	The construction and occupation of new homes at each site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/008- Old		Open field, with trees. 50%			
Road, School	1.74	Green Belt	Greenfield	55 dwellings	Alternative
Green					

Summary of assessment for TH/008:

Major adverse significant effect predicted due to the loss of greenfield land.

The site is directly adjacent several Grade II Listed Buildings, the settings of which would likely be adversely affected by development. Residents at the site would have somewhat limited access to key services, amenities and cultural spaces directly surrounding the site but would have particularly good access to schools and health facilities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site and its proximity to TPO woodland.

OA Objective	Baseline	Effect on	SA Objec	tive			Meta-de a control de la Disconsidia de la Control de la Co		
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land & Buildings	_	reenfield a					SP4, SP8, SP9, HO2, TR5 irely efficient use of land. The site coir	3a, 3b, 3d, 3e	
4 Climate change resilience		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
5 Water resources	Site is no to existing	Site is in FZ1 and not at risk from surface water flooding. - P LT IR H SP9, EN1, EN2, EN7, EN9 5a – 5e Site is not within a GSPZ. Development would result in a minor increase in water consumption in relation to existing levels. No surface waterbodies are within, adjacent to or within 100m of either site, but Pitty Beck is 200m north.							
6 Biodiversity & geodiversity	cluster of the sit	- P LT IR H SP10, SP11, EN1, EN2, EN3, EN7, EN9 6a – 6h Site is greenfield, including some GI features and therefore could be of some biodiversity value. There is a cluster of TPO trees and small area of TPO woodland 150m from the site. Pitty Beck LWS is 150m north of the site. New development here could reduce biodiversity value at these sites and reduce local ecological connectivity.							
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site would result in the lost of a large open greenfield area of potential visual amenity value and also Green Belt land. It would therefore be likely to alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a min adverse effect on the local landscape and townscape cannot be ruled out.								

SA Objective	Baseline trend	Effect on	SA Objec	tive			Mitigating or enhancing Local Plan policies	Mitigation code(s)			
	trona	-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	perimete potentia	er (Grade l lly result ir	II Listed n a mino	Building r adverse	'Allerton	Hall'). Don the se	closest of which is adjacent to the sites Development at this open greenfield site etting of these Listed Buildings. Develop my Scheduled Monuments or World He	e could oment at this			
0.41		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	the site		expected	I to incre			The construction and occupation of neat the site due to pollutants associated	-			
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e			
10 Transport	pedestri	ans. Cycli	ng acces	s via the	road ne	twork is	ing Thornton Road. Site is highly access good but there is an absence of desig rict is 5km east at Bradford Forster Sq	nated cycle			
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
g		ld make a ng types a					ds satisfying Bradford's housing needs	, including a mix			
12 Accessible		-	Р	LT	IR	Н	SC1, SC2, SC6, SC10, EC5, HO3, HO12	12a			
services				-			enities with residents either having to tr , 1.4km south, also offers a wide range				
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	participa	ition and c	ommuni	ty interac	ction, wit	hout the	s within an existing community, encour development being of a scale that could sense of community and place.				
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure	greensp	Site offers residents with good access to leisure areas. The site is within 200m of several areas of open greenspace and has good access to the local countryside, including the Great Northern Trail. Pitty Beck LWS is 150m north of the site.									
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	at a loca Howeve	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		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)	
	Site is 700m south of the nearest GP, Allerton Health Centre. Site is and is 2.7km south west of Bradford Royal Infirmary. Residents at the site would have excellent access to exercise opportunities via the local footpath network to the countryside.								
17 Education		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
	The site is 400m south of the nearest Primary School (St James Church Primary School). The site is 600m north west of the nearest Secondary School (Beckfoot Thornton). Before development can commence it must be confirmed that these schools have capacity for new students.								
18 Employment		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
	Residents would have good access to employment opportunities in the centre of Thornton and there are five Employment Zones within 5km of the site to the east.								
19 Economy		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
	The construction and occupation of new homes at each site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.								

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/013 – Spring Holes Lane	2.31	Recreational field	Predominantly greenfield	58 dwellings	Alternative

Summary of assessment for TH/013:

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, local services and amenities, and health and education facilities.

Major adverse significant effect predicted due to the loss of greenfield land, 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 predominantly greenfield site. There are ten Grade II Listed Buildings within 300m of the site, the settings of which could be adversely affected by the development.

SA Objective	Baseline trend	Effect on SA Objective					And the second s			
		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land & Buildings			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 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. ALC Grade at the site is 'Urban'. Site coincides with coal and sandstone MSAs.									
4 Climate change resilience		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.									
5 Water resources		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
	Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.									
6 Biodiversity & geodiversity		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
	Site is predominantly greenfield, 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. Development would not cause a discernible effect on a locally, nationally or internationally designated site.									
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
Landscape & townscape	National and it wo	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 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.								
8 Cultural heritage		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
	Conserv	There are ten Grade II Listed Buildings (located along Hill Top Road) that are all 300m of the site. Thornton Conservation Area is 500m north east from the site. Development at this open greenfield site could potentially result in a minor adverse effect on the setting of these sensitive heritage assets.								

SA Objective	Baseline trend	Effect on	SA Object	tive			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	trend	-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d					
9 Air quality	-				-		air pollution at the site in relation to existing associated transport movements and house						
	Develop	Development would not have a discernible impact on an AQMA or CAZ.											
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
Transport	Street. T	Site is within 400m of multiple bus stops with frequent services, including those along Hill Top Road and James Street. The nearest railway station, Bradford Forster Square, is 6.7km east. The site is accessible for pedestrians but there is a lack of designated cycle paths in the local area.											
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.											
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
services			-				ocated 600m south of site in Thornton. Resid a wider of services.	lents would also					
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	interaction		t the dev	elopmer	nt being o	of a scal	community, encouraging participation and co e that may put pressure on local services an						
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	restaura		nes and	a library			ange of culture and leisure opportunities inc Thornton and along Hill Top Road. The site i	•					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a					
15 Safe & secure	location new dev	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.											
16 Health		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					

SA Objective	Baseline trend	Effect on SA Objective Mitigating or enhancing Local Plan policies Mitigation code(s)											
	Site is 800m north-west of the nearest GP surgery, Thornton Medical Centre, putting it outside the target distance. The site is 4.4km south-west of a general hospital, Bradford Royal Infirmary.												
	countrys	Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.											
17		+ P LT IR L SP6, SP14, SP16, EC3, DS5, CO2 17a – 17c											
Education		The nearest primary school, Thornton Primary School, is 500m south of the site. The nearest secondary school, Beckfoot Thornton School, is 2.3km east of the site.											
40		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	Residents would have good access to employment opportunities in the centre of Thornton, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards the Thornton Road Employment Zone, 4.3km east or the centre of Bradford.												
	+ 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, 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
TH/014 – Back Lane	1.26	Open (agricultural farm) field with a building	Greenfield	40 dwellings	Alternative

Summary of assessment for TH/014:

Major adverse significant effect predicted due to the loss of greenfield land.

A significant positive effect has been predicted for the health SA objective, due to its proximity in relation to health care 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 health and education facilities.

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

CA Objective	Baseline	Effect on S	SA Object	ive			Mitigating or aphanoine Legal Diagnatising				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land & Buildings	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. ALC Grade at the site is 'Urban'. Site coincides with coal and sandstone MSAs. There is one small building, and a small area of hardstanding in the east of the site, that could present opportunities for reusing structures or construction materials										
4 Climate change resilience		+ P LT IR M SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7 4a – 4e s in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in remeable surfaces, compared to current levels.									
5 Water resources		ot within a		-			SP9, EN1, EN2, EN7, EN9 yould be expected to result in a minor increased.	5a – 5e se in water			
6 Biodiversity & geodiversity	- P LT IR H SP10, SP11, EN1, EN2, EN3, EN7, EN9 6a – 6f Site is predominantly greenfield, and it is likely to be of some biodiversity value in its current condition. There is a TPO woodland 50m east of the site. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Development would not cause a discernible effect on a locally, nationally or internationally designated site.										
7 Landscape & townscape	National and it wo	P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a, 7b Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and 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.									
8 Cultural		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			

SA Objective	Baseline trend	Effect on S	SA Object	tive			Mitigating or enhancing Local Plan policies	Mitigation code(s)
heritage	Thornton						e site. Development at this open greenfield s tting of the Conservation Area, though unlike	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	construc	tion and o	ccupatio	n of new	homes	and the	air pollution at the site in relation to existing associated transport movements and house n an AQMA or CAZ.	
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	Street. T		t railway	station,	Bradford	d Forste	ent services, including those along Hill Top R r Square, is 6km east. The site is accessible ocal area.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an	nd tenures of mum criteri	of the ho	ousing pricies HO	rovided b 4 and H	being in l O5 (10 c	ds satisfying Bradford's housing needs, depetions with the Local Plan policies. The develor more homes, or an area of more than 0.5h to reflect local need.	pment would meet
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services			-				ocated 500m south of site in Thornton. Reside wider of services.	dents would also
42 Co sial		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the dev	elopmer	nt being o	of a scal	community, encouraging participation and co e that may put pressure on local services an	•
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisule				-			range of culture and leisure opportunities inc Thornton and along Hill Top Road.	luding pubs,
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are cu could po	ırrently n tentially	one, and enhance	d so an i commu	uld introduce new potential targets and victin ncrease in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	out. However,
16 Health		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b

SA Objective	Baseline trend	Effect on SA Objective Mitigating or enhancing Local Plan policies Mitigation code(s)												
	Site is 600m north-west of the nearest GP surgery, Thornton Medical Centre. The site is 3.8km south-west of a general hospital, Bradford Royal Infirmary.													
	countrys	Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.												
17		+ P LT IR L SP6, SP14, SP16, EC3, DS5, CO2 17a – 17c												
Education		The nearest primary school, Thornton Primary School, is 500m south of the site. The nearest secondary school, Beckfoot Thornton School, is 2.3km east of the site.												
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
18 Employment	a more of further a the exter	Residents would have good access to employment opportunities in the centre of Thornton, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards the Thornton Road Employment Zone, 4km east or the centre of Bradford. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.												
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
19 Economy	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
TH/023– Land south of Dole and Prospect Mills	1.64	Greenfield with existing GI (trees)	Greenfield	49 dwellings	Alternative

Summary of assessment for TH/023:

Major adverse significant effect predicted due to the loss of greenfield land.

Minor adverse effects predicted for a range of SA Objectives including air quality and water resources. The site is within Thornton Conservation Area and in proximity to several Grade II Listed Buildings, the setting of which would likely be adversely affected by development. Residents at the site would have good access to key services, amenities and cultural spaces in the centre of Thornton, as well as jobs, and would have particularly good access to schools and health facilities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site and its proximity to TPO woodland.

OA Objective	Baseline	Effect on	SA Objec	tive			Mitigating or enhancing Local Plan policies			
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty		Mitigation code(s)		
		Н	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3d, 3e		
3 Land & Buildings	_	reenfield a SA. ALC 50					irely efficient use of land. The site coin 'urban'.	cides with a		
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
resilience	flooding		e small s	ize of the	ese area	ıs, relativ	ch are at low and medium risk of surfactive to the size of the site, it is expected to			
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	Site is not within a GSPZ. Development would result in a minor increase in water consumption in relation to existing levels. Pinch Beck is within the site boundary, along the southern edge. Development here could pose a risk to water quality.									
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity & geodiversity	value in	its current	condition	n. Sites	north we	estern tip	I GI elements and it is likely to be of son adjoins with TPO woodland. New dev be local ecological connectivity.	•		
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b		
7 Landscape & townscape	including of a larg therefore resident	g National e open gro e be likely ial built for	Parks or eenfield to alter to m, which	r AONBs area of p the local h would l	a. Howeve potential townsca help to li	ver, resid visual ar ape and l mit the m	ential development at this site would re ential development at this site would re nenity value and also Green Belt land. andscape character. The site is adjace nagnitude for potential effects, but at the be cannot be ruled out.	esult in the loss It would ent to existing		

SA Objective	Baseline trend	Effect on	SA Objec	tive			Mitigating or enhancing Local Plan policies	Mitigation code(s)			
	trona	-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	perimete Develop	The site is within 100m of six Listed Buildings, the closest of which is adjacent to the site's northern perimeter (Grade II Listed Building 'Prospect Mill'). The site is within the Thornton Conservation Area. Development at this open greenfield site could potentially have a minor adverse effect on the setting of this sensitive historic area.									
0.4:		- P LT IR H SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9									
9 Air quality	Development would not affect an AQMA or a CAZ. The construction and occupation of new dwellings at the site would be expected to increase air pollution at the site due to pollutants associated with new homes and transport movements.										
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e			
10 Transport	frequent but there	services.	Site is h sence of	ighly acc designa	essible	for pede:	multiple bus stops within 400m of the s strians. Cycling access via the road ne ocally. The nearest railway station in th	twork is good			
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
J		Site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.									
12 Accessible		+	Р	LT	IR	Н	SC1, SC2, SC6, SC10, EC5, HO3, HO12	12a			
services	The site centre.	has excel	lent acce	ess to ke	y service	es and a	menities being 400m south east of Tho	ornton local			
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	participa	ition and c	ommuni	ty interac	ction, wit	hout the	s within an existing community, encour development being of a scale that could sense of community and place.	•			
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
Treation a leicure		Site offers residents with good access to leisure areas. The site is within 200m of several areas of open greenspace and has good access to the local countryside, including the Great Northern Trail.									
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime 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		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			

SA Objective	Baseline trend	Effect on	SA Objec	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)			
	Site is 1 Royal In	Site is 150m south of the nearest GP, Thornton Medical Centre. Site is and is 3.7km west of Bradford Royal Infirmary. Residents at the site would have excellent access to exercise opportunities via the local footpath network to the countryside.									
47.51 6		+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education		The site is 580m east of Thornton Primary School. The site is 1.6km west of Beckfoot Thornton. Before development can commence it must be confirmed that these schools have capacity for new students.									
40 Emanda uma a mt		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment		its would h	_		-	-	opportunities in the centre of Thornto east.	n and there are			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	local eco	The construction and occupation of new homes at each site could have a minor beneficial impact on the local economy by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/002B – Close Head Lane	1.57	Former water treatment works, green space and woodland	Mix, largely Greenfield	25 dwellings	Alternative

Summary of assessment for TH/002B:
As a largely greenfield site containing Priority Habitat woodland, minor adverse effects have been predicted for most natural environment themed SA Objectives. Site is in proximity to a Grade II Listed Building. Access to key services and amenities, including schools, GP surgeries and shops, within the District, is somewhat limited given the location of the site. Access to jobs, economic areas and cultural spaces within the District is good.

		Effect on	SA Objec	tive							
SA Objective	Baseline trend	Score of effect			Certainty	Mitigating or enhancing CSPR and DMLocal Plan policies	Mitigation code(s)				
		-	Р	LT	IR	Н	HO5, HO6, HO7, TR2	3a – 3d			
3 Land & Buildings	site appe	The site is partially PDL, having been in former use for water treatment works. However, much of the site appears to be open greenspace and it contains woodland, and so it would not be an entirely efficient use of the land resource. The site also coincides with a coal MSA. ALC Grade at the site is									
		+	Р	LT	IR	Н	SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e			
4 Climate change resilience	of these layout of	areas, rel	ative to hent. Ho	the size wever, o	of the s	ite, it is	water flood risk within TH/002B. Given expected that they would be avoided the buld lead to an increase in impermeable	rough a careful			
		-	Р	LT	IR	Н	SC2, EN7, EN8	5a – 5e			
5 Water resources							sult in a minor increase in water consum s are within, adjacent to or within 100m o				
		-	Р	LT	IR	Н	SC1, SC6, EN2a, EN2b, EN5 ements including grasses, trees, and other	6a – 6h			
6 Biodiversity & geodiversity	wider ne being TF Deciduo	twork, par PO protect us Woodla	ticularly ed wood and Prio	as the s dland, w rity Habi	site is wi hich wo itat has fected b	thin an uld like been re y deve	sity value may disrupt the ecological con NE GI corridor. Nearly all of the site is really be adversely affected by development ecorded within the south-western corner lopment here.	ecorded as here. of TH/002B,			
		-	Р	LT	IR	Н	SC1, SC6, EN3, EN4, EN5, DS2, DS3	7a, 7b			
7 Landscape & townscape	The loss of greenfield and open space, and potentially a reduction in tree canopy at the site, would have a negative effect on the local character. This may be limited as a result of the site being partially PDL, although nearly all of the site is recorded as being TPO protected woodland, which would likely be adversely affected by development here.										
		-	P	LT	IR	Н	SC1, SC6, EN3, EN4, EN5, DS3	8a, 8b			
8 Cultural heritage	impleme		develop	ment, a	nd the p	ornton \ otentia	War Memorial' is 70m east of the site. De I loss of trees and GI, development at th				
		-	P	LT	IR	Н	SC2, SC10, DS4, EN8, TR1, TR3, HO9	9a – 9d			
9 Air quality	the site		expected	d to incre			Z. The construction and occupation of neon at the site due to pollutants associated				
		+	Р	LT	IR	Н	SC2, HO9, TR1, TR3, DS4	10a – 10e			
10 Transport	Site is within 160m of several bus stops with frequent services. Site is highly accessible for pedestrians. Cycling access via the road network is good but there is an absence of designated cycle paths locally. The nearest railway station in the District is over 7km east at Bradford Forster Square.										
+ P LT IR H H01-H07 11a											
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.										
12 Accessible	- P LT IR H SC1, SC2, SC4, SC6, SC10, EC5, HO3, HO12 12a										
services	Residen	ts would h					ast to access key services in Thornton.				
13 Social cohesion		+	Р	LT	IR	Н	SC1, SC2, EC1, DS1, DS5	13a			

SA Objective	Baseline Effect on SA Objective	Mitigating or enhancing CSPR and DMLocal	Mitigation									
	Development at the site would situate new reside											
	participation and community interaction, without t											
	pressure on local services and facilities or could alter the local sense of community and place.											
	+ P LT IR H	SC2, SC6, SC10, EN1, EC5	14a									
14 Culture & leisure	Site benefits from access to multiple cultural and	recreational spaces and places in and aro	und the									
	Thornton area.											
	+/- P LT IR L	TR5, EN8, DS5	15a									
	The construction and occupation of new homes w											
15 Safe & secure	crime at a location where there are currently none											
	ruled out. However, new development could pote		vellbeing, or									
	increase natural surveillance, and so could help t											
	+ P LT IR H	SC10, HO4, DS1, DS5	16a, 16b									
	The nearest GP surgery to the site, Thornton Med											
16 Health	The site is within the target distance of a hospital,											
Torreattr	north east. The site would provide new residents											
	range of semi-natural habitats, and outdoor exerc	cise opportunities including West Park, via	the local									
	PRoW network.											
	- P LT IR H	EC1, EC2, EC3	17a - 17c									
	The nearest primary school, Thornton Primary Sc											
17 Education	outside the desired range. The nearest secondary											
	site, putting it outside the target range. Before de	velopment can commence it must be confi	rmed that									
	these schools have capacity for new students.	I ==: ====										
	+ P LT IR H	EC1, EC2, EC3	18a, 18b									
18 Employment	Residents would have good access to employme		there are									
	five Employment Zones within 5km of the site to t											
	+ P LT IR H	EC1, EC2, EC3	19a, 19b									
19 Economy	The construction and occupation of new homes a											
	local economy by increasing the demand for loca	I goods and services and enhancing the po	ool of									
	potential employees for local businesses.											

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
TH/016 - Sapgate Lane/		Existing house	25% brownfield/	05 1 11	5.
Northcliffe Lane	0.23	and garden	75% greenfield	35 dwellings	Discounted

Summary of assessment for TH/016:

No significant adverse effects predicted for the site. There could potentially be minor adverse effects on biodiversity and landscape SA Objectives, given the site is mostly greenfield and contains trees and other vegetation. The site would provide residents here with good access to shops, services, and facilities, including jobs, schools, buses and cultural spaces, with particularly good access to health facilities.

		Effect on	SA Objec	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local PlanCSPR and DM policies	Mitigation code(s)
		-	Р	LT	IR	Н	SC2, SC5, HO5, HO6, TR2	3a, 3b, 3d, 3e
3 Land & Buildings			t the site	e is 'Urb	an'/ Site		nd so would not constitute an entirely les with coal and sandstone MSAs.	
4 Climate change	0'' ' '	+	P	LT	IR	M	SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e
resilience		meable su	rfaces, d	compare	d to cur	rent lev		
[\\/ atam = aaaa	0:4- :		P	LT	IR	H	SC2, EN7, EN8	5a – 5e
5 Water resources	to existing	ot witnin a	GSPZ.	Develop	ment wo	ould res	sult in a minor increase in water consunin, adjacent to or within 100m of eithe	mption in relation
	to existii	ig ieveis. i	P	IT	IR	H	SC1, SC6, EN2a, EN2b, EN5	6a – 6h
6 Biodiversity & geodiversity	(around trees, ar	the site's إ	oerimete lopment	ould be out	unlikely O woodl	to affec and. Th	t a designation. However, approximate site is greenfield containing GI elemor adverse effect on the site's biodiver	ely 20% of TH/016 ents, including
		-	Р	ĹT	IR	M	SC1, SC6, EN4, EN5, DS2, DS3	7a. 7b
7 Landscape & townscape	space, th		ersely a	altering t	he local	townso	visually attractive GI elements and an cape character, although the residential	
		0	n/a	n/a	n/a	Н	SC1, SC6, EN3, EN4, EN5, DS3	None
8 Cultural heritage		ment at Thasset or h					a discernible effect on any Listed Bui	lding or sensitive
	_	-	Р	LT	IR	Н	SC2, SC10, DS4, EN8, TR1, TR3, H09	9a – 9d
9 Air quality	the site		expected	d to incre			The construction and occupation of n at the site due to pollutants associat	
		+	Р	LT	IR	Н	SC2, HO9, TR1, TR3, DS4	10a – 10e
10 Transport	for pede	strians. Cy	cling ac	cess via	the roa	d netwo	oad offering frequent services. Site is ork is good but there is an absence of strict is just under 6km east at Bradfor	designated cycle
		+	Р	LT	IR	Н	HO1 – HO7	11a
11 Housing		ld make a ousing typ					ards satisfying Bradford's housing nee	ds, including a
12 Accessible		+	Р	LT	IR	H	SC1, SC2, SC6, SC10, EC5, HO3, HO12	12a
services	TH/016 I centre.	has good a	access t	o key se	rvices a	nd ame	enities being just 600m north-east of T	hornton local
		+	Р	LT	IR	Н	SC1, SC2, EC1, DS1, DS5	13a
13 Social cohesion	participa	tion and c	ommuni	ity intera	ction, wi	thout th	nts within an existing community, enco ne development being of a scale that o cal sense of community and place.	
		+	Р	LT	IR	Н	SC1, SC2, EC1, DS1, DS5	14a
14 Culture & leisure		rs residen ace and h					reas. The site is within 200m of severantly side.	al areas of open
15 Safe & secure		+/-	Р	LT	IR	L	TR5, EN8, DS5	15a

SA Objective	Baseline	Effect on S	SA Objec	tive			Mitigating or enhancing Local P	lanCSPR Mitigation	on code(s)			
							ould introduce new potentia					
	crime at	a location	where t	here are	current	ly none	, and so an increase in crim	e at the site cannot	be ruled			
	out. Hov	out. However, new development could potentially enhance community cohesion and wellbeing, or										
	increase	increase natural surveillance, and so could help to combat the local risk of crime.										
		++	Р	LT	IR	Н	SC10, HO4, DS1, DS5	16a, 16	b			
16 Hoolth	TH/016	is 500m no	rth-eas	t of Thor	nton Me	dical C	entre and is within 4km of B	radford Royal Infirm	nary.			
16 Health	Residen	ts at the si	te would	d have e	xcellent	access	to exercise opportunities vi	a the local footpath	network			
	to the co	ountryside.										
		-	Р	LT	IR	Н	EC1, EC2, EC3	17a – 1	7c			
17 Education	TH/016	is 1km nor	th-east	of Thorn	ton Prim	ary Scl	hool. TH/016 is 1.4km north	-west of Beckfoot Th	hornton			
17 Education	Seconda	ary School.	Before	develop	ment ca	in comr	mence it must be confirmed	that these schools h	nave			
	capacity	for new st	udents.									
		+	Р	LT	IR	Н	EC1, EC2, EC3	18a, 18	b			
18 Employment	Residen	ts would h	ave goo	d acces	s to emp	loymer	nt opportunities in the centre	of Thornton and the	ere are			
	five Emp	oloyment Z	ones wi	thin 5km	of the s	ite to th	ne east.					
	+ P LT IR H EC1, EC2, EC3 19a, 19b											
10 Foonomy	The construction and occupation of new homes at each site could have a minor beneficial impact on the											
19 Economy	local eco	onomy by i	ncreasii	ng the de	emand fo	or local	goods and services and en	hancing the pool of	potential			
	employe	es for loca	l busine	esses.			-		-			

Wilsden

- 1.1.10 Three potential preferred housing sites have been identified within Wilsden (WI/002, WI/005B and WI/013).
- 1.1.11 Significant negative effects in relation to climate change resilience (SA Objective 4) have been identified for site WI/005B. It is unknown at this stage whether future development on this site would be able to entirely avoid an area of the site which is at a high risk of surface water flooding, given the number of dwellings being considered at this site. The implementation of Sustainable Drainage Systems could help to mitigate any adverse effects.
- 1.1.12 Significant negative effects in relation to lands & buildings (SA Objective 3) have been predicted for sites WI/005B, and WI/013.
- 1.1.13 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 largely related to potential recreation impacts on the site. As a result of this, significant negative effects in relation to biodiversity and geodiversity have been identified for all sites.
- 1.1.14 Significant beneficial effects in relation to health (SA Objective 16) have been identified for all sites.
- 1.1.15 In relation to transport (SA Objective 10), sites WI/002 and WI/013 score positively (minor), whilst site WI/005B scores negatively (minor). This is largely due to the distance of the nearest bus stop from the site. In addition, pedestrian access to the site would need to be improved.
- 1.1.16 Most of the sites score negatively (minor to major) in relation to energy & greenhouse gases (SA Objective 1), waste (SA Objective 2), water resources (SA Objective 5), landscape & townscape (SA Objective 7), cultural heritage (SA Objective 8) and air quality (Objective 9). Future development proposals should seek to avoid or mitigate any adverse effects as far as practicable and incorporate enhancements.
- 1.1.17 There are three potential alternative housing sites identified within Wilsden (WI/001, WI/006 and WI/010).

Summary table of effect scores predicted for housing site options in Wilsden:

PO Ref	Site Ref		SA Objective																	
1 O IXCI	One reci	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
WI1/H	WI/002	-	-	+/-	-	-		-	-	-	+	+	+	+	+	+/-	++	+	+	+
WI2/H	WI/005B	-	-			-		-	-	-	-	+	+	+	+	+/-	++	+	+	+
WI3/H	WI/013	-	-		-	-		-	-	-	+	+	+	+	+	+/-	++	+	+/-	+

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
WI/002 – Crooke Lane	0.54	The site was partially developed before being abandoned.	50% mix	10 dwellings	Preferred Option: WI1/H

Summary of assessment for WI/002:

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, given the potential loss of greened over PDL land and greenfield, which includes GI elements. Site is partially within the Wilsden Conservation Area, although the effects of development at the site on the setting of this historic area, as with the potential effects on local townscape character, are dependent on implementation and made somewhat uncertain by the partially developed nature of the site – there could be opportunities to deliver improvements to setting and character.

The site would provide residents with good access to key services and amenities, including jobs, shops, buses and schools, with particularly good access to health facilities (Wilsden Medical Practice is adjacent to the site).

		Effect on	SA Obje	ective								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d				
3 Land & Buildings		The site has been partially developed and so allocating the site would be a somewhat efficient use of land. However, the site coincides with a Sandstone MSA. ALC Grade at the site is Grade 4.										
4 Climate change		-	Р	LT	IR	Н	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e				
resilience		rithin FZ1. avoided t					low risk of surface water flooding. It is	unclear if this				
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources							rithin 100m of site. Development would	I result in a minor				
	net incre	ease in wa					n in relation to existing levels.	10.01				
1	D		P	LT	IR	L L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
							it is difficult to say what the current stareserve or reduce the habitat connecti					
6 Biodiversity &							tation present across the site, it can be					
geodiversity		this would					tation present across the site, it can be	assumed mat				
							ikely significant effects on the South P	ennine Moors				
							d out at this stage.	011111110 1110010				
		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	developi be most townsca	ment woul ly greened	d be ur d over a nor deg	nlikely to and the r gree. Ho	signific eplacen	antly alnent of	vithin an area of existing residential bu ter the local townscape. However, the open space with built form could alter o acknowledged that development of th	site appears to the local				
		-	Р	LT	IR	L	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	Wilsden historic	Conserva area, althong ng on the	ition Are	ea. The is is som	ot affect replaced newhat u	ment of incertai	age asset. The eastern portion of the sign	te falls within the the setting of this of the site and,				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	Development at this site would not affect a CAZ or an AQMA. However, it would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution.											
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	3.7km n	Site is within 400m of several bus stops with frequent services. The nearest railway station, Bingley, is 3.7km 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	, and the second	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				

SA Objective	Baseline Effect on	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)			
						vards satisfying Bradford's housing nee	eds, including a			
	mix of housing typ	es as r	equired	by Loca	l Plan p		1			
12 Accessible services	+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
	Residents at the s	ite wou	ld be wit	thin 600	m of se	rvices and amenities along Wilsden Ma	ain Street.			
	+	Р	LT	IR	Н	SC2, DS5	13a			
13 Social cohesion	participation and o	ommur	nity inter	action, v	without	ents within an existing community, enco the development being of a scale that alter the local sense of community and	could put			
14 Culture & leisure	+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure	Within 600m of the public houses, and						s of worship,			
	+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	crime at a location ruled out. Howeve	where r, new	there ar developi	e currei ment co	ntly non uld pote	would introduce new potential targets a le, and so an increase in crime at the s entially enhance community cohesion a to combat the local risk of crime.	ite cannot be			
	++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	Site is adjacent to Wilsden Medical Practice. Site is 4.5km north west from Bradford Royal Infirmary									
	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.									
	+	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
17 Education	Secondary Schoo	l is in th	e neighl	bouring	settlem	nd 2.3km south east of Parkside Schoo ent of Cullingworth. Before developme ols have capacity for new students.				
	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	employment oppo	rtunities	s in the r	nearby o	entres,	ss to a broad range of high quality and as well as slightly further afield toward le. Crossflatts Employment Zone is witl	s the regional			
	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	economy, increasi employees for loca	ng dem al busin	and for esses. A	local go An impro	ods and	could have a minor beneficial impact or d services and enhancing the pool of p at in the built environment could lead to be further inward investment to help tac	otential an improved			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
WI/005B - Crack Lane	1.47	Agricultural	Greenfield, Green Belt	40 dwellings	Preferred Option: WI2/H

Summary of assessment for WI/005B:

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 significant effect predicted due to the loss of greenfield land.

A major adverse effect arises for the climate change resilience SA Objective due to an area at high risk of surface water flooding in the north-eastern portion of the site. Given the number of dwellings proposed for the site, it is unclear whether this could be entirely avoided through a careful layout of the development.

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

Minor positive effects were predicted for nearly all 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, local services and amenities, and employment areas. However, access to transport links is somewhat limited.

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. There are two Grade II Listed Buildings 220m north, and development at this open greenfield site could potentially adversely affect the setting of these sensitive heritage assets.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e
3 Land & Buildings	would be		ed as a				within the boundary and therefore developmer land resource. ALC Grade at the site is Grade	
			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	this land	could be e	entirely	avoided	d throug	jh a car	of the site is at high risk of surface water flooding the site is at high risk of surface water flooding the surfaces of the surface of the	dwellings being
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							rithin 100m of a surface waterbody. Developme ater consumption.	nt at the site
6			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	here cou	ıld reduce	biodive g proce	rsity val ess has	ue at th	e site a	ould potentially be of some biodiversity value. Nand reduce local ecological connectivity. likely significant effects on the South Pennine Nastage.	·
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a
7 Landscape & townscape	National and Gree therefore residenti	Parks or A en Belt lan e be likely t al built forr	ONBs. d that o to adve n, whic	However contains rsely alt h would	er, resi GI eler ter the l I help to	dential ments c ocal tov limit th	a discernible effect on any landscape designati development at this site could result in the loss of potentially high visual amenity, including trees was and landscape character. The site is a me magnitude for potential effects, but at this state cape cannot be ruled out.	of open greenfield s, and it would djacent to existing
1		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage							orth of the site associated with Norr Fold Farm. In a minor adverse effect on the setting of these	
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes w		<pre><pre><pre><pre><pre><pre><pre><pre></pre></pre></pre></pre></pre></pre></pre></pre>	to resu	ılt in a n	ninor in	ct on an AQMA or CAZ. The construction and c crease in air pollution in relation to existing levens.	
10		ı	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	Bingley,	is 3.2km n	orth-ea	st. Ped	estrian :	access	rices are 470m away on Main Street. The neare of the site would need to be improved; bicycle neral lack of designated cycle paths in the loca	access via the

SA Objective	Baseline	Effect on S	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an the minir	d tenures on the desired desir	of the h	ousing licies H	provide O4 and	ed being I HO5 (wards satisfying Bradford's housing needs, deposite in line with the Local Plan policies. The develows or more homes, or an area of more than 0.5 has so to reflect local need.	pment would meet					
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
Accessible services	The near	rest area o	f key s	ervices	and am	enities	appears to be located 450m west of site on Ma	in Street.					
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	interaction	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure							o a diverse range of culture and leisure opportur ong Main Street in the centre of Wilsden.						
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	where ther	e are c	urrently otentiall	none, y enhai	and so nce con		out. However,					
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	north-we Resident countrys	est of a ger ts at the sit ide with op	neral ho te woul oportun	spital, I d have ities for	Bradford exceller outdoo	d Royal nt acces r exerci	medical centre, Wilsden Medical Practice. The salfirmary. Infirmary. Institute the salfirmary of the salfirmary of the salfirmary. Institute the salfirmary of the salfirmary of the salfirmary of the salfirmary of the salfirmary. Institute the salfirmary of the salfirmary. Institute the salfirmary of the salfirma	roughout the local					
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education		rest primar Parkside S					chool, is 475m north-west of the site. The neare site.	st secondary					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	more div	erse and e	expansi m nortl	ve rang n-east to	e of emowards e.	ployme	ent opportunities in the centre of Wilsden, but in ent opportunities residents would likely need to t y or 5km south-east towards the centre of Bradfo	ravel					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	increasir business	ng the dem ses. An imp	and for	· local g ent in th	oods ar ne built	nd servi environ	could have a minor beneficial impact on the loc ices and enhancing the pool of potential employ ment could lead to an improved attractiveness to alp tackle local deprivation.	ees for local					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
WI/013 – Moorside Farm	3.07	Agricultural	Predominantly greenfield, Green Belt	80 dwellings	Preferred Option: WI3/H

Summary of assessment for WI/013:

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

Minor positive effects were predicted for a range of 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.

Major adverse significant effect predicted due to the loss of greenfield land, and 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 largely greenfield and Green Belt site. Wilsden Conservation Area is 150m east of the site; there is existing built form between the site and the Conservation Area and so the scope for adverse effects as a result of development is limited, but they should still be considered.

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

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancingLocal Plan policies	Mitigation code(s)		
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f		
3 Land & Buildings	would be standing	e considere and an ex	ed as a disting b	n ineffic ouilding,	ient use which i	of the might p	within the boundary and therefore developmer land resource. Southern portion of the site has resent opportunities for reusing structures or concides with a sandstone MSA.	some hard		
		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
4 Climate change resilience	hardstar through	iding on th	e site. ayout o	Given th f develo	ne size o pment.	of the s	a low and medium risk of surface water floodin ite in relation to this area, it is expected that it v er, development could lead to an increase in in	vould be avoided		
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources		Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.								
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	Site is predominantly 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. Bingley South Bog SSSI is approximately 3.4km from the site and the South Pennine Moors SSSI is approximately 4.8km 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.									
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site 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.									
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	Conserv Howeve	ation Area r, the site is	, and s s predo	o the sc minantl	ope for y an op	advers en gree	the site. There is existing built form between the effects as a result of development on the site enfield and a minor adverse effect on the setting at this stage.	is limited.		
		-	Р	LT	ÎR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
9 Air quality	homes v		xpected	to resu	ılt in a n	ninor in	ct on an AQMA or CAZ. The construction and corease in air pollution in relation to existing leve			

SA Objective	Baseline	Effect on S	A Obje	ctive			Mitigating or enhancingLocal Plan policies	Mitigation code(s)
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	railway s	tation, Bin	gley, is	3.7km r	north ea	ast. Site	quent services, including those along Main Stree is accessible for pedestrians and somewhat a ycle paths in the local area.	
	,	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an the minir	d tenures o num criteri	of the h a of po	ousing licies H	provide O4 and	ed being I HO5 (*	wards satisfying Bradford's housing needs, depoint line with the Local Plan policies. The develor or more homes, or an area of more than 0.5 has so to reflect local need.	pment would meet
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services	The nea	rest area o	f key s	ervices	and am	nenities	appears to be located 500m east of site on Mai	n Street.
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction		the de	velopme	ent beir	ng of a s		
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							o a diverse range of culture and leisure opporturiong Main Street in the centre of Wilsden.	nities including
15 Safe & secure	location new dev	where ther	e are could p	urrently otentially	none, y enhai	and so nce con	SP1, SP3, SP4, SP16, H09, DS5, C02 would introduce new potential targets and victir an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na ne.	out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	north-we Residen countrys	est of a gen ts at the sit ide with op	eral ho e woul portun	ospital, E d have e ities for h for the	Bradford exceller outdoo reside	d Royal nt acces r exerci	medical centre, Wilsden Medical Practice. The salfirmary. Infirmary. Infirmary and the salfirmary are salfirmary and the salfir	roughout the local aprove both
17	T 1	+		LT	IR .	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education		rest primar Parkside Sc					chool, is 705m north-east of the site. The neare	st secondary
	3011001, 1	+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	more div approxin Thorntor	ts would haverse and enamely 3.7k	xpansi m nortl ployme	od acces ve rangen-east to ent Zone	ss to er e of em owards e. It is u	mploym ployme Bingley incertai	ent opportunities in the centre of Wilsden, but in ent opportunities residents would likely need to to or 5km south-east towards the centre of Bradfon the extent to which the loss of agricultural land	n order to access a ravel ord and the
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	increasir business	ng the dem	and for er, it is	· local go	oods ar	nd servi	could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ o which the loss of agricultural land could impac	al economy, rees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
WI/001 – Bents Lane	10.24	Greenfield land/Green Belt	Greenfield 100%	269 dwellings	Alternative

Summary of assessment for WI/001: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, water resources and access to educational facilities. The site is well located to provide residents with good access to jobs, services, transport, and health facilities.

		Effect on S	SA Obje	ctive		ı		
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	L	HO5, TR2	3a, 3b, 3c, 3d, 3e
Buildings					st of the	loss of :	>0.4ha of greenfield land. ALC Grade at the	site is grade 3.
	Site is w	ithin the gr	een be	LT	IR	1	SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e
4 Climate change resilience	with the		of GI in	l is at low developr	risk of s nent, alth		water flooding. The site's climate resilience on implementations is somewhat dependent on implementations.	could be improved
5 Water		-	Р	LT	IR	М	SC2, EN7, EN8	5a – 5e
resources		s not coind to result in					erbody within 100m of the site. Developmen sumption.	t at the site would
6			Р	LT	IR	L	SC1, SC6, EN2a, EN2b, EN5	6a – 6f
Biodiversity & geodiversity		n. New dev					nd is likely to be of some biodiversity value in ordiversity value at the site and reduce local of	
			Р	LT	IR	L	SC1, SC6, EN4, EN5, DS2, DS3	7a, 7b
7 Landscape & townscape	National that cont adversel form, wh	Parks or A tains GI eld ly alter the	AONBs ements local to help to	. Howeve of poten ownscape limit the	er, reside tially higl e and lan magnitu	ntial de n visual dscape de for p	discernible effect on any landscape designate velopment at this site could result in the loss amenity, including trees, and it would therefore character. The site is adjacent to existing reotential effects, but at this stage a minor advant.	s of open greenfield fore be likely to esidential built
8 Cultural		0	n/a	n/a	n/a	Н	SC1, SC6, EN3, EN4, EN5, DS3	None
heritage	Develop	ment at the					a discernible impact on any heritage asset of	
9 Air quality	homes v		xpected	d to resul	t in a mir	or incre	SC2, SC10, DS4, EN8, TR1, TR3, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev	
		+	Р	LT	IR	Н	SC2, HO9, DS4, TR1, TR3	10a – 10d
10 Transport	Bingley	Railway St	ation, t	his is out	side of th	ne desir	tent services. The nearest railway station is a red range. The site has good access for ped to focular to focular to focular and the focular to	
		+	Р	LT	IR	Н	HO1 – HO12	11a
11 Housing	types an minimun	nd tenures on criteria of	of the h	nousing is es HO4 a	s provide nd HO5	d in line (10 or n	owards satisfying Bradford's housing needs with the Local Plan policies. The developm nore homes, or an area of more than 0.5ha) as to reflect local need.	ent would meet the
12		+	Р	LT	IR	Н	SC4, SC6, SC10	12a
Accessible services	Residen	ts at the si	te wou		ood acce	ess to k	ey services and amenities including those o	- Main Other at
			_	LT	IR	Н	SC2, SC6, SC10, DS5	
		+	<u>Р</u>			-		13a
13 Social cohesion	without o	ment woul	d provi cohesiv oment l	de high-deness of a ceing of a	existing a scale th	commu	thin an existing community in an area of higunity, encouraging participation and community put pressure on local services and facilities	13a h deprivation (IMD) hity interaction,
cohesion	without of without to local ser	ment wouldisrupting of the developers of com	d provi cohesiv oment I munity P	de high-coveness of a coveness	existing a scale the e.	communat may	thin an existing community in an area of high unity, encouraging participation and community put pressure on local services and facilities SC2, SC6, SC10, DS5	13a h deprivation (IMD) hity interaction, or could alter the
	without of without to local ser	ment wouldisrupting of the developers of cometer the state of the sign of the	d provi cohesiv oment I munity P te woul	de high-coveness of a coverne o	existing a scale the se.	communat may H ess to a	thin an existing community in an area of higunity, encouraging participation and commur put pressure on local services and facilities	13a h deprivation (IMD) nity interaction, or could alter the 14a ncluding pubs,

Baseline	Effect on S	SA Objec	tive			Mitigating or enhancing Local Plan policies	Mitigation code(s)				
The cons	struction a	nd occu	pation o	of new ho	mes wo	ould introduce new potential targets and vic	tims of crime at a				
location v	where ther	e are c	urrently	none, and	d so an	increase in crime at the site cannot be rule	ed out. However,				
new deve	elopment o	could po	otentially	enhance	comm	unity cohesion and wellbeing, or increase	natural surveillance,				
and so co	ould help t	o comb	at the lo	cal risk o	f crime.	-					
	+	Р	LT	IR	Н	SC10, HO4, DS1, DS5	16a, 16b				
Site is 1.	Site is 1.5km north of the nearest GP surgery, Wilsden Medical Practice, this is outside of the desired range. The										
Resident	Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for										
outdoor exercise and community engagement.											
	-	Р	LT	IR	L	EC1, EC2, EC3	17a, 17b				
The near	The nearest primary school, Wilsden primary School, is 1km south east of the site. The nearest secondary										
school, Parkside Academy, is 1.7km west of the site, these are both outside of the desired range.											
	+	Р	LT	IR	Н	EC1, EC2, EC3	18a, 18b				
Site wou	Site would provide residents with good access to a broad range of high quality and diverse employment										
opportun	ities being	4km fr	om mult	iple emple	oyment	zones to the north and north east, there w	ill also be				
	+	Р	LT	IR	Н	EC1, EC2, EC3	19a, 19b				
The cons	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such										
						•	,				
	The consideration of the consi	The construction and location where there new development of and so could help to the site is a site is 1.5km north site is within 6km on the side i	The construction and occulocation where there are conew development could possible and so could help to combus	The construction and occupation of location where there are currently new development could potentially and so could help to combat the location with the location and so could help to combat the location and so combat the location with some series and community of the location and so coupation of the location and so coupation of as by increasing the demand for location coupations.	The construction and occupation of new hol location where there are currently none, and new development could potentially enhance and so could help to combat the local risk of the local risk o	The construction and occupation of new homes we location where there are currently none, and so an new development could potentially enhance command so could help to combat the local risk of crime. P	The construction and occupation of new homes would introduce new potential targets and vio location where there are currently none, and so an increase in crime at the site cannot be rule new development could potentially enhance community cohesion and wellbeing, or increase in and so could help to combat the local risk of crime. P				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
WI/010 – Haworth Road	3.80	Greenfield land/Green Belt	Greenfield 100%	100 dwellings	Alternative

Summary of assessment for WI/010: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality and access to educational facilities. The site is well located to provide residents with good access to jobs, services and transport and access to health facilities.

		Effect on S	SA Obje	ctive				Mitigation code(s)
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	
3 Land &			Р	LT	IR	L	HO5, TR2	3a, 3b, 3c, 3d, 3e
Buildings							>0.4ha of greenfield land. Site coincides with	a coal and
	sandstor	ne MSA. A	LC Gra	ide at the	site is g	rade 3.	Site is within the green belt. SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e
4 Climate change					risk of s		water flooding. The site's climate resilience of	could be improved
resilience		inclusion on the contract in the contract of t				ough th	nis is somewhat dependent on implementation	on and there is
5 Water		+	Р	LT	IR	M	SC2, EN7, EN8	5a – 5e
resources							vaterbodies within 100m of the site. Developer consumption.	ment at the site
6	Would be		P	LT	IR	L	SC1, SC6, EN2a, EN2b, EN5	6a – 6f
Biodiversity	Site is a	eenfield co				nents a	nd is likely to be of some biodiversity value i	
&	condition	n. New dev					diversity value at the site and reduce local e	
geodiversity	connecti	vity. 	Р	LT	IR	L	SC1, SC6, EN4, EN5, DS2, DS3	7a, 7b
7 Landscape & townscape	National that cont adversel form, wh	Parks or A ains GI ele y alter the	ONBs ements local to help to	. Howeve of poten ownscape limit the	er, reside tially high e and lan magnitud	ntial de n visual dscape de for p	discernible effect on any landscape designat velopment at this site could result in the loss amenity, including trees, and it would theref character. The site is adjacent to existing re- otential effects, but at this stage a minor advalt.	of open greenfield ore be likely to esidential built
8 Cultural		0	n/a	n/a	n/a	Н	SC1, SC6, EN3, EN4, EN5, DS3	None
heritage	Develop	ment at the	e site w	ould be ι	unlikely t	o have	a discernible impact on any heritage asset o	r historic area.
		-	Р	LT	IR	Н	SC2, SC10, DS4, EN8, TR1, TR3, HO9	9a – 9c
9 Air quality	homes w		<pre>cpected</pre>	d to result	t in a mir	or incre	on an AQMA or CAZ. The construction and ease in air pollution in relation to existing levels	
		+	Р	LT	IR	Н	SC2, HO9, DS4, TR1, TR3	10a – 10d
10 Transport							ent services. The nearest railway station is	
•							ed range. The site has good access for pede of cycle paths.	estrians, but
	Somewn	+	P Cycli	IT	IR	H	HO1 – HO12	11a
11 Housing	types an	could mak	e a mir	nor positi	ve contri s provide	bution to d in line	owards satisfying Bradford's housing needs with the Local Plan policies. The developm	1.0
		n criteria of	policie				nore homes, or an area of more than 0.5ha),	ent would meet the
12		n criteria of	policie					ent would meet the
12 Accessible services	aspects	n criteria of such as ho +	policie pusing i P	mix and a	affordable IR	e house H	nore homes, or an area of more than 0.5ha), as to reflect local need. SC4, SC6, SC10 ey services and amenities including those or	ent would meet the that specify
Accessible	aspects Residen	n criteria of such as ho + ts at the sit	policie pusing p P te woul	mix and a LT d have g	affordable IR ood acce	H H H H H	nore homes, or an area of more than 0.5ha), as to reflect local need. SC4, SC6, SC10 ey services and amenities including those or SC2, SC6, SC10, DS5	ent would meet the that specify 12a Main Street. 13a
Accessible	Residen Develop without to without to	ts at the site of	P policies pusing P policies P policies provide provid	mix and a LT d have g LT de high-q eness of peing of a	affordable IR ood acce IR quality ho existing a scale th	e house H ess to ke H mes wir	nore homes, or an area of more than 0.5ha), as to reflect local need. SC4, SC6, SC10 ey services and amenities including those or	ent would meet the that specify 12a 13a 1 deprivation (IMD) ity interaction,
Accessible services 13 Social cohesion	Residen Develop without to without to	ts at the site of the description of the site of the s	P policies pusing P policies P policies provide provid	mix and a LT d have g LT de high-q eness of peing of a	affordable IR ood acce IR quality ho existing a scale th	e house H ess to ke H mes wir	nore homes, or an area of more than 0.5ha), as to reflect local need. SC4, SC6, SC10 ey services and amenities including those or SC2, SC6, SC10, DS5 thin an existing community in an area of high inity, encouraging participation and community.	ent would meet the that specify 12a 13a 1 deprivation (IMD) ity interaction,
Accessible services 13 Social	Residen Develop without of without to local ser Residen	ts at the single development would disrupting to the development with the single devel	policies pusing properties would be wou	d have g LT de high-ceness of peing of a and place LT de have g	IR ood acce IR quality ho existing a scale the IR ood acce	ess to ke H mes wir communat may H ess to a	nore homes, or an area of more than 0.5ha), as to reflect local need. SC4, SC6, SC10 ey services and amenities including those or SC2, SC6, SC10, DS5 thin an existing community in an area of high inity, encouraging participation and community put pressure on local services and facilities	ent would meet the that specify 12a 13a 13a 1 deprivation (IMD) ity interaction, or could alter the

SA Objective	Baseline	Effect on S	SA Objec	tive			Mitigating or enhancing Local Plan policies	Mitigation code(s)				
secure	The cons	struction a	nd occu	pation o	of new ho	mes wo	ould introduce new potential targets and victi	ms of crime at a				
	location	where ther	e are c	urrently	none, and	d so an	increase in crime at the site cannot be ruled	l out. However,				
	new dev	elopment o	could po	otentially	enhance	comm	unity cohesion and wellbeing, or increase na	atural surveillance,				
	and so c	ould help t	o comb	at the lo	cal risk o	f crime						
		+	Р	LT	IR	Н	SC10, HO4, DS1, DS5	16a, 16b				
	Site is 1	km east of	the nea	rest GP	surgery,	Wilsde	n Medical Practice, this is outside of the des	ired range. The				
16 Health	site is within 6km of a hospital, Shipley Hospital.											
	Resident	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		-	Р	LT	IR	L	EC1, EC2, EC3	17a, 17b				
Education	The nea	rest primar	y schoo	ol, Wilsd	en primai	ry Scho	ol, is 950m north west of the site. The neare	st secondary				
Education	school, Beckfoot Upper Heaton, is 2.8km east of the site, these are both outside of the desired range.											
		+	Р	LT	IR	Н	EC1, EC2, EC3	18a, 18b				
18	Site wou	Site would provide residents with good access to a broad range of high quality and diverse employment										
Employment	opportur	nities being	4km fro	om multi	iple empl	oyment	zones to the north and north east, there will	also be				
	employment opportunities within Wilsden and Harden to the north.											
		+	Р	LT	IR	Н	EC1, EC2, EC3	19a, 19b				
	The cons	struction a	nd occu	pation o	of new ho	mes co	uld have a minor beneficial impact on the loa	cal economy, such				
19 Economy	as by inc	creasing th	e dema	nd for lo	cal good	s and s	ervices and enhancing the pool of potential	employees for				
	local bus	sinesses. A	n impro	vement	in the bu	ıilt envii	ronment could lead to an improved attractive	ness to the area,				
	which co	ould encou	rage fur	ther inw	ard inves	tment t	o help tackle local deprivation.					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
WI/006 - Crack Lane	11.30	Greenfield land/Green Belt	Greenfield 100%	297 dwellings	Alternative

Summary of assessment for WI/006: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality and access to educational facilities. The site is well located to provide residents with good access to jobs, services, transport and health facilities.

SA Objective Baseline trend Score of effect P LT IR L HO5, TR2 Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coince sandstone MSA. ALC Grade at the site is grade 3. Site is within the green belt.	es Mitigation code(s)
3 Land & Buildings Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coince sandstone MSA. ALC Grade at the site is grade 3. Site is within the green belt.	
Buildings Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides sandstone MSA. ALC Grade at the site is grade 3. Site is within the green belt.	3a, 3b, 3c, 3d, 3e
	cides with a coal and
+ P LT IR L SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e
The site is within FZ1 and is at low risk of surface water flooding. The site's climate rewith the inclusion of GI in development, although this is somewhat dependent on implification in the site is within FZ1 and is at low risk of surface water flooding. The site's climate rewith the inclusion of GI in development, although this is somewhat dependent on implification.	
5 Water + P LT IR M SC2, EN7, EN8	5a – 5e
Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. would be likely to result in a minor increase in water consumption.	. Development at the site
6 P LT IR L SC1, SC6, EN2a, EN2b, EN5	6a – 6f
Biodiversity & Site is greenfield containing various GI elements and is likely to be of some biodiversity condition. New development here could reduce biodiversity value at the site and reduce connectivity.	
P LT IR L SC1, SC6, EN4, EN5, DS2, DS3	7a, 7b
Development at this location would not result in a discernible effect on any landscape National Parks or AONBs. However, residential development at this site could result in that contains GI elements of potentially high visual amenity, including trees, and it would adversely alter the local townscape and landscape character. The site is adjacent to efform, which would help to limit the magnitude for potential effects, but at this stage and local landscape and townscape cannot be ruled out.	n the loss of open greenfield uld therefore be likely to existing residential built
8 Cultural O n/a n/a H SC1, SC6, EN3, EN4, EN5, DS3	None
heritage Development at the site would be unlikely to have a discernible impact on any heritage	
9 Air quality Development would not have a discernible impact on an AQMA or CAZ. The construction homes would be expected to result in a minor increase in air pollution in relation to exit associated with homes and transport movements.	
+ P LT IR H SC2, HO9, DS4, TR1, TR3	10a – 10d
Site is within 600m of multiple bus stops with frequent services. The nearest railway s Bingley Railway Station, this is outside of the desired range. The site has good access somewhat limited for cyclists with a limited amount of cycle paths.	station is 3.5km north east at s for pedestrians, but
+ P LT IR H H01-H07	11a
The site could make a minor positive contribution towards satisfying Bradford's housing types and tenures of the housing is provided in line with the Local Plan policies. The distribution minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more that aspects such as housing mix and affordable houses to reflect local need.	development would meet the
12 + P LT IR H SC4, SC6, SC10	12a
Accessible services Residents at the site would have good access to key services and amenities including	g those on Main Street.
+ P LT IR H SC2, SC6, SC10, DS5	13a
Development would provide high-quality homes within an existing community in an are without disrupting cohesiveness of existing community, encouraging participation and without the development being of a scale that may put pressure on local services and local sense of community and place.	community interaction,
+ P IT IR H SC2 SC6 SC10 DS5	14a
Residents at the site would have good access to a range of culture and leisure opport restaurants, churches and outdoor leisure spaces, including the Norr Hill hiking trail.	
15 Safe & +/- P LT IR M TR5, EN8, DS5	15a

SA Objective	Baseline	Effect on S	SA Objec	tive			Mitigating or enhancing Local Plan policies	Mitigation code(s)				
secure	The cons	struction a	nd occu	pation o	of new ho	mes wo	ould introduce new potential targets and victi	ms of crime at a				
	location	where ther	e are c	urrently	none, and	d so an	increase in crime at the site cannot be ruled	l out. However,				
	new dev	elopment d	could po	otentially	enhance	comm	nunity cohesion and wellbeing, or increase na	atural surveillance,				
	and so c	ould help t	o comb	at the lo	cal risk o	f crime	•					
		+	Р	LT	IR	Н	SC10, HO4, DS1, DS5	16a, 16b				
	Site is 1	m east of	the nea	rest GP	surgery,	Wilsde	n Medical Practice, this is outside of the des	ired range. The				
16 Health	site is within 6km of a hospital, Shipley Hospital.											
	Resident	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		-	Р	LT	IR	L	EC1, EC2, EC3	17a, 17b				
Education	The nea	rest primar	y schoo	ol, Wilsd	en primai	ry Scho	ool, is 900m north west of the site. The neare	st secondary				
Education	school, Beckfoot Upper Heaton, is 2.8km east of the site, these are both outside of the desired range.											
		+	Р	LT	IR	Н	EC1, EC2, EC3	18a, 18b				
18	Site wou	Site would provide residents with good access to a broad range of high quality and diverse employment										
Employment	opportur	ities being	4km fro	om multi	iple empl	oyment	zones to the north and north east, there will	also be				
	employment opportunities within Wilsden and Harden to the north.											
		+	Р	LT	IR	Н	EC1, EC2, EC3	19a, 19b				
	The cons	struction a	nd occu	pation o	of new ho	mes co	uld have a minor beneficial impact on the loc	cal economy, such				
19 Economy	as by inc	reasing th	e dema	nd for lo	cal good	s and s	ervices and enhancing the pool of potential	employees for				
	local bus	sinesses. A	n impro	vement	in the bu	ilt envii	ronment could lead to an improved attractive	ness to the area,				
	which co	uld encou	rage fur	ther inw	ard inves	tment t	o help tackle local deprivation.					

Oakworth

- 1.1.18 Two potential housing sites have been identified within Oakworth as preferred options.
- 1.1.19 Significant beneficial effects in relation to health have been identified for all sites.
- 1.1.20 The two sites score negatively (major) in relation to biodiversity and geodiversity (SA Objective 6). The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is related to potential recreation impacts.
- 1.1.21 All sites score negatively (minor) in relation to energy & greenhouse gases (SA Objective 1), waste (SA Objective 2), water resources (SA Objective 5), landscape & townscape (SA Objective 7), cultural heritage (SA Objective 8) and air quality (SA Objective 9). Future development proposals should seek to avoid or mitigate any adverse effects as far as practicable and incorporate enhancements.
- 1.1.22 Both sites score positive/ negative in relation to employment (SA Objective 18) This is because although residents would have good access to employment opportunities in the centre of Oakworth, in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards Keighley, 3km north-east, where the Worth Village and Beechcliffe Employment Zones are located.
- 1.1.23 A further site has been discounted (OA/018).

Summary table of effect scores predicted for housing site options in Oakworth:

РО	Site Ref									S	A Ol	oject	tive							
Ref	Oite itei	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
OA1/H	OA/002	-	-		+	-		-	-	-	+	+	+	+	+	+/-	++	+	+/-	+
OA2/H	OA/007A	-	-		+	-		-	-	-	+	+	+	+	+	+/-	++	+	+/-	+

ł	(6	ЭУ:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
OA/002 – Pasture Avenue	1.06	Open space with area of woodland/trees	Greenfield, Green Belt	33 dwellings	Preferred Option: OA1/H

Summary of assessment for OA/002:

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

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.

Major adverse significant effect predicted due to the loss of greenfield land, and 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. The site adjoins Oakworth Conservation Area, the setting of which could be adversely altered as a result of development on this open greenfield 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.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		1	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e
3 Land & Buildings	would be	a large are considere s not coinc	ed as a	n ineffic	ient use	eld land e of the	within the boundary and therefore developmer land resource. ALC Grades at the site are 'Urb	nt on this area an' and Grade 4.
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	site in re	lation to th	e areas	s, it is ex	xpected	that it	nd at a low risk of surface water flooding. Giver would be avoided through a careful layout of de e in impermeable surfaces, compared to currer SP9, EN1, EN2, EN7, EN9	evelopment.
5 Water	Site doe	s not coinc					rithin 100m of a surface waterbody. Developme	
resources							ater consumption.	
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9 sincluding trees and it is likely to be of some bits.	6a – 6f
6 Biodiversity & geodiversity	its currer ecologic 300m of developr The HRA	nt condition al connecti the site, w nent at the	n. New ivity. The hich constant of the hick constan	develor nere are ould be e ess has nnot be	oment h severa exposed identifie ruled ou	ere cou I areas I to incr ed that I ut at this	ald reduce biodiversity value at the site and reduce of TPO woodland and deciduous woodland priveased recreational disturbances as a result of likely significant effects on the South Pennine Notes as tage.	uce local ority habitat within residential floors SPA/SAC
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National and Gree therefore residenti	Parks or A en Belt lan e be likely t al built forr	ONBs d that d to adve n, which he loca	. Howeve contains ersely alt ch would	er, resident GI eler ter the le I help to ape and	dential ments cocal tover limit the	a discernible effect on any landscape designati development at this site could result in the loss of potentially high visual amenity, including trees wascape and landscape character. The site is a me magnitude for potential effects, but at this state cape cannot be ruled out.	of open greenfield s, and it would adjacent to existing age a minor
8 Cultural		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
heritage			ct on th	ne settin	g of this	sensit	evelopment at this open greenfield site could p ive historic area.	·
		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes w	ment would vould be ex ed with ho	<pre><pre><pre><pre><pre><pre><pre><pre></pre></pre></pre></pre></pre></pre></pre></pre>	d to resu	ılt in a n	ninor in		els due to pollution
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	railway s topograp	tation, Kei	ghley, i ocal ar	is 4.2km ea there	n north e could b	east. Th	quent services, including those along the B614 ne site is accessible for pedestrians, although gwuptake of walking and cycling, particularly as	iven the

SA Objective	Baseline	Effect on S	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing							wards satisfying Bradford's housing needs, depo						
TTTIOUSING	types and tenures of the housing provided being in line with the Local Plan policies. The development would mee												
							10 or more homes, or an area of more than 0.5h	na), that specify					
10	aspects	such as ho	busing				uses to reflect local need.	I 40					
12	Theres	+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
Accessible services	The nearest area of key services and amenities appears to be located 450m north in the centre of Oakworth along the B6143.												
Services	along the	3 DO 143.	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social	Site wou	ıld situate ı					ng community, encouraging participation and co						
cohesion							scale that may put pressure on local services ar						
00.100.01.		er the loca											
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Residen	te at the ci	te woul	ld have	annd a	coss to	o a range of culture and leisure opportunities inc	ludina nuhe					
leisure							Oakworth.	Juding pubs,					
	rootaara	+/-	P	IT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
450 (0	The cons	struction a	nd occi	upation	of new		would introduce new potential targets and victir	ns of crime at a					
15 Safe &							an increase in crime at the site cannot be ruled						
secure							nmunity cohesion and wellbeing, or increase na	tural surveillance,					
	and so c	ould help t	to comb	oat the I	ocal ris	k of crir		Γ					
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
	Residents would be within 500m of the nearest GP surgery, Oakworth Medical Practice. The site is 6.4km south of a general hospital, Airedale General Hospital.												
16 Health													
							ss to a diverse range of semi-natural habitats th						
							ise and community engagement, which could im ne development.	iprove both					
	priysicai	and ment	D D	IT	IR	1115 01 11	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17	The nea	rest nrima	ry scho			rimary :	School, is 300m north of the site. The nearest so						
Education							rth-east of the site.	coordary soriooi,					
	Bookioo	+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
40	Residen		ave go				ent opportunities in the centre of Oakworth, but						
18 Employment							nployment opportunities residents would likely n						
Employment	further a	field, towar	rds Kei	ghley, 3	3.5km n	orth-ea	st, where the Worth Village and Beechcliffe Emp	oloyment Zones					
	are locat	ed.											
		+	Р	LT_	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy							could have a minor beneficial impact on the loc						
	increasing the demand for local goods and services and enhancing the pool of potential employees for local												
I	business			_									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
OA/007A – Keighley Road /					Preferred Option:
Sykes Lane (1)	2.31	Agricultural	Greenfield, Green Belt	61 dwellings	OA2/H

Summary of assessment for OA/007A:

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.

Major adverse significant effect predicted due to the loss of greenfield land, and minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. The site adjoins Oakworth Conservation Area, the setting of which could be adversely affected as a result of development on this open greenfield 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.

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e					
3 Land & Buildings	would be	a large are considere cides with	ed as a	n ineffic	ient use	eld land e of the	within the boundary and therefore developmed land resource. ALC Grades at the site are 'Urk	nt on this area pan' and Grade 4.					
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	site in re	lation to th	e area	s, it is e	xpected	I that it	nd at a low risk of surface water flooding. Given would be avoided through a careful layout of do e in impermeable surfaces, compared to curren	evelopment.					
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources							rithin 100m of a surface waterbody. Developme ater consumption.	ent at the site					
6 Biodiversity & geodiversity 7 Landscape & townscape	here cou The site Impact F undertak process cannot b Develop National and Greand town character	ald reduce is approximate approximate at the service output to the service output to the service of the service	biodive mately for the strict level ied that at this P s location AONBs d that, aracter, is adjaut at this	ersity val 3km eas South P el and c t likely s s stage. LT ion wou . However in its cu . New do acent to is stage	lue at the st of the ennine ensultar significa IR Id not rever, resi rrent coevelopn existing a minor	ne site as e South Moors sition with the effect of the estimated by the es	SP10, SP11, EN1, EN2, EN3, EN7, EN9 build potentially be of some biodiversity value. Nand reduce local ecological connectivity. Pennine Moors SSSI/SPA/SAC. The site falls SAC/SPA/SSSI. Further consideration of the lift in Natural England undertaken if necessary. The sts on the South Pennine Moors SPA/SAC are SP2, EN1, EN3, EN5, EN6, DS2, DS3 a discernible effect on any landscape designated development at this site could result in the loss, likely makes a positive contribution towards the re would be likely to adversely affect this and to not intial built form, which would help to limit the mass effect on the local landscape and townscape.	within a SSSI kely risks should be e HRA Screening triggered and thus 7a, 7b ion, including of open greenfield he local landscape of alter the local agnitude for e cannot be ruled					
8 Cultural	0:41:-		P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
heritage		Site adjoins the Oakworth Conservation Area. Development at this open greenfield site could potentially have a minor adverse effect on the setting of this sensitive historic area.											
	_	-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d					
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.												
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					

Sile is adjacent to bus stops on Keighley Road with frequent services. The nearest railway station, Keighley, is 3,6km north east. The site is accessible for pedestrians and cyclists, although given the topography of the local area there could be a low uptake of walking and cycling, particularly as there is a lack of designated cycle paths in the local area. 11 Housing	SA Objective	Baseline Effe	ct on SA Obj	ective			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
area there could be a low uptake of walking and cycling, particularly as there is a lack of designated cycle paths in the local area.	Transport	Site is adjace	nt to bus st	ops on K	eighley	Roady	with frequent services. The nearest railway stat	ion, Keighley, is					
in the local area.													
Site could struct he services and amenites is located 400m south-west in the centre of Oakworth along the services and struct 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. 15 Safe & Secure 16 Health 16 Health 17 Education 18 P LT R H SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 12a 19 P LT R H SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 12a 19 P LT R H SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 12a 10 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 15 Safe & Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and parks in the centre of Oakworth. 15 Safe & Secure 16 Health 16 Health 17 Residents would be within 400m of the nearest GP surgery, Oakworth Medical Practice. The site is 6km south of a general hospital, Nicadel General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development. 17 Education 18 Employment 19 P LT IR H SP2, SP3, SP14, SP16, EC3, EC3, EC4 18a, 18b Residents would have good access to employment opportunities, residents would likely need to travel further affeld, towards Keighley, 3km orth-east, where the Worth Village and elecchiffe Employment country in the local area. 19 P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b Residents would have good access to employment opportunities in the centre of Oakworth, but in order to access a more diverse and more expansive range of employment opportu				v uptake	OI Waik	ing and	r cycling, particularly as there is a lack of design	iated cycle patris					
types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need. 12				LT	IR	Н		11a					
types and tenures of the housing provioce being in line with the Local Plan politices. 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 The nearest area of key services and amenities is located 400m south-west in the centre of Oakworth along the B6143. 13 Social cohesion The nearest area of key services and amenities is located 400m south-west in the centre of Oakworth along the B6143. 14 Culture & P LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a 15 Safe & Secure 16 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 16 Health 17 Residents would be within 400m of the nearest GP surgery, Oakworth Medical Practice. The site is 6km south of a general hospital, Airedale General Hospital. 18 Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development. 19 P LT IR H SP2, SP14, SP16, EC3, DS5, CO2 17a-17c 10 P P LT IR L SP6, SP14, SP16, EC3, DS5, CO2 17a-17c 11 Residents would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development. 18 Residents would have good access to employment opportunities in the centre of Oakworth, but in order to access a more diverse	11 Housing												
aspects such as housing mix and affordable houses to reflect local need. 12 Accessible services 13 Social cohesion 13 Social cohesion 14 Culture & leisure 15 Safe & secure 16 Health 16 Health 17 Residents at the site would have good access to a range of culture and leisure one well-being of 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 17 Education 18 P LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a 18 Employment 19 P LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a 19 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. 10 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 15 Safe & Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and parks in the centre of Oakworth. 15 Safe & Residents at the site would have good access to a 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 17 Residents would be within 400m of the nearest GP surgery, Oakworth Medical Practice. The site is 6km south of a general hospital, Airedale General Hospital. 18 Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical	r r r rodonig												
Accessible services The nearest area of key services and amenities is located 400m south-west in the centre of Oakworth along the B6143. 13 Social cohesion Site would situate new residents within an existing community, encouraging participation, 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 15 Safe & Secure Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and parks in the centre of Oakworth. 15 Safe & Secure Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and parks in the centre of Oakworth. 16 Health Residents would be within 400m of the nearest GP surgery, Oakworth Medical Practice. The site is 6km south of a general hospital, Airedale General Hospital. Residents would be within 400m of the nearest GP surgery, Oakworth Medical Practice. The site is 6km south of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development. 17 Education 18 Employment 19 P LT IR L SP6, SP14, SP16, EC3, DS5, CO2 10 17a -17c 19 P LT IR L SP6, SP14, SP16, EC3, DS5, CO2 11a 18a, 18b Residents would have good access to employment opportunities in the centre of Oakworth, but in order to access a more diverse and more expansive range of employment opportunities, residents would likely need to travel further affield, towards Keighley, 3km north-east, where the Worth Village and Beechcliffe Employment Zones are located. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area. 18 P L I IR H								na), that specify					
Accessible services Accessible services Accessible services	12		_					12a					
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	Accessible		rea of key	services									
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 15 Safe & Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and parks in the centre of Oakworth. 15 Safe & secure 16 Health 17 Residents would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and parks in the centre of Oakworth. 18 Residents 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. 18 Residents would be within 400m of the nearest GP surgery, Oakworth Medical Practice. The site is 6km south of a general hospital, Airedale General Hospital. 19 Residents would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development. 10 The nearest primary school, Oakworth Primary School, is 400m south-west of the site. 11 Residents would have good access to employment opportunities in the centre of Oakworth, but in order to access a more diverse and more expansive range of employment opportunities, residents would likely need to travel further affield, towards Keighley, 3km north-east, where the Worth Village and Beechcliffe Employment Zones are located. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.	361 11663		P	IT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
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 Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and parks in the centre of Oakworth. 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 Residents would be within 400m of the nearest GP surgery, Oakworth Medical Practice. The site is 6km south of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development. 17 Education 18 Employment 19 P LT IR L SP6, SP14, SP16, EC3, DS5, CO2 17a – 17c The nearest primary school, Oakworth Primary School, is 400m south-west of the site. The nearest secondary school, Beckfoot Oakbank School (Keighley), is 1.4km north-east of the site. 18 Employment 19 P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b Residents would have good access to employment opportunities in the centre of Oakworth, but in order to access a more diverse and more expansive range of employment opportunities in the centre of Oakworth, but in order to access a more diverse and more expansive range of employment opportunities in the centre of Oakworth, but in order to access a more diverse and more expansive range of employment opportunities in the centre of Oakworth, but in order to access a more diverse and more exp	13 Social												
14 Culture &	cohesion												
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Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development. 17 Education		Residents would be within 400m of the nearest GP surgery, Oakworth Medical Practice. The site is 6km south of											
countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development. 17	16 Health	a general hospital, Airedale General Hospital.											
physical and mental health for the residents of the development. 17		Residents at	he site wo	uld have	exceller	nt acce	ss to a diverse range of semi-natural habitats th	roughout the local					
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Residents would have good access to employment opportunities in the centre of Oakworth, but in order to access a more diverse and more expansive range of employment opportunities, residents would likely need to travel further afield, towards Keighley, 3km north-east, where the Worth Village and Beechcliffe Employment Zones are located. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.	Education							,					
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		in agriculture			IR	н	SP6 SP14 SP16 FC1 FC2 FC3 FC4	10a 10h					
		The construct						,					
19 Economy increasing the demand for local goods and services and enhancing the pool of potential employees for local	19 Economy												
businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local	19 LCOHOITIY												
agricultural economy.													

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
OA/018 – Dockroyd Lane (2)	0.21	Predominantly open space with some small areas of hard standing	Predominantly greenfield, Green Belt (partial)	7 dwellings	Discounted

Summary of assessment for OA/018:

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.

There are no major adverse effects predicted for the site. The site is predominantly greenfield with two TPO trees, and given the impacts of new development on such a site, minor adverse effects were predicted for a range of natural environment themed SA Objectives. The site is within Oakworth Conservation Area, and so new development here could potentially have a minor adverse effect on the setting of this sensitive historic area

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e					
Buildings	Site is g	reenfield. <i>P</i>	ALC Gra	ade at th	e site is	Grade	4. Site does not coincide with an MSA.						
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience		Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.											
E Motor		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e					
5 Water resources							hin 100m of a surface waterbody. Developme ter consumption.	nt at the site					
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
Biodiversity & geodiversity	developi trees are	ment here	could re	educe bi th-easter	odiversi	ty value	condition it could potentially be of some biodir e at the site and reduce local ecological conne hich could be adversely affected by developm	ctivity. Two TPO					
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
7 Landscape & townscape	National and Gre therefore residenti	Parks or A en Belt lan be likely t ial built forr	ONBs. d that d to adve n, which	. Howeve contains rsely alte th would	er, resid GI elemer the lo help to	ential d ents of cal tow limit the	discernible effect on any landscape designati evelopment at this site could result in the loss potentially high visual amenity, including trees and landscape character. The site is a magnitude for potential effects, but at this state cape cannot be ruled out.	of open greenfield s, and it would djacent to existing					
0.00		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
8 Cultural heritage							evelopment at this open greenfield site could prevention area.	ootentially have a					
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d					
9 Air quality	homes v	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.											
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	railway s although	Site is within 400m of multiple bus stops with frequent services, including those along the B6143. The nearest railway station, Keighley, is 4km north east. Pedestrian and bicycle access of the site would need to be improved, although given the topography of the local area there could be a low uptake of walking and cycling, particularly as there is a lack of designated cycle paths in the local area.											
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					

SA Objective		ect on SA Objec			Mitigating or enhancing Local Plan policies	Mitigation code(s)							
	types and ter meet the min	nures of the h imum criteria	ousing provide of policies HO	d being 4 and H	ards satisfying Bradford's housing needs, dep- in line with the Local Plan policies. The develo O5 (10 or more homes, or an area of more tha ble houses to reflect local need.	pment would not n 0.5ha), that							
12		+ P	LT IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a							
Accessible services	The nearest area of key services and amenities is located 300m north in the centre of Oakworth along the B6143.												
		+ P	LT IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a							
13 Social cohesion	interaction, w	ithout the dev	idents within and velopment beind of community	g of a s		ommunity nd facilities or							
14 Culture &		+ P	LT IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a							
leisure			d have good ac parks in the ce			cluding pubs,							
		⊦/- P	LT IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a							
15 Safe & secure	location wher new developr	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	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b							
	Residents would be within 350m of the nearest GP surgery, Oakworth Medical Practice. The site is 6.4km south of a general hospital, Airedale General Hospital.												
16 Health	Residents at countryside w	the site would with opportuni	d have exceller ties for outdoo n for the reside	t acces exercis	s to a diverse range of semi-natural habitats the and community engagement, which could in edvelopment.	prove both							
17		+ P	LT IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c							
Education					chool, is 275m north of the site. The nearest sorth-east of the site.	econdary school,							
		⊦/- P	LT IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b							
18 Employment	a more divers	se and more	expansive rang	e of em	ent opportunities in the centre of Oakworth, but ployment opportunities residents would likely n t, where the Worth Village and Beechcliffe Emp	eed to travel							
		+ P	LT IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b							
19 Economy					could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ								

Oxenhope

- 1.1.24 Two potential housing sites have been identified within Oxenhope which are preferred options.
- 1.1.25 Significant negative effects in relation to land and buildings (SA Objective 3) and climate change resilience (SA Objective 4) have been identified for both sites. It is unknown at this stage whether onsite areas of high flood risk could be entirely avoided given the size of the sites and the number of dwellings being considered. The implementation of Sustainable Drainage Systems could help to mitigate any adverse effects.
- 1.1.26 Significant negative effects have been identified in relation to biodiversity and geodiversity (SA Objective 6) for both sites. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage. This is related to potential recreation impacts and impacts to supporting habitat.
- 1.1.27 No significant beneficial effects have been identified.
- 1.1.28 Minor negative effects have been identified in relation to energy & greenhouse gases (SA Objective 1), waste (SA Objective 2), water resources (SA Objective 5), landscape & townscape (SA Objective 7), cultural heritage (SA Objective 8) and air quality (SA Objective 9) for both sites. Future development proposals should seek to avoid or mitigate any adverse effects as far as practicable and incorporate enhancements.
- 1.1.29 Minor positive effects have been identified in relation to transport (SA Objective 10), housing (SA Objective 11), accessible services (SA Objective 12), social cohesion (SA Objective 13), culture & leisure (SA Objective 14), education (SA Objective 17), employment (SA Objective 18) and economy (SA Objective 19) for both sites.
- 1.1.30 A further site has been identified as an alternative option (OX/008).

Summary table of effect scores predicted for housing site options in Oxenhope:

РО	Site		SA Objective																	
Ref	Ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
OX1/H	OX/003	-	-			-		-	-	-	+	+	+	+	+	+/-	-	+	+	+
OX2/H	OX/014	-	-			-		-	-	-	+	+	+	+	+	+/-	-	+	+	+

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status	
OX/003 – Crossfield			Greenfield, Green	00 1 11:	Preferred Option:	
Road	0.69	Open land, agricultural	Belt	20 dwellings	OX1/H	

Summary of assessment for OX/003:

Approximately 40% of the site is at risk of surface water flooding, including areas of high and medium risk. Given the relatively small size of the site it may be difficult to entirely avoid this area, and therefore a major adverse effect has been predicted for the climate change resilience SA Objective.

Major adverse significant effect predicted due to the loss of greenfield land.

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, education facilities and employment areas. However, the village of Oxenhope does not have a medical centre, meaning access to health facilities for residents at the site would be somewhat limited.

As a greenfield and Green Belt site adjacent to TPO woodland, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. There is a small stream to the western perimeter, which could be impacted by construction and occupation of the site. 60m north-east of the site are two Grade II Listed Buildings, the settings of which could be adversely affected by development here.

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

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e	
3 Land & Buildings	would be		ed as a				within the boundary and therefore developmer land resource. ALC Grade at the site is Grade		
			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
4 Climate change resilience	with a sr size of th	nall stream	n. An ai nay be	ea of flo	ood risk to entire	covers ly avoi		s in relation to the	
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources A small unnamed stream is to the site's western perimeter. Development here could pose a risk to v Site is also 70m north of Moorhouse Beck. Site is not within a GSPZ. Development at the site would to result in a minor increase in water consumption at this location in relation to existing levels.							vould be expected		
			P	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 Biodiversity & geodiversity	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 northern perimeter of the site adjoins TPO woodland, which could be adversely affected by development at the site such as through impacts on root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.								
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	National and Gree and town characte	Parks or A en Belt lan nscape cha er. The site	ONBs d that, aracter. is adja	. Howev in its cu New de cent to e	er, resider rrent co evelopmexisting	dential endition nent he reside advers	a discernible effect on any landscape designati development at this site could result in the loss , likely makes a positive contribution towards the would be likely to adversely affect this and to ntial built form, which would help to limit the mase effect on the local landscape and townscape	of open greenfield e local landscape alter the local gnitude for	
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	Metres to		Moor H	House'. I	Develop	oment a			
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	

SA Objective	Baseline						Mitigating or enhancing Local Plan policies	Mitigation code(s)			
	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.										
	associate	+	P	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Site is within 400m of bus stops on Moorhouse Lane, which have an hourly service. The nearest railway station, Keighley, is 6.7km north east. Site is accessible for pedestrians and somewhat accessible for cyclists via the road network, although there is a lack of designated cycle paths in the local area and there could be a low uptake given the topography of the local area.										
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
12	'	+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible services	The near	est area o	f key s	ervices	and am	enities	appears to be located 600m south-east of site	on Station Road.			
40.0	0::	+	Р	LT	IR 	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	interaction		the de	velopme	ent bein	g of a	ng community, encouraging participation and co scale that may put pressure on local services ar ace.				
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure							o a range of culture and leisure opportunities inc ebden Bridge Road and Station Road in the cer				
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a			
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		-	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	The site Resident countrys	is over 10kts at the site ide with op	km fron e woul portun	n the ne d have o ities for	arest go exceller outdoo	eneral l nt acce r exerc	al centre; the nearest, Haworth Medical Practic nospital, which is Bradford Royal Infirmary. ss to a diverse range of semi-natural habitats thise and community engagement, which could in the development.	roughout the local			
17 Education							SP6, SP14, SP16, EC3, DS5, CO2 pary, is 545m south of the site. The nearest second	17a – 17c ondary school,			
	Parkside						-east of the site.	18a 18h			
18 Employment	Residents would have good access to employment opportunities in the centre of Oxenhope and Haworth, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, towards Keighley, 6.2km north-east, where the Worth Village and Beechcliffe Employment Zones are located.										
19 Economy	The cons	+ struction ar ig the dem	P nd occi	LT upation			SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the locices and enhancing the pool of potential employ				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
OX/014 - Cross Lane					Preferred Option:
Oxenhope	0.79	Open space	Greenfield	24 dwellings	OX2/H

Summary of assessment for OX/014:

A major adverse effect arises for the climate change resilience SA Objective due to the site overlapping with land in the active flood zones FZ2 and FZ3 associated with Moorhouse Beck, and a thin band in the same area at high risk of surface water flooding. More detailed flood risk assessments would likely be required for the 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, local services and amenities, education facilities and employment areas. However, the village of Oxenhope does not have a medical centre, meaning access to health facilities for residents at the site would be somewhat limited.

Major adverse significant effect predicted due to the loss of greenfield land, and 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 overlapping TPO woodland. The western perimeter adjoins Moorhouse Beck, and construction and occupation of this site could pose a risk to the water quality. The north-eastern corner of the site adjoins the Oxenhope Station Conservation Area, the setting of which could potentially be adversely affected by development at this open greenfield site.

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

	Baseline trend	Effect on S	SA Obje	ctive						
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigation			
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e		
3 Land & Buildings	would be		ed as a				within the boundary and therefore development land resource. ALC Grade at the site is Grade			
			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
4 Climate change resilience	Beck. A entirely a	thin band, avoided thr	in the sough a	same ar careful	ea, is al layout	lso at h of deve	ps with land in FZ2 and FZ3 which is associate igh risk of surface water flooding. It is unclear if lopment given the number of dwellings being contains in impermeable surfaces, compared to curren	this land could be onsidered at the		
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	Site is no		GSPZ.	Develo	pment a	at the si				
			Р	LT	IR	Н	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 cu condition. New development here could reduce biodiversity value at the site and reduce local ecologica connectivity. The northern and southern perimeters of the site adjoin and overlap with TPO woodland, v could be adversely affected by development at the site such as through impacts on root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SF are triggered and therefore cannot be ruled out at this stage.							cological odland, which			
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site 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		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
heritage	North-east corner of the site adjoins the Oxenhope Station Conservation Area. Development at this open greenfield site could potentially have a minor adverse effect on the setting of this sensitive historic area.									
		-	P .	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
9 Air quality	Development would not have a discorpible impact on an AOMA or CAZ. The construction and eccupation									

SA Objective	Baseline	Effect on S	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10	Site is w	ithin 400m	of bus	stops o	n Moor	house	Lane, which have an hourly service. The neares	t railway station,					
Transport	Keighley	, is 6.8km	north e	east. The	e site is	acces	sible for pedestrians and cyclists, although giver	the topography					
		car area the ths in the l			iow upt	аке от	walking and cycling, particularly as there is a lac	ck of designated					
	Cycle pa					l	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,						
		+	Р	LT	IR	Н	HO9, HO10	11a					
11 Housing	Site coul	ld make a ı	minor p	ositive	contribu	ıtion to	wards satisfying Bradford's housing needs, depo	ending on the					
l	types an	d tenures	of the h	nousing	provide	d being	g in line with the Local Plan policies. The develo	pment would meet					
							10 or more homes, or an area of more than 0.5h uses to reflect local need.	ia), that specify					
12	аорооко	+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
Accessible	The near	roct area o	f kov c	onvicos	and am	onition	appears to be located 450m south-east of site of	on Station Boad					
services	THE HEA						• •	T					
40.0:-1	0:1	+	Р	LT	IR ····	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a 					
13 Social cohesion							ng community, encouraging participation and co scale that may put pressure on local services ar						
Corresion		er the loca						iu raciiilles oi					
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3,	14a					
14 Culture &							DS4	1 1 2					
leisure	Resident	ts at the sit	te woul	ld have	good a	cess t	o a range of culture and leisure opportunities inc	cluding pubs,					
	restaura	nts, church +/-	es and	sports			ebden Bridge Road and Station Road in the cen SP1, SP3, SP4, SP16, H09, DS5, CO2	tre of Oxenhope. 15a					
	The cons				IR of new	homes	would introduce new potential targets and victir						
15 Safe &							an increase in crime at the site cannot be ruled						
secure	new dev	elopment o	could p	otentiaĺl	y enhar	nce cor	nmunity cohesion and wellbeing, or increase na						
	and so c	ould help t	o comi	pat the l	ocal risl	k of crii		T					
		-	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
							cal centre; the nearest, Haworth Medical Practice	e, is 2km north.					
16 Health		The site is over 10km from the nearest general hospital, which is Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local											
							ise and community engagement, which could in						
							he development.						
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education							nary, is 275m south of the site. The nearest seco	ondary school,					
Ladodion	Parkside						east of the site.	10 10					
	Posidos	te would be	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18	order to	is would na	ave go nore di	verse ar	ss io er nd more	nbioit Tibioit	ent opportunities in the centre of Oxenhope and nsive range of employment opportunities residen	ı maworın, but in ıts would likely					
Employment							5.3km north-east, where the Worth Village and E						
		nent Zones				, -,, -							
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy							could have a minor beneficial impact on the loc						
		•	and fo	r local g	oods ar	nd serv	ices and enhancing the pool of potential employ	ees for local					
	business	e5.											

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
OX/008 – Marsh Top Farm, Moorhouse Lane	2.11	Greenfield land/Greenbelt	Greenfield 100%	55 dwellings	Alternative

Summary of assessment for OX/008: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, access to health and educational facilities and cultural heritage. The site is well located to provide residents with good access to jobs, services and transport.

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	L	HO5, TR2	3a, 3b, 3c, 3d, 3e		
Buildings		reenfield a			st of the	loss of :	>0.4ha of greenfield land. ALC Grade at the	e site is grade 4.		
4 Climate		SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e							
change resilience	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		+	Р	LT	IR	M	SC2, EN7, EN8	5a – 5e		
resources							vaterbodies within 100m of the site. Develoer consumption.	pment at the site		
6			Р	LT	IR	L	SC1, SC6, EN2a, EN2b, EN5	6a – 6f		
Biodiversity & geodiversity		n. New dev					nd is likely to be of some biodiversity value odiversity value at the site and reduce local			
			Р	LT	IR	L	SC1, SC6, EN4, EN5, DS2, DS3	7a, 7b		
7 Landscape &	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.									
townscape	form, wh	ich would	help to	limit the	magnitu	de for p	otential effects, but at this stage a minor ac			
townscape	form, wh	ich would	help to	limit the	magnitu	de for p	otential effects, but at this stage a minor ac			
8 Cultural heritage	form, who local land	ich would dscape an - re multiple	help to d towns P listed b	limit the scape ca LT uildings	magnitud nnot be I IR directly v	de for pruled ou M vest of t	otential effects, but at this stage a minor ac	8a, 8b come from the noise		
8 Cultural	There ar generate greenfiel	ich would dscape an - re multiple ed due to c ld setting.	help to d towns P listed b construct	limit the scape ca LT uildings option, how	magnitud nnot be IR directly v vever it is	de for pruled out M west of the expection H	otential effects, but at this stage a minor acut. SC1, SC6, EN3, EN4, EN5, DS3 the site. Short term negative effects would atted that the development would also detracted that the SC2, SC10, DS4, EN8, TR1, TR3, HO9	8a, 8b come from the noise ct from the current 9a – 9c		
8 Cultural	There ar generate greenfiel Develop homes w	dich would dscape an e multiple ed due to cld setting. - ment would be expected by the setting of the setting	help to d towns P listed becomes true P d not hexpected	limit the scape ca LT puildings ction, hov LT ave a dis	magnitudennot be in IR directly vever it is IR cernible t in a mir	de for pruled out M west of the sexpection of th	otential effects, but at this stage a minor acut. SC1, SC6, EN3, EN4, EN5, DS3 the site. Short term negative effects would attempt the stage of	8a, 8b come from the noise ct from the current 9a – 9c d occupation of new		
8 Cultural heritage	There ar generate greenfiel Develop homes w	ich would dscape an	help to d towns P listed becomes true P d not hexpected	limit the scape ca LT puildings ction, hov LT ave a dis	magnitudennot be in IR directly vever it is IR cernible t in a mir	de for pruled out M west of the sexpection of th	otential effects, but at this stage a minor acut. SC1, SC6, EN3, EN4, EN5, DS3 the site. Short term negative effects would atted that the development would also detracted the development would be development would also detracted the development would be development would also detracted the development would be development.	8a, 8b come from the noise ct from the current 9a – 9c d occupation of new		
8 Cultural heritage	There ar generate greenfiel Develop homes wassociat Site is w Keighley	ich would dscape an - re multiple ed due to cld setting rement would be exed with how the control of the con	help to d town: P listed boonstruct P d not have cted mes an P of mul Station,	limit the scape ca LT uildings of tion, how LT ave a dist to result d transport LT tiple bus this is out	magnitude nnot be IR directly vever it is IR cernible t in a mire ort move IR stops wiutside of	de for pruled ou M vest of t s expec H impact nor increments. H the frequence H H the frequence H H the des	otential effects, but at this stage a minor act. SC1, SC6, EN3, EN4, EN5, DS3 the site. Short term negative effects would atted that the development would also detract SC2, SC10, DS4, EN8, TR1, TR3, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing le	8a, 8b come from the noise et from the current 9a – 9c d occupation of new vels due to pollution 10a – 10d 6.7km north east at		
8 Cultural heritage 9 Air quality	There ar generate greenfiel Develop homes wassociat Site is w Keighley somewh	ich would dscape an - re multiple ed due to cld setting rement would be exed with how the could be exed with the could be exed with how the could be exed with how the could be exed with how the could be exed with the	help to d town: P listed beconstruct P d not hexpected mes ar P of mul Station, or cycli P	limit the scape ca LT uildings of the cition, how LT ave a dist to result d transport LT tiple bus this is out sts with a LT	IR IR directly vever it is IR cernible t in a mir ort move IR stops wi utside of a limited IR	de for pruled ou M west of the sexpect of the impact nor increments. H the frequence the desertion in the d	otential effects, but at this stage a minor act. SC1, SC6, EN3, EN4, EN5, DS3 the site. Short term negative effects would atted that the development would also detract that the development would also detract SC2, SC10, DS4, EN8, TR1, TR3, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing leterate SC2, HO9, DS4, TR1, TR3 tent services. The nearest railway station is ired range. The site has good access for petrof cycle paths. HO1 – HO12	8a, 8b come from the noise et from the current 9a – 9c d occupation of new vels due to pollution 10a – 10d 6.7km north east at edestrians, but		
8 Cultural heritage 9 Air quality 10 Transport 11 Housing	There ar generate greenfiel Develop homes wassociat Site is w Keighley somewh The site types an minimum	ich would dscape an - re multiple ed due to cld setting rement would be exed with how the ed with how Railway Sat limited frould maked tenures on criteria of	help to d town: P listed beconstruct P d not hexpected mes ar P of mul Station, or cycli P ce a mir of the r f policies	limit the scape ca LT uildings of the cition, how LT ave a disk to result the cition transport transport transport this is out this is out the cition of the	IR directly vever it is IR cernible tin a mirort move IR stops wiutside of a limited IR ve contrist provide nd HO5	de for pruled ou M west of t s expect H impact nor increments. H the destanding the destanding the different H button t d in line (10 or n	otential effects, but at this stage a minor act. SC1, SC6, EN3, EN4, EN5, DS3 the site. Short term negative effects would atted that the development would also detracted that the development of SC2, SC10, DS4, EN8, TR1, TR3, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing legate in air pollution in relation to existing legate that services. The nearest railway station is ired range. The site has good access for petrof to cycle paths. HO1 – HO12 owards satisfying Bradford's housing needs with the Local Plan policies. The development homes, or an area of more than 0.5ha as to reflect local need.	8a, 8b come from the noise of from the current 9a – 9c doccupation of new vels due to pollution 10a – 10d 6.7km north east at edestrians, but 11a s, depending on the ment would meet the), that specify		
8 Cultural heritage 9 Air quality 10 Transport 11 Housing	There ar generate greenfiel Develop homes wassociat Site is w Keighley somewh The site types an minimum	ich would dscape an - re multiple ed due to cld setting rement would be exed with how the ed with how Railway Sat limited frould maked tenures on criteria of	help to d town: P listed beconstruct P d not hexpected mes ar P of mul Station, or cycli P ce a mir of the r f policies	limit the scape ca LT uildings of the cition, how LT ave a disk to result the cition transport transport transport this is out this is out the cition of the	IR directly vever it is IR cernible tin a mirort move IR stops wiutside of a limited IR ve contrist provide nd HO5	de for pruled ou M west of t s expect H impact nor increments. H the destanding the destanding the different H button t d in line (10 or n	otential effects, but at this stage a minor act. SC1, SC6, EN3, EN4, EN5, DS3 the site. Short term negative effects would atted that the development would also detracted that the development of the site has provided that the state of the site has good access for part of cycle paths. HO1 – HO12 Owards satisfying Bradford's housing needs with the Local Plan policies. The development of homes, or an area of more than 0.5ha	8a, 8b come from the noise ct from the current 9a – 9c d occupation of new vels due to pollution 10a – 10d 6.7km north east at edestrians, but 11a s, depending on the ment would meet the		
8 Cultural heritage 9 Air quality 10 Transport 11 Housing	There ar generate greenfiel Develop homes wassociat Site is w Keighley somewh The site types an minimum aspects	ich would dscape an - re multiple ed due to cld setting rement would be exed with how the ithin 250mm Railway Sat limited froures an criteria of such as how the could make the could make the criteria of such as how the could make the criteria of such as how the criteria of such	P d not have a mirror the help to determine	LT tiple bus this is ou sts with a LT nor position st HO4 a mix and a	IR directly vever it is IR cernible t in a mirort move IR stops will utside of a limited IR ve contrible to provide IR stops will like IR representation of the provide IR affordable IR	de for pruled ou M west of ts expect H impact nor increments. H the frequency H bution t d in line (10 or ne house H	otential effects, but at this stage a minor act. SC1, SC6, EN3, EN4, EN5, DS3 the site. Short term negative effects would atted that the development would also detracted that the development of SC2, SC10, DS4, EN8, TR1, TR3, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing legate in air pollution in relation to existing legate that services. The nearest railway station is ired range. The site has good access for petrof to cycle paths. HO1 – HO12 owards satisfying Bradford's housing needs with the Local Plan policies. The development homes, or an area of more than 0.5ha as to reflect local need.	8a, 8b come from the noise of the set from the current 9a – 9c doccupation of new vels due to pollution 10a – 10d 6.7km north east at edestrians, but 11a s, depending on the ment would meet the), that specify		
8 Cultural heritage 9 Air quality 10 Transport 11 Housing 12 Accessible	There ar generate greenfiel Develop homes w associat Site is w Keighley somewh The site types an minimum aspects Residen	ich would dscape an - e multiple ed due to cld setting ment would be exed with how the ed with how Railway Sat limited from the could maked tenures en criteria of such as how the sat the site of the could maked tenures en criteria of such as how the criteria of such as how the could maked tenures en criteria of such as how the could maked tenures en criteria of such as how the could make the criteria of such as how the could make the criteria of such as how the could make the co	help to d town: P listed beconstruct P d not hexpected mes ar P of mul Station, or cycli P de a mir of the her f policies ousing the period of the her feet ousing the her feet out the her feet	limit the scape ca LT wildings oction, how LT ave a dist to result to transport LT tiple bus this is outless with a LT mor positions and a LT dhave g	magnitude nnot be a limited IR li	de for pruled ou M west of the sexpect of the sexpe	otential effects, but at this stage a minor act. SC1, SC6, EN3, EN4, EN5, DS3 the site. Short term negative effects would atted that the development would also detract that the development would also detract sc2, SC10, DS4, EN8, TR1, TR3, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing letter services. The nearest railway station is irred range. The site has good access for peter of cycle paths. HO1 – HO12 owards satisfying Bradford's housing needs with the Local Plan policies. The development homes, or an area of more than 0.5hases to reflect local need. SC4, SC6, SC10 ey services and amenities including those of SC2, SC6, SC10, DS5	8a, 8b come from the noise of from the current 9a – 9c doccupation of new vels due to pollution 10a – 10d 6.7km north east at edestrians, but 11a s, depending on the ment would meet the), that specify 12a on Station Road.		
8 Cultural heritage 9 Air quality 10 Transport 11 Housing 12 Accessible	There ar generate greenfiel Develop homes w associat Site is w Keighley somewh The site types an minimum aspects Residen Develop without of without to without the site without the site of the s	ich would dscape an - e multiple ed due to cld setting ment would be exed with how the ed with how Railway Sat limited from the ed with the could maked tenures and criteria of such as how the ed with the site at the site at the site ment would disrupting of	help to d town: P listed beconstruct P d not hexpected mes ar P of mul Station, or cycli P de a mir of the her f policies ousing the her te woul P d providence woul P d providence woul P	limit the scape ca LT uildings of the scape ca LT uildings of the scape ca LT average a dist of the scape ca LT tiple bus this is out sts with a LT and position of the scape cape cape cape cape cape cape cape	magnitude nnot be a limited liR we contribute a limited liR a conditional liR quality he existing a scale the	de for pruled ou M west of t s expect of t s expect of t s expect of t s expect of the formal of the	otential effects, but at this stage a minor act. SC1, SC6, EN3, EN4, EN5, DS3 the site. Short term negative effects would a ted that the development would also detract that the development of the stage of	8a, 8b come from the noise of from the current 9a – 9c doccupation of new vels due to pollution 10a – 10d 6.7km north east at edestrians, but 11a s, depending on the ment would meet the), that specify 12a on Station Road. 13a gh deprivation (IMD) unity interaction,		

SA Objective	Baseline Effect	on SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
leisure						range of culture and leisure opportunities inc						
	restaurants, ch	urches and	d outdoor	leisure s		including Oxenhope Millennium Green to the	south.					
	+/-	P	LT	IR	M	TR5, EN8, DS5	15a					
15 Safe &	The construction and occupation of new homes would introduce new potential targets and victims of crime at a											
secure						increase in crime at the site cannot be ruled						
300010	•	•	•			unity cohesion and wellbeing, or increase na	tural surveillance,					
	and so could h	elp to com	bat the lo	cal risk o	of crime							
	-	P	LT	IR	Н	SC10, HO4, DS1, DS5	16a, 16b					
	Site is 1.3km south of the nearest GP surgery, Haworth Medical Practice. The site is within 9km of a hospital,											
Airedale General Hospital, these are both outside of the desired range. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for												
										outdoor exercis	e and con	
	-	Р	LT	IR	L	EC1, EC2, EC3	17a, 17b					
17						School, is 700m south of the site. The near						
Education	school, Beckfo	ot Upper H	leaton, is	4.3km e	ast of th	ne site, this is outside of the desired range by	a considerable					
	amount.		1	1	1	T	r					
18	+	P	LT	IR	Н	EC1, EC2, EC3	18a, 18b					
Employment						broad range of high quality and diverse emp	loyment					
Linploymont	opportunities b	eing within	4km of I	1	1	me and Cullingworth.	T					
	+	P	LT	IR	Н	EC1, EC2, EC3	19a, 19b					
						uld have a minor beneficial impact on the loc						
19 Economy						ervices and enhancing the pool of potential e						
						ronment could lead to an improved attractive	ness to the area,					
	which could en	courage fu	ırther inw	ard inves	stment t	o help tackle local deprivation.						

Queensbury

- 1.1.31 Nine potential housing sites have been identified within Queensbury as preferred options or PO reserve options.
- 1.1.32 Significant beneficial effects have been identified in relation to health (SA Objective 16) for sites QB/001, QB/002, QB/004, QB/007, QB/011A, QB/035 and QB/036 and in relation to education (SA Objective 17) for these same sites, not including QB/007 but as well as QB/014A. This is largely related to the level of access to healthcare and education facilities and opportunities for outdoor exercise.
- 1.1.33 In relation to transport and accessible services (SA Objective's 10 &12), the following sites score positively (minor), QB/001, QB/002, QB/004, QB/007 and QB/011A, whilst the rest of the sites score negatively (minor). Site QB/014A is the exception to this as it scores positively (minor) for transport but not for accessible services. To address any potential minor negative effects on transport, active travel and accessibility enhancements are to be incorporated into any future development, and community transport infrastructure is to be supported, where feasible.
- 1.1.34 All the sites score negatively (major) in relation to biodiversity & geodiversity (SA Objective 6). The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage. This is related to potential recreation impacts.
- 1.1.35 All sites score positively (minor) in relation to climate change resilience (SA Objective 4) apart from sites QB/004, QB/007 and QB/014A, which score negatively (minor). This is due to flood risk, which could potentially be addressed through measures such as Sustainable Drainage Systems and by exploring alternative site layouts to avoid the highest risk areas.
- 1.1.36 Minor beneficial effects in relation to employment and economy (SA Objectives 18 and 19) have been identified as any future employment development would deliver new employment opportunities and could provide a significant boost to the vitality of the local economy.
- 1.1.37 There are a further two sites which have been identified as an alternative option (QB/033) and a discounted option (QB/008).

Summary table of effect scores for predicted housing site options in Queensbury:

PO Ref	Site		SA Objective																	
FO Rei	Ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
QB1/H	QB/001	-	-		+	-		-	-	-	+	+	+	+/-	+	+/-	++	++	+	+
QB2/H	QB/002	-	-	-	+	-		-	0	-	+	+	+	+/-	+	+/-	++	++	+	+
QB3/H	QB/004	-	-		-	-		-	-	-	+	+	+	+/-	+	+/-	++	++	+	+
QB4/H	QB/007	-	-		-	-		-	0	-	+	+	+	+	+	+/-	++	+	+	+
QB5/H	QB/010	-	-		+	-		-	0	-	-	+	-	+/-	+	+/-	+	+	+	+
QB6/H	QB/011A	-	-		+	-		-	-	-	+	+	+	+	+	+/-	++	++	+	+
QB7/H	QB/014A	-	-		-	-		-	0	-	+	+	-	+	+	+/-	+	++	+/-	+
QB8/H	QB/035	-	-		+	-		-	0	-	-	+	-	+	+	+/-	++	++	+/-	+
QB10/H	QB/036	-	-		+	-	-	-	0	-	-	+	-	+	+	+/-	++	++	+	+

rtey:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/001 – Albert Road /			Greenfield, Green		
Denholme Road	0.70	Open land	Belt	22 dwellings	Preferred Option: QB1/H

Summary of assessment for QB/001:

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.

Major adverse significant effect predicted due to the loss of greenfield land. The site is 100% greenfield and Green Belt, meaning development could reduce biodiversity value at the site and would be likely to have a negative impact on the local landscape and townscape; therefore minor adverse effects were predicted for a range of natural environment themed SA Objectives. The southern perimeter of the site adjoins a Grade II Listed structure, the setting of which could be adversely affected by development here.

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e	
Buildings		large Gree 4. Site co					ould not constitute an efficient use of land. ALC A.	Grade at the site	
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change							flooding. However, development could lead to	an increase in	
resilience	imperme	eable surfa		mpared	to curr	ent leve			
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site								
	would be likely to result in a minor increase in water consumption.								
6	0::		P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
Biodiversity	Site is greenfield and in its current condition it could potentially be of some biodiversity value. New development								
&	here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC								
geodiversity							at this stage.	100IS SPA/SAC	
	are trigg		P	IT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b	
	Develon	ment at thi					a discernible effect on any landscape designat	,	
7							development at this site could result in the loss		
Landscape							, likely makes a positive contribution towards th		
&							re would be likely to adversely affect this and to		
townscape							ntial built form, which would help to limit the ma		
	potential out.	l effects, bi	ut at thi	is stage	a mino	r advers	se effect on the local landscape and townscape	e cannot be ruled	
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural							II Listed structure 'Milepost Opposite Junction		
heritage			open gr	reenfield	d. New o	develop	ment here could adversely alter the setting of t	his sensitive	
	heritage	asset.			T			1	
	_	-	P	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
9 Air quality							ct on an AQMA or CAZ. The construction and		
, , , , ,							crease in air pollution in relation to existing level	els due to pollution	
	associat	ed with ho	mes ar	ia transp	oort mo	vement I			
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10	The site	is adiacen	t to a b	us stop	on the	A644 w	ith an infrequent service (less than one an hou	r and none later	
Transport							om bus stops on the High Street, 650m from sit		
	railway station, Low Moor, is 6.9km south east. Site is very accessible for pedestrians and cyclists, although there								
		station, Lov	VIVIOUI					oto, annough more	
		station, Lov of designa				local a			
11 Housing						local a	rea. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,	11a	

SA Objective	Baseline Effect on SA Objective Mitigating or enhancing Local Plan policies	Mitigation code(s)								
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, dep types and tenures of the housing provided being in line with the Local Plan policies. The development of the could be a set o	pment would meet								
	the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5l aspects such as housing mix and affordable houses to reflect local need.	na), that specify								
12	+ P LT IR H SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a								
Accessible	The nearest area of key services and amenities appears to be located 600m south-east of site	on Queensbury								
services	High Street.	1								
	+/- P LT IR H SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a								
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. However, the site is adjacent to A644, 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 &	+ P LT IR H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a								
leisure	Residents at the site would have good access to a range of culture and leisure opportunities increstaurants, churches and sports clubs, focused largely around Queensbury High Street.									
	+/- P LT IR M SP1, SP3, SP4, SP16, H09, DS5, CO2	15a								
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victir location where there are currently none, and so an increase in crime at the site cannot be ruled new development could potentially enhance community cohesion and wellbeing, or increase na and so could help to combat the local risk of crime.	out. However,								
	++ P LT IR H SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b								
16 Health	Residents would be within 550m of the nearest medical centre, The Willows Medical Centre. The of a general hospital, St Luke's Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats the countryside with opportunities for outdoor exercise and community engagement, which could in physical and mental health for the residents of the development.	roughout the local								
17	++ P LT IR L SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c								
Education	The nearest primary school, Foxhill Primary School, is 100m north-west of the site. The nearest school, Queensbury Academy, is 1km south-east of the site.	t secondary								
	+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b								
18 Employment	The site is approximately 3.75km south west of the Paradise Green Employment Zone and is within 7km of Bradford City Centre, providing residents with good access to a broad range of employment opportunities. Sidhil Business Park and Holmefield Industrial Estate in Illingworth (Calderdale) are also close by, i.e., approximately 2km south west of the site.									
	+ 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 loc increasing the demand for local goods and services and enhancing the pool of potential employ businesses.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/002 – Albert Road	0.97	A cleared site, that used to be fully developed, but has greened over and been 'taken over' by nature.	Brownfield	31 dwellings	Preferred Option: QB2/H

Summary of assessment for QB/002:

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

Minor adverse effects have been predicted for most natural environment themed SA Objectives. Whilst the site has been previously developed, it has now been partly re-vegetated. The site would provide residents with good access to key services and amenities, including jobs, shops, buses, and cultural spaces, with particularly good access to health and education facilities.

		Effect on	SA Objec	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land & Buildings		-	Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
3 Land & Buildings							es with Coal and Sandstone MSAs. mostly greened over.					
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e				
resilience	Site is w increase	ithin FZ1 i in impern	and not a neable s	at risk o	compa	water red to c	flooding. However, development co current levels.	uld lead to an				
5 Water resources	Site is no	- ot within a	P GWSP2	LT Z. No su	IR rface wa	H ater boo	SP9, EN1, EN2, EN7, EN9 Sides are within, adjacent to or within	5a – 5e 100m of the				
	site. The	developr 	nent wou	uld be lik LT	cely to re	sult in	a minor increase in water consumpt SP10, SP11, EN1, EN2, EN3, EN7, EN9	tion. 6a – 6h				
6 Biodiversity & geodiversity	The site is partly greened over and 'taken over' by nature and may be of some biodiversity val is on the edge of the settlement and so development here could potentially reduce the site's biodiversity value and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine SPA/SAC are triggered and therefore cannot be ruled out at this stage.							e site's				
7 Landscape & townscape		of green townscap				M Ige of th	SP2, EN1, EN3, EN5, EN6, DS2, DS3 ne settlement could have a minor ac	7a, 7b dverse effect on				
8 Cultural heritage	The site	O is approx	n/a mately 3	n/a 30m wes	n/a st of a G		SP2, SP10, EN3, EN4, EN5, EN6, DS3 Listed Milepost, however the develong of this asset.	8a, 8b opment would				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c				
9 Air quality	occupati	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.										
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	later that Street, a Moor Ra	n 6.30pm) t which fre ilway Stat	, There equent s tion, whi	are seve ervices ch has f	eral more are on o requent	e bus s ffer. Th service	equent service (less than one an ho tops approximately 400m south alor the site is 6.5km from the closest train is. The site is highly accessible for p is a lack of local cycling paths.	ng the High n station, Low				
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	including the minir	a mix of num crite	housing ria of pol	types a licies H0	s require 04 and H	ed by Lo HO5 (10	towards satisfying Bradford's housi ocal Plan policies. The developmen or more homes, or an area of more ordable houses to reflect local need.	t would meet e than 0.5ha),				

SA Objective	Baseline	Effect on	SA Object	ctive			Mitigating or enhancing Local Plan	Mitigation		
12 Accessible services		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
12 Accessible services	The site has good access to key services and amenities. The site is approximately 600m north of Queensbury High Street, which offers a broad range of key services and amenities.									
	Queens	bury High	Street, v	wnich off	ers a br	oad rar I	SP2, SP6, SP9, DS1, DS5, CO1, CO2.	1		
		+/-	Р	LT	IR	М	HO4	13a		
13 Social cohesion	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to A644, 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		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
14 Culture & leisure							ss to culture and leisure spaces and that lead to the local countryside.	l activities. The		
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	vacant le	ocations w	here cu on and	rrently th	nere are	none. I	roduce new potential victims or targ Development at the site could poter atural surveillance, and so could he	ntially enhance		
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	general	hospital, S	St Luke's	s Hospita	aĺ The s	site wou	vs Medical Centre and The site is 6 uld provide residents with good acc local PRoW network.			
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
17 Education	Academ		ary Scho	ool. Befo	re devel		School and is within 900m (north) on t can commence it must be confirm			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	the local		by incre	easing th	ne dema		t the site could have a minor benefi ocal goods and services and enhar			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/004 – Blackdyke					Preferred Option:
Mills	0.57	Open land	Greenfield	12 dwellings	QB3/H

Summary of assessment for QB/004:

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.

Major adverse significant effect predicted due to the loss of greenfield land, and minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a greenfield site containing TPO woodland. Queensbury Conservation Area is 70m north west of the site and the closest listed structures (Grade II) are associated with Black Dyke Mills which are within 130-140m of the site, and development at the site could have an adverse effect on the setting of this sensitive historic area and these heritage assets. The site contains a very limited extent of land at a low, medium and high risk of surface water flooding in the north, which is expected to be avoided through a careful layout of the development.

		Effect on S	A Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancingLocal Plan policies Mitigation co			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e		
Buildings		large Gree rban'. Site					ould not constitute an efficient use of land A	LC Grade at the		
4 Climate		•	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	the north	of the site	, which	n throug	h a care	eful layo	nd at a low, medium and high risk of surface out is expected to be avoided. However, development to current levels.			
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							thin 100m of a surface waterbody. Developmater consumption.	nent at the site		
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	developi woodlan perimete The HR	ment here of d is preser er. This cou A Screenin	could real to the self of the	educe be northe adverseless has	iodivers rn and s y affecto identifie	sity valu southerred by dead that li	uld potentially be of some biodiversity value. e at the site and reduce local ecological cont n portions of the site, which also delineates the evelopment at the site such as through impa- ikely significant effects on the South Pennine at this stage.	nectivity. TPO ne site's eastern cts on root zones.		
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that, in its current condition, likely makes a positive contribution towards the local landscape and									
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	Site is 70m south east of the Queensbury Conservation Area, within which is a range of Grade II Listed Buildings. The two closest listed structures are Grade II listed and are associated with Black Dyke Mills, they are approximately 130-140m north west of the site. New development at this open greenfield site could potentially have an adverse effect on the setting of this sensitive historic area and these heritage assets.									
9 Air quality		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		

SA Objective		Effect on S					Mitigating or enhancingLocal Plan policies	Mitigation code(s)				
							ct on an AQMA or CAZ. The construction ar					
							or increase in air pollution in relation to exis	ting levels due to				
	pollution	associate	a with i	nomes a	ina tran	sport m	ovements.					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport							quent services, including those along the Hi					
		nearest railway station, Low Moor, is 6.1km south east. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.										
	although	there is a	lack of	designa	ated cyc	cle path						
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing							vards satisfying Bradford's housing needs, o					
11 Housing							in line with the Local Plan policies. The dev					
							105 (10 or more homes, or an area of more	than 0.5ha), that				
	specify as	spects su	ch as h	ousing r	mix and	afforda	able houses to reflect local need.					
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
services	The near	est area o	f key s	ervices	and am	enities	appears to be located 350m north of site on	Queensbury High				
							oximately 190m north east of the site.	, ,				
		+/-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	12a				
13 Social							CO2					
cohesion							ng community, encouraging participation and					
							scale that may put pressure on local services	s and facilities or				
	could alte	er the loca	i sense	e of com	munity	and pia						
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	Residents	Residents at the site would have good access to a range of culture and leisure opportunities including pubs,										
	restauran	its, church	nes and	d sports	clubs, f	ocused	largely around Queensbury High Street.					
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe &							would introduce new potential targets and v					
secure		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										
								naturai				
	Surveillari	ice, and s	o coulc	тер ю Г	l	T the loc	cal risk of crime. SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9,					
		++	Р	LT	IR	Н	CO1, CO2, CO3, DS1, DS5	16a, 16b				
	Residents	s would be	e within	1 600m (of either	r Queen	nsbury Health Centre or the Willows Medical	Centre				
16 Health							5.7km south-west of a general hospital, St					
							ss to a diverse range of semi-natural habitat					
							exercise and community engagement, which	could improve				
	both phys		nental	health fo		esidents	of the development.					
		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education							School, is 605m west of the site. The near	est secondary				
	school, Q	ueensbur	y Acad	lemy, is		outh-we	est of the site.	40- 40-				
	Dogidant	+	<u>۲</u>	Ll	IR	<u> </u>	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18							ent opportunities in the centre of Queensbur Calderdale) approximately 2.4km south-we					
Employment							employment opportunities residents would lil					
	further afi						imployment opportunities residents would in	tely fieed to traver				
	rararor an	+	P	LT	IR	, <u>.</u> Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
	The cons		nd occi	upation	of new l							
19 Economy		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										
	I III CI CASII I	y ine dem	iai iu iu				ces and enhancing the pool of potential enh					
19 Economy							ment could lead to an improved attractivene					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/007 – Brighouse Road	1.52	Site appears to be partly partially developed, and partly open space greenfield	Greenfield	40 dwellings	Preferred Option: QB4/H

Summary of assessment for QB/007:

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

Major adverse significant effect predicted due to the loss of greenfield land. The site is partial greenfield and on Green Belt land. The southern portion of the site is TPO woodland, and so avoiding adverse effects on the local character, as well as the local ecological network, would be difficult. As such, minor adverse effects were predicted for a range of natural environment themed SA Objectives.

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 and education facilities and employment areas.

		Effect on S	SA Objecti	ive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f	
Buildings							so would not constitute an efficient use of lar vith a coal MSA.	nd ALC Grades	
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience	eastern	perimeter v	which thr	ough a c	areful lay	out is	at a low and medium risk of surface water flor expected to be avoided. However, developn current levels.		
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							n 100m of a surface waterbody. Developmen consumption.	nt at the site	
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 Biodiversity & geodiversity	condition connecti woodlan root zon The HRA	n. New devivity. The s d. This wo es.	relopmer outhern podland c	ot here control of ould be a selected as the s	ould redu f the site adversely entified th	ce biod is TPC affecte nat likel	d it is likely to be of some biodiversity value liversity value at the site and reduce local ed woodland. The eastern perimeter of the site by development at the site, such as through significant effects on the South Pennine Wals stage.	cological e adjoins TPO igh impacts on	
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. 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 green open land and several trees that are likely to be of high visual amenity value and based on the								
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
heritage	Develop	ment at the	e site wo	uld be ur	nlikely to	have a	discernible effect on any heritage asset or l	nistoric area.	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.								
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	

SA Objective	Baseline	Effect on S					Mitigating or enhancing Local Plan policies	Mitigation code(s)			
Transport	more free	quent serv or, is 5.8km	ices run n south e	from bus ast. Site	s stops or is very a	n the H	vices (less than one an hour and none later igh Street, 650m north of site. The nearest role for pedestrians and cyclists, although the	ailway station,			
	designate	ed cycle p	aths in th	ne local a	rea.	1		1			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types and the mining	d tenures on the contract of t	of the ho a of poli	using pro	ovided be and HO	eing in 1 5 (10 c	ds satisfying Bradford's housing needs, deprine with the Local Plan policies. The develor more homes, or an area of more than 0.5h to reflect local need.	pment would meet			
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible services		est area o oury High S		vices an	d amenit	ies app	ears to be located 600m north-west of the s	site on			
42 Coolel		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
13 Social cohesion	interaction		the deve	elopment	t being of	a scal	community, encouraging participation and co e that may put pressure on local services ar				
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure							ange of culture and leisure opportunities inc gely around Queensbury High Street.				
15 Safe & secure	location out. How	where ther ever, new	e are cu develop	rrently no ment cou	o residen uld poten	tial rec tially er	SP1, SP3, SP4, SP16, H09, DS5, CO2 uld introduce new potential targets and victir eptors, and so an increase in crime at the si nhance community cohesion and wellbeing, e local risk of crime.	te cannot be ruled			
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	target dis Resident countrysi	stance. The s at the side de with op	e site is s e would portuniti	5.5km so have exc es for ou for the re	outh-west cellent ac itdoor ex esidents o	of a ge cess to ercise a	surgery, Queensbury Health Centre, putting eneral hospital, St Luke's Hospital. o a diverse range of semi-natural habitats thand community engagement, which could in evelopment.	roughout the local aprove both			
17	Themes	+	P	LT	IR Hall Drin	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education							hool, is 1km west of the site. The nearest so	econdary school,			
18 Employment	Queensbury Academy, is 790m west of the site. + P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b Residents would have good access to employment opportunities in the centre of Queensbury and at the Sidhil Business Park and Holmefield Industrial Estate (Calderdale) approximately 2.6km south-west of the site. To access a more diverse and expansive range of employment opportunities residents would likely need to travel further afield towards Bradford city centre.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	increasin business	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
QB/010 – Jackson Hill Lane / Brighouse Road	1.30	Open greenspace with a few small buildings	Greenfield, Green Belt	41 dwellings	Preferred Option: QB5/H

Summary of assessment for QB/010:

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

Major adverse significant effect predicted due to the loss of greenfield land, as a greenfield and Green Belt site, the loss of which could reduce biodiversity value and adversely affect the local townscape character, minor adverse effects have been predicted for the site for most natural environment themed SA Objectives.

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, health and education facilities and employment areas.

		Effect on S	SA Object	ive		1					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e			
3 Land & Buildings	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land There are a limited number of small buildings, and a small area of hardstanding in the south of the site, that could present opportunities for reusing structures or construction materials. ALC Grade at the site is Grade 4. Site coincides with a sandstone MSA.										
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience		FZ1 and i able surfa					ding. However, development could lead to a	n increase in			
5 Water		-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							n 100m of a surface waterbody. Developmen consumption.				
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	condition connecti The HRA	n. New dev vity.	elopmer	nt here co	ould redu entified th	ce biod nat likel	d it is likely to be of some biodiversity value diversity value at the site and reduce local ed y significant effects on the South Pennine M his stage.	cological			
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National and Greand town characte	Parks or A en Belt lan enscape cha er. The site	ONBs. In that, in aracter. It is adjacter.	However its curre New deve ent to exi	, residen ent condit elopment isting res	tial dev tion, like here w tidentia	scernible effect on any landscape designation elopment at this site could result in the loss sely makes a positive contribution towards the rould be likely to adversely affect this and to I built form, which would help to limit the main affect on the local landscape and townscape	of open greenfield e local landscape alter the local gnitude for			
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop	ment at the	site wo	uld be ur	nlikely to	have a	discernible effect on any heritage asset or h	nistoric area.			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes v	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.									
		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	stops on Pedestri	The only bus stops within 400m have infrequent services (3 buses a day); more frequent services run from bus stops on the High Street, 1km north west of site. The nearest railway station, Low Moor, is 5.6km south east. Pedestrian access of the site could be improved; bicycle access is sufficient, although there is a general lack of designated cycle paths in the local area.									

SA Objective	Baseline	Effect on S	A Object	ive			Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
12	·	-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible services	bakery, i	s approxim	nately 60	00m from	the site.	The ce	the site and a local parade of shops, which entre of Queensbury is approximately 1km frd amenities.				
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	interaction could alto Site is ac	on, without er the loca	the deve I sense o 4644, wh	elopment of commu nich woul	t being of unity and ld be like	a scal place. ly to im	community, encouraging participation and co e that may put pressure on local services an pact on the quality of life of new residents he bances.	d facilities or			
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, parks and sports clubs, in and around Queensbury. P LT IR M SP1, SP3, SP4, SP16, HO9, DS5, CO2 15a										
15 Safe & secure	location new dev	where ther	e are cu could pot	rrently no tentially e	one, and enhance	so an i commu	uld introduce new potential targets and victin ncrease in crime at the site cannot be ruled inity cohesion and wellbeing, or increase na	out. However,			
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	distance Resident countrys	. The site i ts at the sit ide with op	s 5.7km e would portuniti	south-we have exerted	est of a g cellent ac itdoor ex	eneral ccess to ercise a	Queensbury Health Centre, putting it outsid hospital, St Luke's Hospital. o a diverse range of semi-natural habitats thand community engagement, which could imlevelopment.	roughout the local			
17 Education		+ rest primar Queensbur						17a – 17c nearest secondary			
18 Employment	Business access a	s Park and	Holmefierse and	eld Indus expansiv	strial Esta ve range	te (Cal	SP6, SP14, SP16, EC1, EC2, EC3, EC4 opportunities in the centre of Queensbury and Iderdale) approximately 2.5km south-west of Hoyment opportunities residents would likely	f the site. To			
19 Economy	The consincreasing business	+ struction and the dem ses. An imp	P nd occup and for I provemen	LT pation of ocal goo nt in the	IR new hom ds and se built envi	ervices ronmer	SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the loca and enhancing the pool of potential employ of could lead to an improved attractiveness tackle local deprivation.	ees for local			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/011A -		Site appears to be			
Station Road		in partial industrial use or construction,			Preferred Option:
West / Sharket	1.31	with some areas of	Greenfield	30 dwellings	QB6/H
Head Close		open space and greenfield			

Summary of assessment for QB/011A:

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.

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

The site is a vacant plot but contains an area of TPO woodland, and avoiding adverse effects from the development on this and the local ecological network would be difficult. However, new development at the site could be an opportunity to enhance the local townscape character, depending on how the development is implemented. There is a small waterbody 80m north of the site, the water quality of which could be impacted by the development.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	Site is g	reenfield. A	LC Gr				4. Site coincides with coal and sandstone MS				
4 Climate	+ P LT IR M SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7 4a – 4e										
change resilience	site in re	lation to th	e areas	s, it is ex	pected	that it w	d at a low risk of surface water flooding. Given rould be avoided through a careful layout of de in impermeable surfaces, compared to curren	evelopment.			
E \\/-4		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources							h of the site. Development at the site would be this location in relation to existing levels.	e expected to			
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	woodlan perimete on root z The HR	d in the ea ers. The TF zones. A Screenin	stern p O woo g proce	ortion of dland co	the site ould be a dentified	. TPO vadverse	mited biodiversity value. However, there is an woodland also adjoins the site's north-eastern by affected by development at the site, such as kely significant effects on the South Pennine Mattheward.	and south-eastern s through impacts			
7	are angg	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a			
7 Landscape & townscape	National that, in it	Parks or A	ONBs.	. Howeven, likely	er, resid makes a	ential d a positiv	discernible effect on any landscape designation evelopment at this site could result in the loss we contribution towards the local landscape and to adversely affect this and to alter the local contribution.	of open greenfield d townscape			
8 Cultural		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
heritage					ve an a		oury Conservation Area. New development at effect on the setting of this sensitive historic ar	ea.			
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	there is provement	pollution as ents and ho	ssociate ousehol	ed with th d pollution	he cons	truction	e air pollution at the site in relation to existing of new homes, it is not clear how the associate to that from the current use of the site. ton an AQMA or CAZ.				
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
Transport	station, I	Site is within 400m of several bus stops along the High Street, which have frequent services. The nearest railway station, Low Moor, is 6.6km south east. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.									
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

SA Objective	Baseline	Effect on S	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)				
							ards satisfying Bradford's housing needs, dep					
							in line with the Local Plan policies. The develo					
	the minir	num criteri	ia of po	licies HC	04 and I	HO5 (10	O or more homes, or an area of more than 0.5h	na), that specify				
	aspects	such as ho	ousing i		affordab	le hous	ses to reflect local need.					
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible	The site	is located	central	ly in Que	ensbury	, with t	he nearest area of key services and amenities	being 250m				
services	south-ea	st on Que	ensbur	y High S	treet.							
		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
13 Social	Site wou	ld situate r	new res	idents w	ithin an	existin	g community, encouraging participation and co	ommunity				
cohesion	interaction	on, without	the de	velopme	nt being	of a so	cale that may put pressure on local services ar	nd facilities or				
	could alt	er the loca	l sense	of comr	nunity a	nd plac	ce.					
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3,	14a				
14 Culture &			·				DS4					
leisure							s to a range of culture and leisure opportunities	s including pubs,				
	restaura		es and	sports of			argely around Queensbury High Street.					
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe &	The cons	struction a	nd occı	upation c	of new h	omes v	vould introduce new potential targets and victir	ns of crime at a				
secure		ocation where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled										
Secure							enhance community cohesion and wellbeing,	or increase				
	natural s	urveillance	e, and s	o could	help to	combat	the local risk of crime.					
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
	Residents would be within 400m of the nearest medical centre, Queensbury Health Centre. The site is 5.7km											
16 Health	west of a general hospital, St Luke's Hospital.											
	Residen	ts at the si	te woul	d have e	xcellent	acces	s to a diverse range of semi-natural habitats th	roughout the local				
	countrys	ide with op	portun	ities for o	outdoor	exercis	e and community engagement, which could in	prove both				
	physical	and menta	al healtl	h for the	residen	ts of the	e development.					
47		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education	The nea	rest primar	y scho	ol, Russe	el Hall F	rimary	School, is 600m south-west of the site. The ne	earest secondary				
Education	school, (Queensbur	y Acad	emy, is 6	650m sc	outh of t	the site.	•				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
40	Residen	ts would ha	ave god	od acces	s to em	ployme	nt opportunities in the centre of Queensbury a	nd at the Sidhil				
18	Business	s Park and	Holme	field Ind	ustrial E	state (0	Calderdale) approximately 2.4km south-west o	f the site. To				
Employment							mployment opportunities residents would likely					
		field towar					. ,					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
	The cons	struction a	nd occi	pation c	of new h		ould have a minor beneficial impact on the loc	al economy,				
19 Economy	increasir	ng the dem	and for	local go	ods and	d servic	es and enhancing the pool of potential employ	ees for local				
Í							nent could lead to an improved attractiveness					
							p tackle local deprivation.	,				
ı							l					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/014A – Old Guy Road /	44.00	Agricultural	Greenfield, Green	000 desallia era	Preferred Option:
Fleet Lane (1)	11.08	fields	Belt	260 dwellings	QB7/H

Summary of assessment for QB/014A:

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 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, health facilities and employment areas, although residents may need to travel up to 1.3km to access basic services and amenities.

Major adverse significant effect predicted due to the loss of greenfield land, and minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a large 100% greenfield and Green Belt site.

		Effect on S	SA Object	ive							
	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e			
Buildings	Site is a is Grade	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land ALC Grade at the site is Grade 4. Site coincides with coal and sandstone MSAs.									
4 Climate		ı	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	a careful	FZ1 and had layout is early, compare	expected	to be av	oided. H	f land a owever	at a low, medium and high risk of surface ward, development could lead to an increase in it	ter which through mpermeable			
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							n 100m of a surface waterbody. Developmer consumption.	nt at the site			
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	condition connecti The HRA	n. New dev vity.	elopmer g proces herefore	nt here co s has ide cannot b	ould redu entified the e ruled c	ce biod nat likel out at th		ological			
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National open greatherefore residenti	Parks or A eenfield an e be likely t al built for	AONBs. I d Green to advers m, which	However Belt land sely alter would h	, resident I that ma the local elp to lim	tial dev y conta townso it the m	scernible effect on any landscape designation elopment at this relatively large site could result in GI elements of potentially high visual amecape and landscape character. The site is actually a site is actually a site in a site is actually a site in a site is actually a site in a sit	sult in the loss of enity and it would diacent to existing			
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop	ment at the	e site wo	uld be ur	nlikely to	have a	discernible effect on any heritage asset or h	istoric area.			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	construc	tion and o	ccupatio	n of new	homes a	nd the	air pollution at the site in relation to existing associated transport movements and house n an AQMA or CAZ.				
	·	+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	more fre	quent serv	rices run n south-e	from buseast. Site	s stops or is acces	n the H	rvice (less than one an hour and none later in the fight Street, 600m south of site. The nearest rule pedestrians and cyclists, although there is	ailway station,			

SA Objective	Baseline	Effect on S	A Objecti	ve			Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the											
TTTTOGSTING	types an	d tenures of	of the ho	using pro	ovided be	eing in I	ine with the Local Plan policies. The develop	ment would meet				
							r more homes, or an area of more than 0.5h	a), that specify				
	aspecis	such as no	using m		lordable		to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4,					
12 Accessible		-	Р	LT	IR	Н	CO2	12a				
services							en 900m and 1.3km east into the centre of Q	ueensbury to				
	access s	ervices an		ies to sa			needs. SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social	Sito WOU	ld cituato r	P Now rosio		IR hin an av	H	community, encouraging participation and co					
cohesion							e that may put pressure on local services an					
0011001011		er the loca					o triat may put procedure on local convices air	a radiiitioo or				
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure							ange of culture and leisure opportunities inc	luding pubs,				
	restaura						Queensbury.	1				
	T1	+/-	P	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe &							uld introduce new potential targets and victim					
secure							ncrease in crime at the site cannot be ruled on ity cohesion and wellbeing, or increase nat					
		ould help t					inity corresion and wellbeing, or increase hat	arar sarvemarice,				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
	The nea	rest medic	al centre	s, Queer	nsbury He	ealth C	entre and the Willows Medical Centre, are u	o to 1km from				
16 Health							6.8km west of a general hospital, St Luke's					
							a diverse range of semi-natural habitats thr					
							and community engagement, which could im	prove both				
	pnysicai	and menta	neaith P	tor the re	IR	of the d	evelopment. SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17	The nea		•			School	is up to 750m north-east of the site. The ne					
Education	school.	Jueensbur	y School v Acade	mv. is 1.	2km sout	h-east	of the site.	arest secondary				
	,	+/-	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
	Resident	ts would ha	ave good	access	to emplo	yment	opportunities in the centre of Queensbury ar	nd at the Sidhil				
18	Business	s Park and	Holmefi	eld Indus	strial Esta	ite (Cal	derdale) approximately 1.7km south-west of	the site. To				
Employment	access a	more dive	rse and	expansiv	ve range	of emp	loyment opportunities residents would likely	need to travel				
							rtain the extent to which the loss of agricultu	ral land could				
	impact o		nent oppo P				the local area.	10a 10h				
	The con	+ struction a		LT vation of	IR new hom	H AS COLL	SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the loca	19a, 19b				
19 Economy							and enhancing the pool of potential employe					
15 2551151119							hich the loss of agricultural land could impac					
		ral econom			57.10	10 111						
			-									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/035 – Long Lane (1)	0.84	Agriculture	Greenfield, Green Belt	20 dwellings	Preferred Option: QB8/H

Summary of assessment for QB/035:

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 a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, although the location of the site does not allow for good access to transport links or local amenities

Major adverse significant effect predicted due to the loss of greenfield land, and 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 which is 90m west of Shibden Head LWS.

		Effect on	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigation co					
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f				
Buildings	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land ALC Grade at the site is Grade 4. Site coincides with coal and sandstone MSAs.											
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e				
resilience		Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.										
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							100m of a surface waterbody. Development consumption.	nt at the site				
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	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. Shibden Head LWS is 90m east of the site, which could be exposed to increased recreational disturbances as a result of residential development at the site. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.											
	33	-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National and Greand town characte	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, 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										
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
heritage	Develop	ment at the	e site wo	uld be ur	nlikely to	have a	discernible effect on any heritage asset or h	nistoric area.				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	construc	tion and o	ccupation	n of new	homes a	nd the	air pollution at the site in relation to existing associated transport movements and house n an AQMA or CAZ.	levels due to the chold pollution.				
10		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	railway s	station, Lov	w Moor, i	s 6.4km	south-ea	st. Ped	g Halifax Road, and have frequent services. estrian and bicycle access of the site would cycle paths in the local area.					
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				

SA Objective	Baseline						Mitigating or enhancing Local Plan policies	Mitigation code(s)			
							ds satisfying Bradford's housing needs, dep				
							ine with the Local Plan policies. The develo				
							r more homes, or an area of more than 0.5l to reflect local need.	na), that specify			
	aspects	Such as no					SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4,				
12		-	Р	LT	IR	Н	CO2	12a			
Accessible services	Resident	ts would no	eed to tra	avel up to	1km no	rth, into	the centre of Queensbury, to access a full	range of services			
Services	and ame	nities to sa	atisfy the	ir daily n	eeds.						
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social							community, encouraging participation and co				
cohesion		on, without er the loca					e that may put pressure on local services ar	nd facilities or			
	could all	er the loca				ріасе.	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,				
14 Culture &		+	Р	LT	IR	Н	DS3, DS4	14a			
leisure	Resident	ts at the si	te would	have go	od acces	s to a r	ange of culture and leisure opportunities inc	cluding pubs,			
							Queensbury.	31			
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe &							ald introduce new potential targets and victing				
secure							ncrease in crime at the site cannot be ruled				
		eiopment o ould help t					nity cohesion and wellbeing, or increase na	iturai surveiliance,			
	and do d						SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,	10 10			
		++	Р	LT	IR	Н	CO1, CO2, CO3, DS1, DS5	16a, 16b			
							ical centre, Queensbury Health Centre. The	e site is 6.5km			
16 Health		est of a ge									
	Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both										
							evelopment.	iprove both			
	priyologi	++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education	The near	rest primar	y schoo		n Head F	rimary	Academy, is 550m north-west of the site. T				
Education	seconda	ry school,	Queensl	bury Aca	demy, is	715m r	north-east of the site.				
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
							opportunities in the centre of Queensbury a				
18							derdale) approximately 1.7km west of the s				
Employment							opportunities residents would likely need to the sould likely need to the sould the loss of agricultural land could be sould the sould be				
		nent oppor						a impact on			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
							ld have a minor beneficial impact on the loc	al economy,			
19 Economy	increasin	ng the dem	and for I	local goo	ds and s	ervices	and enhancing the pool of potential employ	ees for local			
				uncertain	the exte	nt to wl	nich the loss of agricultural land could impa	ct on local			
	agricultu	ral econon	ny.								

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/036 – Long Lane (2)	0.69	Open space with a few small buildings	Greenfield, Green Belt	22 dwellings	Preferred Option: QB10/H

Summary of assessment for QB/036:

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 a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, although the location of the site does not allow for good access to transport links. Major adverse significant effect predicted due to the loss of greenfield land, and minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a greenfield and Green Belt site which is 30m north-west of Shibden Head LWS. There are several small waterbodies within 100m of the site, the water quality of which could be impacted by the development.

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
2 Land 9			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
3 Land & Buildings	Site is a is Grade	large Gree 4. Site co	enfield si incides v	te (>0.4h vith coal	a) and so and sand	o would Istone I		Grade at the site
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
resilience							w risk of surface water flooding. However, d	evelopment could
	lead to a	in increase	ın impe				ared to current levels.	Γ- Γ-
5 Water	A numbe	or of omoli	LIDDOM 6	LT	IR	M	SP9, EN1, EN2, EN7, EN9 100m of the site. Site is not within a GSPZ.	5a – 5e
resources							ase in water consumption at this location in	
		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity							d it is likely to be of some biodiversity value	
&							liversity value at the site and reduce local ed	
geodiversity							of the site, which could be exposed to incre-	ased recreational
9	disturbai	nces as a ı	result of	residenti			at the site.	1
	Danielan	-	- P	LI	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7							scernible effect on any landscape designation elopment at this site could result in the loss of the loss of the could result in the loss of the loss o	
Landscape							ely makes a positive contribution towards the	
&							ould be likely to adversely affect this and to	
townscape							I built form, which would help to limit the mag	
							ffect on the local landscape and townscape	
	out.							1
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop	ment at the	e site wo	<u>uld be u</u>	nlikely to	have a	discernible effect on any heritage asset or h	istoric area.
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality							air pollution at the site in relation to existing	
							associated transport movements and house n an AQMA or CAZ.	hold pollution.
40	•	-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	The nea	rest bus st	ops are	around 7	50m awa	y along	g Halifax Road, and have frequent services.	The nearest
Transport	railway s	station, Lov	v Moor, i	s 6.3km	south-ea	st. Site	is accessible for pedestrians and generally	accessible for
	cyclists v	via the roa	d networ	k, althou	gh there	is a lac	k of designated cycle paths in the local area	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing							ds satisfying Bradford's housing needs, depe	
. i i lodding							line with the Local Plan policies. The develop	
							or more homes, or an area of more than 0.5h	a), that specify
	aspects	such as ho	ousing m	ix and at	tordable	nouses	s to reflect local need.	

SA Objective	Baseline	Effect on S	SA Object	ive			Mitigating or enhancing Local Plan policies	Mitigation code(s)						
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a						
Accessible services		Residents would need to travel up to 900m north, into the centre of Queensbury, to access a full range of												
3CI VICC3	services	services and amenities to satisfy their daily needs.												
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a						
13 Social	Site would situate new residents within an existing community, encouraging participation and community													
cohesion		interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.												
	could alt	er the loca	ıı sense d	or commi	unity and	piace.	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	1						
14 Culture &		+	Р	LT	IR	Н	DS3, DS4	14a						
leisure							range of culture and leisure opportunities inc	luding pubs,						
	restaura		and spor				Queensbury.	Lac						
	T1	+/-	<u> </u>	LT	IR .	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a						
15 Safe &		he construction and occupation of new homes would introduce new potential targets and victims of crime at a												
secure		ocation where there are currently none, and so an increase in crime at the site cannot be ruled out. However, lew development could potentially enhance community cohesion and wellbeing, or increase natural surveillance,												
		ould help t					illity corresion and wellbeing, or increase had	urai surveillarice,						
	and 30 c						SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,	10 10						
		++	Р	LT	IR	Н	CO1, CO2, CO3, DS1, DS5	16a, 16b						
		Residents would be within 650m of the nearest medical centre, Queensbury Health Centre. The site is 6.3km south-west of a general hospital, St Luke's Hospital.												
16 Health														
	Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local													
	countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.													
	priysicai	++	P	LT	IR	l i	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c						
17	The nea		-			rimarv	Academy, is 550m north-west of the site. The							
Education							north of the site.	ic ricarest						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
10	Residen	ts would h	ave good	access	to emplo	yment	opportunities in the centre of Queensbury ar							
18							lderdale) approximately 1.8km west of the si							
Employment	more div	erse and e	expansiv	e range o	of employ	ment c	opportunities residents would likely need to tr	ravel further afield						
	towards	Bradford of						1						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
19 Economy							ld have a minor beneficial impact on the local							
		•	nand for I	ocal goo	ds and s	ervices	and enhancing the pool of potential employe	ees for local						
	business	ses.												

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/031 – Former Reservoir,					
Mountain	0.47	Industrial	Brownfield	5 dwellings	Discounted

Summary of assessment for QB/031:

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

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

As a PDL site containing 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 two additional minor adverse effects are related to increases in air pollution and water consumption, which have been predicted at nearly all sites.

		Effect on S	SA Object	ive				
SA Objective	A Objective trend Score of effect Score of effect Militiation of the state of effect Militiation of the state of effect Militiation of the state of					Mitigation code(s)		
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings							coincides with coal and sandstone MSAs. Si	te would
4 Climate	constitut						ject to potential effects on the MSAs. SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3,	1
change		+	Р	LT	IR	М	EN7	4a – 4e
resilience	Site is in	FZ1 and i	s not at i	risk of su	rface wa	ter floo	ding.	
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							100m of a surface waterbody. Developme	nt at the site
	would be	e likely to r				1	consumption.	1 0 00
6	C:4 = := D		P	LT line or a 14 is	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9 be likely that it is of limited biodiversity value	6a – 6f
Biodiversity & geodiversity	through The HR/	the introdu	ction of g	GI eleme ss has ide	nts. entified th	nat likel	opportunity to deliver biodiversity net gains or y significant effects on the South Pennine Mais stage.	
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	comment characte this loca elements	cial/industrer. It is constion has a sof high viby various	rial use. ⁻ sidered t more po sual amo	There ma o be likel sitive infle enity valu	ay thereform by that new uence or ue or by o	ore be I w deve n the loo ensuring	ains an existing building that appears to be imited scope for new development to adverselopment at the site would be an opportunity cal townscape character, such as by incorpe that the new development is of a high qualewhat dependent on the design and implent	sely alter the local to ensure that orating GI lity design (as
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop	ment at the	e site wo	uld be ur	nlikely to	have a	discernible effect on any heritage asset or l	nistoric area.
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	at the sit	te in relationed transpo	n to exis	ting level ments an	ls due to d housel	both th	n an AQMA or CAZ.	
			Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		_						
10 Transport	more fre station, I	quent serv	ices run is 7.5km	from bus	s stops o ast. Site	n the H	vices (less than one an hour and none later igh Street, 900m south-east of site. The neassible for pedestrians and cyclists, although	rest railway

SA Objective	Baseline						Mitigating or enhancing Local Plan policies	Mitigation code(s)		
	types an meet the	d tenures of minimum	of the ho criteria o	using pro of policies	ovided be s HO4 ar	eing in nd HO5	ds satisfying Bradford's housing needs, dep line with the Local Plan policies. The develo (10 or more homes, or an area of more tha	pment would not		
	specify a	spects su	ch as ho	using mix	and affo	ordable	houses to reflect local need.			
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
services		ts would no and amen					st, into the centre of Queensbury, to access	a full range of		
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.									
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure							range of culture and leisure opportunities included	cluding pubs,		
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2 Ild introduce new potential targets and viction	15a		
15 Safe & secure	location out. How	where ther vever, new urveillance	re are cu develop e, and so	rrently no ment cou could he	o residen uld poten elp to cor I	itial rec tially ei mbat th	eptors, and so an increase in crime at the s nhance community cohesion and wellbeing, e local risk of crime. SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9,	ite cannot be ruled or increase		
		+	Р	LT	IR	Н	CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	distance Resident countrys	. The site i ts at the side ide with op	s 6.7km te would portunit	west of a have exc es for ou	a general cellent ad itdoor ex	hospit ccess to ercise	the Willows Medical Centre, putting it outsic al, St Luke's Hospital. o a diverse range of semi-natural habitats th and community engagement, which could in development.	roughout the local		
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
Education		rest primar oury Acade					, is 350m east of the site. The nearest seconite.	ndary school,		
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	Business access a	s Park and	Holmefi erse and	eld Indus expansiv	strial Esta ve range	ite (Ca	opportunities in the centre of Queensbury a lderdale) approximately 1.9km south-west of loyment opportunities residents would likely	of the site. To		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	increasir business	ng the dem ses. An imp	and for l	ocal goo	ds and s built envi	ervices ronme	Id have a minor beneficial impact on the loc and enhancing the pool of potential employ nt could lead to an improved attractiveness ackle local deprivation.	ees for local		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/033 – Land south of Thornton Road, east of Harp Lane	3.44	Greenfield land/Green belt	Greenfield 100%	90 dwellings	Alternative
east of Haip Latte		land/Green belt			

Summary of assessment for QB/033: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality and cultural heritage. The site is well located to provide residents with good access to jobs, services, transport and significantly good access to educational and health facilities.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings							>0.4ha of greenfield land. Site coincides with Site is within the green belt.	n a coal and
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	with the		of GI in	developn	nent, alth		water flooding. The site's climate resilience on implementation in the somewhat dependent on implementation.	
F \Motor		+	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							waterbodies within 100m of the site. Developer consumption.	oment at the site
6			Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity		n. New dev					nd is likely to be of some biodiversity value odiversity value at the site and reduce local of	
			Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National that contadversel	Parks or <i>A</i> tains GI ele	AONBs. ements	Howeve of poten	er, reside tially higl	ntial de h visual	discernible effect on any landscape designativelopment at this site could result in the lost amenity, including trees, and it would there	s of open greenfield fore be likely to
			help to	limit the	magnitud	de for p	character. The site is adjacent to existing rootential effects, but at this stage a minor advart.	
	local lan	nich would dscape an -	help to d towns P	limit the scape ca LT	magnitud nnot be i IR	de for p ruled ou M	otential effects, but at this stage a minor adv ut. SP2, SP10, EN3, EN4, EN5, EN6, DS3	verse effect on the 8a, 8b
8 Cultural heritage	There are the noise	nich would dscape an - re multiple	help to d towns P listed b d due t setting.	limit the scape ca LT uildings o constru	magnitudennot be in IR within 10 uction, ho	de for p ruled ou M 00m sur owever	otential effects, but at this stage a minor advant. SP2, SP10, EN3, EN4, EN5, EN6, DS3 rounding the site. Short term negative effect it is expected that the development would a	8a, 8b s would come from the detract from the
8 Cultural	There are the noise current of	ich would dscape an - re multiple e generate greenfield s	help to d towns P listed b d due to setting. P	limit the scape ca LT uildings to constru	magnitudennot be in IR within 10 action, he	de for p ruled ou M 00m sur owever	otential effects, but at this stage a minor advant. SP2, SP10, EN3, EN4, EN5, EN6, DS3 rounding the site. Short term negative effect it is expected that the development would a SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	8a, 8b s would come from the detract from the 9a – 9c
8 Cultural heritage	There are the noise current of Develop homes we	e multiple generate greenfield s	help to d towns P listed bed due to setting. P d not hexpected	limit the scape ca LT uildings o constru LT ave a dis	magnitudennot be in the interest in the interest in a mire.	de for pruled ou M 00m sur owever H impact	otential effects, but at this stage a minor advant. SP2, SP10, EN3, EN4, EN5, EN6, DS3 rounding the site. Short term negative effect it is expected that the development would a	8a, 8b s would come from the 9a – 9c occupation of new
8 Cultural heritage 9 Air quality	There are the noise current of Develop homes wassociat	ich would dscape an - re multiple e generate greenfield s - ment would be exed with how - +	help to d towns P listed b d due to setting. P d not have comes an P	limit the scape ca LT uildings to constru LT ave a dist to result d transpo	magnitude nnot be in IR within 10 uction, however the in a mire ort move	de for pruled ou M 100m sur owever H 1 impact nor increments.	otential effects, but at this stage a minor advant. SP2, SP10, EN3, EN4, EN5, EN6, DS3 rounding the site. Short term negative effect it is expected that the development would a SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lever SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	8a, 8b s would come from lso detract from the 9a – 9c occupation of new rels due to pollution
8 Cultural heritage 9 Air quality	There are the noise current of Develop homes wassociated.	ich would dscape an	help to d towns P listed b d due to setting. P d not have cted mes an P of mulige Rail	limit the scape ca LT uildings to constru LT ave a dist to result d transport LT tiple bus way Stat	magnitude nnot be in the life in a mirrort move in the life in the	de for pruled ou M 00m sur owever H impact nor increments. H th frequision outside.	otential effects, but at this stage a minor advant. SP2, SP10, EN3, EN4, EN5, EN6, DS3 rounding the site. Short term negative effect it is expected that the development would a SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing levels SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 tent services. The nearest railway station is de of the desired range. The site has good a	8a, 8b s would come from lso detract from the 9a – 9c occupation of new less due to pollution 10a – 10d 7km east at
8 Cultural neritage 9 Air quality	There are the noise current of Develop homes wassociated.	re multiple e generate greenfield s remultiple e generate greenfield s remultiple e generate would be exed with how the state of the st	help to d towns P listed b d due to setting. P d not have tecomes an P of multiple Rail process	limit the scape ca LT uildings to constru LT ave a dist to result d transport LT tiple bus way Stat at limited LT	magnitude nnot be in the life of the life	de for pruled ou M 00m sur owever H impact nor increments. H th frequise outsiests with H	otential effects, but at this stage a minor advant. SP2, SP10, EN3, EN4, EN5, EN6, DS3 rounding the site. Short term negative effect it is expected that the development would a SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing levels of the desired range. The site has good a a limited amount of cycle paths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	8a, 8b s would come from lso detract from the 9a – 9c occupation of new less due to pollution 10a – 10d 7km east at access for
8 Cultural heritage 9 Air quality 10 Transport	There are the noise current of	re multiple e generate greenfield survould be executed with how the fithin 500m ans, but so the could maked tenures on criteria of	help to d towns P listed b d due t setting. P d not he expected mes an P of multiple Rail pmewhat P te a mirrof the h	limit the scape ca LT uildings to constru LT ave a dist to result d transport LT tiple bus way Stat at limited LT nor positiousing is SHO4 a	magnitude nnot be in a mirror move IR stops with in a mirror transfer cyclistic IR we contribute the provided in a more than the stops with in a mirror transfer cyclistic IR we contribute and HO5	de for pruled ou M 00m sur owever H impact nor increments. H th frequis outsiests with H button t d in line (10 or n	otential effects, but at this stage a minor advant. SP2, SP10, EN3, EN4, EN5, EN6, DS3 rounding the site. Short term negative effect it is expected that the development would a SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing levels SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 tent services. The nearest railway station is de of the desired range. The site has good a a limited amount of cycle paths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs with the Local Plan policies. The development of homes, or an area of more than 0.5ha)	8a, 8b s would come from lso detract from the 9a – 9c occupation of new lels due to pollution 10a – 10d 7km east at access for 11a , depending on the lent would meet the
8 Cultural heritage 9 Air quality 10 Transport 11 Housing	There are the noise current of	re multiple e generate greenfield survould be executed with how the fithin 500m ans, but so the could maked tenures on criteria of	help to d towns P listed b d due t setting. P d not he expected mes an P of multiple Rail pmewhat P te a mirrof the h	limit the scape ca LT uildings to constru LT ave a dist to result d transport LT tiple bus way Stat at limited LT nor positiousing is SHO4 a	magnitude nnot be in a mirror move IR stops with in a mirror transfer cyclistic IR we contribute the provided in a more than the stops with in a mirror transfer cyclistic IR we contribute and HO5	de for pruled ou M 00m sur owever H impact nor increments. H th frequis outsiests with H button t d in line (10 or n	otential effects, but at this stage a minor advant. SP2, SP10, EN3, EN4, EN5, EN6, DS3 rounding the site. Short term negative effect it is expected that the development would a SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing levels SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 tent services. The nearest railway station is de of the desired range. The site has good a a limited amount of cycle paths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs a with the Local Plan policies. The development and the site of the development with the site of the development stage.	8a, 8b s would come from lso detract from the 9a – 9c occupation of new lels due to pollution 10a – 10d 7km east at access for 11a , depending on the lent would meet the
8 Cultural heritage 9 Air quality 10 Transport	There are the noise current of	ich would dscape an - re multiple e generate greenfield s	help to d towns P listed b d due to setting. P d not have pected mes an P P of multiple Rail properties of the holicies outsing in P P te would be desired to the holicies outsing in P P te would be desired to the holicies outsing in P te would be desired to the holicies outsing in P te would be desired to the holicies outsing in P te would be desired to the holicies outsing in the holici	limit the scape ca LT uildings to construct LT ave a dist to result d transport LT tiple bus way Stat at limited LT nor positiousing is s HO4 a mix and a	magnitude nnot be in a mirrort move IR stops within the stop wi	de for pruled ou M 00m sur owever H impact for increments. H H bution t d in line (10 or ne house H H	otential effects, but at this stage a minor advant. SP2, SP10, EN3, EN4, EN5, EN6, DS3 rounding the site. Short term negative effect it is expected that the development would a SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing levels SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Lent services. The nearest railway station is de of the desired range. The site has good a a limited amount of cycle paths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs with the Local Plan policies. The development of the edsired range. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	8a, 8b s would come from lso detract from the 9a – 9c occupation of new rels due to pollution 10a – 10d 7km east at access for 11a , depending on the nent would meet the that specify 12a

SA Objective	Baseline Effe	ect on SA Obj	ective			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
cohesion						thin an existing community in an area of high						
	without disru	pting cohesi	veness of	existing	commu	nity, encouraging participation and communit	y interaction,					
	without the d	evelopment	being of a	a scale th	nat may	put pressure on local services and facilities of	or could alter the					
	local sense of	of community	and plac	e.								
14 Culture &		+ P	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Residents at	Residents at the site would have good access to a range of culture and leisure opportunities including pubs,										
	restaurants,	churches an	d outdoor	leisure s	spaces,	including Foxhill Park.						
		+/- P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
45 Cata 0	The construc	tion and occ	upation c	f new ho	mes wo	ould introduce new potential targets and victin	ns of crime at a					
15 Safe &						increase in crime at the site cannot be ruled						
secure						unity cohesion and wellbeing, or increase na						
	and so could						•					
		++ P	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Hoolth	Site is 500m	south of the	nearest (GP surge	ry, The	Willows Medical Centre. The site is within 6k	m of a hospital,					
16 Health	Bradford Tea			•	•		•					
	Residents at	the site wou	ld have g	ood acce	ess to a	diverse range of semi-natural habitats with o	pportunities for					
	outdoor exer					-						
17		++ P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
	The nearest	primary scho	ol, Foxhi	ll primary	/ Schoo	l, is 400m north west of the site. The nearest	secondary					
Education	school, Quee						•					
40		+ P	ĹT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18	Site would pr	rovide reside	nts with o	good acc	ess to a	broad range of high quality and diverse emp	loyment					
Employment	opportunities	being withir	1 4km of C	, Clayton, E	3uttersh	naw and Illingworth.	,					
		+ P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
	The construc	tion and occ	upation o	f new ho	mes co	uld have a minor beneficial impact on the loca	al economy, such					
19 Economy						ervices and enhancing the pool of potential e						
,						onment could lead to an improved attractiver						
						o help tackle local deprivation.						
	ion coala	550 a. a.g. 11		<u></u>		5 1000 TOOM GOPTITUMOTI						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
QB/008 – Deanstone	0.70	Open	One and field	28 dwellings (based	Discounted
Lane	0.79	space	Greenfield	on 35dph)	Discounted

Summary of assessment for QB/008:

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.

Major adverse significant effect predicted due to the loss of greenfield land, and 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.

		Effect on S	SA Objecti	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e			
Buildings							I not constitute an efficient use of land ALC andstone MSA.	Grades at the			
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	site in re	lation to th	e areas,	it is expe	ected tha	it it wou	at a low risk of surface water flooding. Given ald be avoided through a careful layout of de impermeable surfaces, compared to current	velopment.			
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							n 100m of a surface waterbody. Developmen consumption.	nt at the site			
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity	its curre		n. New d				ncluding trees and it is likely to be of some biodiversity reduce biodiversity value at the site and reduce local				
,		-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National that con adverse form, wh	Parks or A tains GI eld ly alter the	AONBs. Fements of local township to line	However, of potential onscape onit the m	, residen ally high and land nagnitude	tial dev visual a scape o e for po	scernible effect on any landscape designation elopment at this site could result in the loss amenity, including trees, and it would therefor character. The site is adjacent to existing residential effects, but at this stage a minor adverse.	of open greenfield bre be likely to sidential built			
8 Cultural		Ō	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop	ment at the	e site wo	uld be ur	likely to	have a	discernible effect on any heritage asset or h	nistoric area.			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	homes v		xpected t	o result i	n a mino	r increa	n an AQMA or CAZ. The construction and o ase in air pollution in relation to existing leve				
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	station, I	Low Moor,	is 6.6km	south ea	ast. Site	is very	igh Street, which have frequent services. The accessible for pedestrians and somewhat ack of designated cycle paths in the local area	ccessible for			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an	d tenures mum criter	of the ho ia of polic	using pro	ovided be and HO	eing in 1 5 (10 c	ds satisfying Bradford's housing needs, depo line with the Local Plan policies. The develo or more homes, or an area of more than 0.5h s to reflect local need.	pment would meet			

SA Objective	Baseline	Effect on S	SA Object	ive			Mitigating or enhancing Local Plan policies	Mitigation code(s)	
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
Accessible services	The nea		of key se	rvices an	d amenit	ies app	ears to be located 550m north-east of site o	n Queensbury	
12 Copiel		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.								
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure							ange of culture and leisure opportunities inc gely around Queensbury High Street.	luding pubs,	
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	location new dev	where the	re are cu could pot	rrently no tentially e	one, and enhance	so an i commu	uld introduce new potential targets and victing increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase nate.	out. However,	
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	south-we Resident countrys	est of a ge ts at the si ide with op	neral hos te would oportuniti	spital, St have ex les for ou	Luke's H cellent ac itdoor ex	lospital. ccess to ercise a	lical centre, Queensbury Health Centre. The o a diverse range of semi-natural habitats the and community engagement, which could im levelopment.	roughout the local	
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
Education		rest primaı Queensbur		my, is 40	5m north			st secondary	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	Business access a	s Park and	Holmefi erse and	eld Indus expansiv	strial Esta ve range	ite (Cal	opportunities in the centre of Queensbury ar derdale) approximately 1.7km south-west of loyment opportunities residents would likely	the site. To	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	increasir business	ng the dem ses. An imp	and for l	ocal goo nt in the	ds and se built envi	ervices ronmer	Id have a minor beneficial impact on the local and enhancing the pool of potential employed to could lead to an improved attractiveness to ackle local deprivation.	ees for local	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/94 – School Cote	- 4	Agricultural	Greenfield, Green	Employment	A I
Brow/Brow Lane	7.4	fields	Belt	land	Alternative

Summary of assessment for EM/94:

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

Major adverse significant effect predicted due to the loss of greenfield land.

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

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

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence Duration		Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings							I not constitute an efficient use of land Alndstone and coal MSAs.	LC Grades at the
4 Climate	one are	+	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
change resilience		FZ1 and i					ding. However, development could lead to	an increase in
	•	-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	Site is no		GSPZ. [evelopn	nent at th	e site v	dary. Development here could pose a risk would be expected to result in a minor incr	
	COMOCITI	-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
in its current condition. New development here could reduce biodiversity value at the site and recological connectivity. The site falls within an Impact Risk Zone for South Pennine Moors SAC/SPA/SSSI. Depending and type of employment development here, consultation with Natural England may be required planning application in order to ensure no adverse effects on the SAC/SPA/SSSI.							g on the scale	
7 Landscape & townscape	National greenfie hedgero The site effects, I This is p	Parks or A ld and Gre ws, and it is adjacen out at this articularly	AONBs. I en Belt I would the t to exist stage a r the case nt here c	However and that erefore being residually indicates and the given the ould be to and the could be to another the could be to another the could be to and the could be to another the could be the could be to another the could be the could be to another the could be the could b	, new em contains le likely to ential bu verse effe e site is viewable	nployme GI eler o adver ilt form ect on ton on grou	SP2, EN1, EN3, EN5, EN6, DS2, DS3 scernible effect on any landscape designated development at this site could result in nents of potentially high visual amenity, in sely alter the local townscape and landscawhich would help to limit the magnitude for local landscape and townscape cannot not sloping upwards away from the built for distance (from the west).	the loss of open cluding ape character. or potential be ruled out. orm to the west,
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop	ment at the	e site wo	uld be ui LT	IR	have a	discernible effect on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	Development at this site would be likely to increase air pollution at the site in relation to existing levels du the construction and occupation of new business premises and the transport movements and pollution associated with these businesses. Development would not have a discernible impact on an AQMA or CAZ.							
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	O Transport Site is within 400m of multiple bus stops with frequent services, including those along Halifax Road. The nearest railway station, Low Moor, is 7.7km east. Site is very accessible for pedestrians and cyclists, alth there is a lack of designated cycle paths in the local area.							
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None

SA Objective	Baseline	Effect on					Mitigating or enhancing Local Plan policies	Mitigation code(s)
	Site is al needs.	located fo	r employ	ment and	d therefo	re will r	not provide a contribution towards Bradford	d's housing
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services		ision of ne and amer		yment d	evelopm		e could potentially help to enhance the loc	al offering of key
13 Social		0	n/a	n/a	n/a	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	None
cohesion							ent at a location where it is in proximity to seemsely affect the cohesion of residential co	
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
leisure		roposed fo of cultural				nt and	would be unlikely to have a discernible effor	ect on the local
1		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	of crime out. How	at a location	on where develop	there a	re curren	tly non	nent site would introduce new potential targe, and so an increase in crime at the site concrease natural surveillance, and so could	annot be ruled
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
10 Health	Site is propertive		r employ	ment pu	rposes a	nd so i	t would be unlikely to have a discernible ef	fect on this SA
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
17 Education	Site wou employe		new em	ploymen	t land tha	at offers	s skills learning opportunities for local peop	ole and
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment		nt to which					oloyment opportunities in Bradford. However dimpact on employment opportunities in a	
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	towards		erm succ	ess of Br			nployment space in Queensbury, that would my. The proposed development could also	

Cullingworth

- 1.1.38 Three potential housing sites have been identified within Cullingworth as preferred options.
- 1.1.39 Significant negative effects in relation to climate change resilience (SA Objective 4) have been identified for site CU/004. It is unknown at this stage whether future development on this site would be able to entirely avoid an area of the site which is at a high risk of surface water flooding, given the number of dwellings being considered at this site.
- 1.1.40 Significant negative effects have been identified for all sites in relation to biodiversity and geodiversity (SA Objective 6). The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage. This is related to potential recreation impacts.
- 1.1.41 Site CU/013 is the only site which scores positively (minor) in relation to climate change resilience. Although site CU/001 scores negatively (minor) in this regard, this could potentially be addressed through measures such as Sustainable Drainage Systems and by exploring alternative site layouts to avoid the highest risk areas.
- 1.1.42 Significant positive effects have been identified in relation to health (SA Objective 16) for sites CU/001 and CU/004 and in relation to education (SA objective 17) for all three sites.
- 1.1.43 In relation to landscape & townscape (SA Objective 7) and accessible services (SA Objective 12), site CU/004 scores positively (minor) whilst site CU/013 scores negatively (minor) in relation to these SA Objectives.
- 1.1.44 There are a further two potential alternative housing site options (CU/003 and CU/015).

Summary table of effect scores predicted for housing site options in Cullingworth:

РО	Site		SA Objective																	
Ref	Ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
CU1/H	CU/001	-	-	+/-	-	-		+	0	-	+	+	+	+	+	+/-	++	++	+	+
CU2/H	CU/004	-	-	+/-		-		+	+	-	+	+	+	+	+	+/-	++	++	+	+
CU3/H	CU/013	-	-		+	-		-	0	-	+	+	-	+	+	+/-	+	++	+	+

Kev:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CU/001 – Halifax Road	1.86	Vacant PDL plot	Brownfield	53 dwellings	Preferred Option: CU1/H

Summary of assessment for CU/001:

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.

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

There is a very limited extent of land at a low, medium and high risk of surface water flooding along the south-western perimeter, though this is expected to be avoided through a careful layout. The only other minor adverse effects are related to increases in air pollution and water consumption, which have been predicted at nearly all sites.

		Effect on SA Objective						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings							coincides with a sandstone MSA. Site would	be an efficient
	use of th	e land res	ource su	bject to t	he poten	tial effe	ects on the MSA.	Γ
4 Climate change		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
resilience							at a low, medium and high risk of surface wat	er flooding along
	its south	-western p					avoided through a careful layout.	F- F-
5 Water	Cito doo	- not coins	P	LT	IR and is no	M	SP9, EN1, EN2, EN7, EN9 100m of a surface waterbody. Developmen	5a – 5e
resources							consumption.	t at the site
	Would be		P	IT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	New development of the site levelopment of the site le	elopment the introdu falls within I and cons	here wou action of (a SSSI ultation v significa	uld provid GI eleme Impact R vith Natu	de a good nts. Risk Zone ral Engla s on the	d oppor Furth nd und South I	ely that it is of limited biodiversity value in its tunity to deliver biodiversity net gain at the ser consideration of the likely risks should be lertaken if necessary. The HRA Screening preparation of the likely risks and the lertaken if necessary.	ite such as undertaken at the ocess has
		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a
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 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.							
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop	ment at the	e site wo	uld be ur	likely to	have a	discernible effect on any heritage asset or h	istoric area.
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes w		xpected t	o result i	n a mino	r increa	n an AQMA or CAZ. The construction and or ase in air pollution in relation to existing level	
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	railway s		gley, is 5	km north	n-west. S		nt services, including those along the B6429 ccessible for pedestrians and cyclists, althou	

SA Objective	Baseline	Effect on S	SA Object	ive			Mitigating or enhancing Local Plan policies	Mitigation code(s)		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the								
TTTTOGSTING	types an	d tenures	of the ho	using pro	ovided be	eing in I	line with the Local Plan policies. The develop	oment would meet		
							or more homes, or an area of more than 0.5h	a), that specify		
	aspects	aspects such as housing mix and affordable houses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, 40								
12 Accessible		+	Р	LT	IR	Н	CO2	12a		
services	The near		f key se	rvices an	d amenit	ies app	ears to be located 450m north-east of site o	n Greenside Lane		
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	interaction		the deve	elopment	t being of	a scal	community, encouraging participation and co e that may put pressure on local services an			
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure							ange of culture and leisure opportunities inc	luding pubs,		
	restaura						and around Cullingworth.	1		
		+/-	. P	LT	IR.	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe &	The construction and occupation of new homes would introduce new potential targets and victims of crime at a									
secure	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.									
		++	P	LT	IR	Н	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, Cullingworth Medical Practice. The site is 7.5km									
16 Health	north-west of a general hospital, Bradford Royal Infirmary.									
	Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local									
	countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.									
	priysical	++	P	LT	IR	1	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
17	The nea					age Pr				
Education	The nearest primary school, Cullingworth Village Primary School, is adjacent to the site to the east. The nearest secondary school, Parkside School, is 785m north-east of the site.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18	Resident	ts would ha	ave good	access	to emplo	yment	opportunities in the centre of Cullingworth ar	nd the		
Employment							and Denholme, but in order to access a mor			
Linpioymont							ents would likely need to travel approximatel	y 4.5km north		
	towards	Keighley v	here the				chcliffe Employment Zones are located.	10- 10h		
	The con	truction of	nd occur	LT nation of	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the loca	19a, 19b		
19 Economy							and enhancing the pool of potential employe			
1.5 2.551151119							nt could lead to an improved attractiveness to			
							ackle local deprivation.			
		-					•			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CU/004 – Cullingworth Mill	1.15	PDL, industrial	Brownfield	48 dwellings	Preferred Option: CU2/H

Summary of assessment for CU/004:

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 arises for the climate change resilience SA Objective due to a large area of land in the centre of the site at a high risk of surface water flooding. Given the number of dwellings proposed, it is unlikely that it would be possible to avoid this

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

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

Cullingworth Conservation Area is 30m north-west of the site and there are two Grade II Listed Buildings within 40m, and given the current condition of the PDL site, new development here could enhance the setting of these heritage assets, as well as provide opportunities to achieve biodiversity net gains and improve the local townscape character.

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

		Effect on SA Objective						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings							ite coincides with a sandstone MSA. Site would	l be an efficient
ge	use of th	e land res		<u>subject</u>			effects on the MSA.	1 4 4
4 Climate	Oit - i - i -		Р	LI	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	this land		entirely				ite is at high risk of surface water flooding and eful layout of development given the number of	
_ \\/ata=		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							rithin 100m of a surface waterbody. Developme ater consumption.	nt at the site
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	through the introduction of GI elements.						t the site such as	
	33	+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is PDL and contains hard standing and 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.							
		+	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	The Grade II Listed Buildings 'Boundary Wall Railings and Gates at Cullingworth Baptist Church' and 'Cullingworth Baptist Church' are within 40m west of the site. Cullingworth Conservation Area is 30m north-west of the site. The site is PDL and based on its current condition it is considered likely that new development would be an opportunity to enhance the local character and setting of these sensitive heritage assets and historic areas.							s 30m north-west velopment would and historic areas.
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
A small proportion of the site appears to be in commercial use, so development would be likely to increase a pollution at the site in relation to existing levels due to the construction and occupation of new homes and the increased associated transport movements and household pollution. Development would not have a discerning to an AQMA or CAZ.							omes and the	
10	·	+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

SA Objective		on SA Obje				Mitigating or enhancing Local Plan policies	Mitigation code(s)			
Transport	Site is within 400m of multiple bus stops with frequent services, including those along the B6429. The nearest									
						e is accessible for pedestrians and somewhat a	ccessible for			
	cyclists via the road network, but there is a lack of designated cycle paths in the local area.									
	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing						vards satisfying Bradford's housing needs, depe				
						in line with the Local Plan policies. The develo				
						10 or more homes, or an area of more than 0.5h	na), that specify			
40	aspects such a	s nousing	mix and			ises to reflect local need.	40-			
12	+	Р	LI	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible services	The site is adja					nd amenities on Greenside Lane and the B6429				
	+	P	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social						ng community, encouraging participation and co				
cohesion						scale that may put pressure on local services ar	nd facilities or			
	could alter the	local sens	e of comr	nunity	and pla		T			
14 Culture &	+		LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure						a range of culture and leisure opportunities inc	luding pubs,			
			d outdoor		e space	s in and around Cullingworth.				
	+/		LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe &	The construction and occupation of new homes would introduce new potential targets and victims of crime at a									
secure	location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled									
						y enhance community cohesion and wellbeing,	or increase			
	natural surveill	ance, and	so could	help to	comba	at the local risk of crime.	T			
	++		LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
	Residents would be within 250m of the nearest medical centre, Cullingworth Medical Practice. The site is 7.2km									
16 Health	north-west of a general hospital, Bradford Royal Infirmary.									
	Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local									
	countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.									
					nts of tr		47 47			
17	The management and		LT L	IR	\	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education	The nearest primary school, Cullingworth Village Primary School, is 380m south-west of the site. The nearest secondary school, Parkside School, is 450m north-east of the site.									
		P P		IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a. 18b			
	Posidente we		LT				,			
18	Residents would have good access to employment opportunities in the centre of Cullingworth and the									
Employment		surrounding towns and villages of Haworth, Harden and Denholme, but in order to access a more diverse and expansive range of employment opportunities residents would likely need to travel approximately 4.5km north								
						seechcliffe Employment Zones are located.	iy 4.5km norm			
	+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
						could have a minor beneficial impact on the loc				
19 Economy						ces and enhancing the pool of potential employ				
						ment could lead to an improved attractiveness t				
						elp tackle local deprivation.				
						1				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CU/013 -		A square plot of land			
Cullingworth	0.70	that appears to be		34 dwellings (based	Preferred Option: CU3/H
Road / Doll	0.72	partial hard standing, and partial	Greenfield	on 35dph)	
Lane		greenfield			

Summary of assessment for CU/013:

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, health facilities and employment areas.

Major adverse significant effect predicted due to the loss of greenfield land, and minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a greenfield and Green Belt site.

		Effect on SA Objective						
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		1	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings		is Greenfie Site does					ot constitute an efficient use of land ALC G	rade at the site is
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
change resilience		FZ1 and i able surfa					ding. However, development could lead to a	n increase in
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							100m of a surface waterbody. Developmer consumption.	nt at the site
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	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 therefore cannot be ruled out at this stage.							
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop	ment at the	e site wo	uld be ur	likely to	have a	discernible effect on any heritage asset or h	istoric area.
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

SA Objective	Baseline	Effect on S	SA Object	ive			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
Transport							escent have infrequent services (less than o						
							6429, 550m west of site. The nearest railwa						
				accessib	ole for pe	destria	ns and cyclists, although there is a lack of d	esignated cycle					
	paths in	the local a	rea.	1		1	000 1104 1100 1100 1104 1105 1100 1107						
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing							ds satisfying Bradford's housing needs, dep						
TTTTCCCITIG							ine with the Local Plan policies. The develo						
							r more homes, or an area of more than 0.5h	na), that specify					
	aspects	such as no	busing m	ix and at	fordable	nouses	to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4,	1					
12 Accessible		-	Р	LT	IR	Н	CO2	12a					
services							ears to be located 800m north-west of site	on Greenside					
Services	Lane and the B6429, which is outside the target area.												
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social							community, encouraging participation and co						
cohesion							e that may put pressure on local services ar	nd facilities or					
	could alt	er the loca	ı sense d	or commu	unity and	piace.	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	1					
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Residen	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 Cullingworth.												
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe &							ald introduce new potential targets and victir						
secure							ncrease in crime at the site cannot be ruled						
							inity cohesion and wellbeing, or increase na	tural surveillance,					
	and so c	ould help t	o comba	it the loca	ai risk or	crime.	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,						
		+	Р	LT	IR	Н	CO1, CO2, CO3, DS1, DS5	16a, 16b					
							re, Cullingworth Medical Practice, putting it j	ust outside the					
16 Health							eneral hospital, Bradford Royal Infirmary.						
							o a diverse range of semi-natural habitats th and community engagement, which could in						
							levelopment.	iprove both					
	priysical	++	P	LT	IR		SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17	The nea		•			_	imary School, is 720m north-west of the site						
Education		ry school,											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18	Residen	ts would h	ave good	access	to emplo	yment	opportunities in the centre of Cullingworth a	nd the					
Employment	surround	ding towns	and villa	ges of H	aworth, F	Harden	and Denholme, but in order to access a mo	re diverse and					
Linployment							ents would likely need to travel approximate	ly 5km north					
	towards	Keighley v					chcliffe Employment Zones are located.	T 40 404					
	T ,	+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
40 Faanarii							ld have a minor beneficial impact on the loc						
19 Economy							and enhancing the pool of potential employ and could lead to an improved attractiveness						
							ackle local deprivation.	to the area, which					
	Journ GII	oourage it		vara irive	Janioni II	o noip t	aonio local acprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CU/003 – Haworth Road	1.57	Greenfield land/ Green Belt	Greenfield 100%	50 dwellings	Alternative

Summary of assessment for CU/003: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality. The site is well located to provide residents with good access to jobs, services, transport and significantly good access to educational and health facilities.

		Effect on S	SA Objec	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings							>0.4ha of greenfield land. Site coincides with	a coal and
	sandstor	ne MSA. A	LC Gra	de at the	site is g	rade 4.	Site is within the green belt. SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3,	
4 Climate		+	Р	LT	IR	L	EN7	4a – 4e
change							water flooding. The site's climate resilience co	
resilience						nough th	nis is somewhat dependent on implementatio	n and there is
	likely to I	be a net lo	ss in G		ess. IR	N/	CDO EN1 EN2 EN7 ENO	5a – 5e
5 Water	Site doe	+ s not coinc	ide with	LT		M are no v	SP9, EN1, EN2, EN7, EN9 Vaterbodies within 100m of the site. Developr	
resources							er consumption.	nent at the site
6		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity							nd is likely to be of some biodiversity value in	
&			elopme	ent here o	could red	luce bic	diversity value at the site and reduce local e	cological
geodiversity	connecti	vity.			l in		LODO ENA ENO ENE ENO DOS DOS	T = =:
	Dovolon	mont at thi	P c locati	LT on would	IR	It in a c	SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designation	7a, 7b
7							velopment at this site could result in the loss	
Landscape							amenity, including trees, and it would therefore	
adversely alter the local townscape and landscape character. The site is adjacent to existing residential built								
townscape							otential effects, but at this stage a minor adve	erse effect on the
	local lan	dscape an					I	Τ
8 Cultural		0	n/a	n/a	n/a	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop	ment at the					a discernible impact on any heritage asset or	
	Dovolon	-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and c	9a – 9c
9 Air quality							ease in air pollution in relation to existing leve	
		ed with ho					race in an penalen in relation to existing leve	no ado to ponduori
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Site is w	ithin 250m	of mult	tiple bus	stops wit	th frequ	ent services. The nearest railway station is 5	.5km north east at
							ed range. The site has good access for pede	estrians, but
	somewh	at limited f	or cyclis	sts with a	a limited a	amount	of cycle paths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	
		+	Р	LT	IR	Н	HO8, HO9, HO10	11a
11 Housing							owards satisfying Bradford's housing needs,	
							e with the Local Plan policies. The developme	
							nore homes, or an area of more than 0.5ha), as to reflect local need.	that specify
12	aspecis						SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4,	T
Accessible		+	Р	LT	IR	Н	CO2	12a
services	Residen	ts at the sit	te would	d have g	ood acce	ess to k	ey services and amenities including those on	Halifax Road.
13 Social		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

SA Objective	Baseline	Effect on S	A Objec	tive			Mitigating or enhancing Local Plan policies	Mitigation code(s)				
cohesion	Developn	nent would	d provid	de high-q	uality ho	mes wi	thin an existing community in an area of high	deprivation (IMD)				
	without di	isrupting c	ohesiv	eness of	existing	commu	nity, encouraging participation and communit	y interaction,				
	without th	e develop	ment b	eing of a	scale th	at may	put pressure on local services and facilities of	or could alter the				
	local sens	se of comi	munity	and plac	e.							
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	Residents	s at the sit	e would	d have g	ood acce	ess to a	range of culture and leisure opportunities inc	luding pubs,				
	restauran	its, church	es and	outdoor	leisure s	paces,	including Cullingworth Recreational Ground t	o the north.				
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
45 Coto 9	The cons	The construction and occupation of new homes would introduce new potential targets and victims of crime at a										
15 Safe &	location v	vhere ther	e are c	urrently r	none, and	d so an	increase in crime at the site cannot be ruled	out. However,				
secure												
	new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.											
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Hoolth	Site is 80	Site is 800m south of the nearest GP surgery, Cullingworth Medical Practice. The site is within 5.9km of a										
16 Health	hospital, The Yorkshire Clinic.											
	Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for											
	outdoor exercise and community engagement.											
47		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
17	The near	est primar	y scho	ol, Culling	gworth p	rimary S	School, is 500m north of the site. The nearest	secondary				
Education		arkside So						·				
10		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18	Site woul	d provide	resider	its with a	ood acce	ess to a	broad range of high quality and diverse emp	lovment				
Employment							ment zone.	.,				
		+	Р	LT	IR .	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a. 19b				
	The cons	truction ar	nd occu	pation o	f new ho	mes co	uld have a minor beneficial impact on the loca	al economy, such				
19 Economy							ervices and enhancing the pool of potential e					
							conment could lead to an improved attractiver					
							o help tackle local deprivation.					
	************	aid Cilloudi	ago iui	tioi iiiwe	214 111700	, and the t	o noip taomo local acprivation.					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CU/015 – Keighley Road	3.33	Greenfield/ Green Belt	Greenfield 100%	50 dwellings	Alternative

Summary of assessment for CU/015: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, cultural heritage, water resources and flood risk. The site is well located to provide residents with good access to jobs, services, transport and significantly good access to educational and health facilities.

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e		
Buildings							>0.4ha of greenfield land. Site coincides with in the green belt.	a sandstone		
4 Climate		-	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	resilience resilience area. The site's climate resilience could be improved with the inclusion of GI in development, although somewhat dependent on implementation and there is likely to be a net loss in GI regardless.									
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources		s not coinc to result in					erbody within 100m of the site. Development	at the site would		
6	De likely		Р	IT	I IR	1	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
Biodiversity & geodiversity	condition	n. New dev	elopme/	ent here	s GI eler could rec	duce bio	nd is likely to be of some biodiversity value in diversity value at the site and reduce local educated and woodland habitat networks.	its current		
goodivoloky	COMMON		P	LT	IR	L 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 gree that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely adversely alter the local townscape and landscape character. The site is adjacent to existing residential but form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect of local landscape and townscape cannot be ruled out.										
		-	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	area. Sh	ort term ne	egative	effects v	vould cor	ne from	th of the site, the site is also adjacent to a his the noise generated due to construction, how from the current greenfield setting.			
	•	-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	homes v		xpected	to resul	t in a mir	nor incre	on an AQMA or CAZ. The construction and o ease in air pollution in relation to existing leve			
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	Bingley	Railway St	ation, t	his is out	side of th	ne desir	ent services. The nearest railway station is 5 ed range. The site has good access for pede of cycle paths.			
		+	Р	LT	IR	Н	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									
12 Accessible	·	+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		
services	Residen	ts at the si	te woul	d have g	ood acce	ess to k	ey services and amenities including those on	Halifax Road.		
13 Social		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		

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 surveillant and so could help to combat the local risk of crime.	SA Objective	Baseline Effect or	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)				
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	cohesion											
local sense of community and place.		without disrupting	cohesiv	eness of	existing	commu	ınity, encouraging participation and communi	ty interaction,				
Heisure Heis		without the develo	opment l	peing of a	a scale th	nat may	put pressure on local services and facilities of	or could alter the				
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 Cullingworth Recreational Ground to the south. 15 Safe & secure		local sense of cor	nmunity	and plac	e.							
restaurants, churches and outdoor leisure spaces, including Cullingworth Recreational Ground to the south. 15 Safe & secure	14 Culture &	+	Р	LT	IR	Н		14a				
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 surveillant and so could help to combat the local risk of crime. The lealth of the nearest GP surgery, Cullingworth Medical Practice. The site is within 5.5km of a hospital, The Yorkshire Clinic. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement. The nearest primary school, Cullingworth primary School, is 600m south of the site. The nearest secondary school, Parkside School is 900m east of the site. The nearest primary school access to a broad range of high quality and diverse employment opportunities being within 5km of Keighley employment zone.	leisure	Residents at the	site woul	d have g	ood acce	ess to a	range of culture and leisure opportunities inc	luding pubs,				
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 surveillant and so could help to combat the local risk of crime. The least properties of the nearest GP surgery, Cullingworth Medical Practice. The site is within 5.5km of a hospital, The Yorkshire Clinic. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement. The nearest primary school, Cullingworth primary School, is 600m south of the site. The nearest secondary school, Parkside School is 900m east of the site. The nearest primary school, Cullingworth primary School, is 600m south of the site. The nearest secondary school, Parkside School is 900m east of the site. The nearest primary school, Cullingworth primary School, is 600m south of the site. The nearest secondary school, Parkside School is 900m east of the site. The nearest primary school, Cullingworth primary School, is 600m south of the site. The nearest secondary school, Parkside School is 900m east of the site. The nearest primary school, Cullingworth primary School, is 600m south of the site. The nearest secondary school, Parkside School is 900m east of the site. The nearest primary school, Cullingworth primary School, is 600m south of the site. The nearest secondary school, Parkside School is 900m east of the site. The nearest primary school, Cullingworth primary School, is 600m south of the site. The nearest secondary school, Parkside School is 900m east of the site. The nearest primary school, Cullingworth primary School, is 600m south of the site. The nearest secondary school, Parkside School is 900m east of the site. The nearest primary school, Cullingworth primary School, School is 900m east of the site. The nearest primary												
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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 surveillant and so could help to combat the local risk of crime. Health P LT IR H SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5 Site is 550m north of the nearest GP surgery, Cullingworth Medical Practice. The site is within 5.5km of a hospital, The Yorkshire Clinic. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement. The nearest primary school, Cullingworth primary School, is 600m south of the site. The nearest secondary school, Parkside School is 900m east of the site. H P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 I8a, 18b Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 5km of Keighley employment zone. H P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 I9a, 19a, 19b	45 Cata 0	The construction and occupation of new homes would introduce new potential targets and victims of crime at a										
new development could potentially enhance community cohesion and wellbeing, or increase natural surveillant and so could help to combat the local risk of crime. HH P LT IR H SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5 Site is 550m north of the nearest GP surgery, Cullingworth Medical Practice. The site is within 5.5km of a hospital, The Yorkshire Clinic. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement. The nearest primary school, Cullingworth primary School, is 600m south of the site. The nearest secondary school, Parkside School is 900m east of the site. H 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 within 5km of Keighley employment zone.												
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Nospital, The Yorkshire Clinic. 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	16 Hoolth	Site is 550m north	of the i	nearest G	P surge	ry, Culli	ngworth Medical Practice. The site is within 5	5.5km of a				
outdoor exercise and community engagement. 17 Education 18 Employment 18 Employment 19 Education 10 10 10 10 11 11 11 12 13 14 15 15 16 17 18 18 18 18 18 18 18 18 18	то пеаш	hospital, The Yorkshire Clinic.										
outdoor exercise and community engagement. 17 Education 18 Employment 18 Employment 19 Education 10 10 10 10 11 11 11 12 13 14 15 15 16 17 18 18 18 18 18 18 18 18 18		Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for										
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School, Parkside School is 900m east of the site. 18 Employment Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 5km of Keighley employment zone. 18 Site would provide residents with good access to a broad range of high quality and diverse employment zone. 18 Site would provide residents with good access to a broad range of high quality and diverse employment zone. 19 19 19 19 19 19 19 19 19 19 19 19 19	• •	The nearest prima	ary scho	ol, Cullin	gworth p	rimary S	School, is 600m south of the site. The neares	t secondary				
Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 5km of Keighley employment zone. + P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 19a, 19b	Education	school, Parkside	School is	s 900m e	ast of the	e site.						
Employment Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 5km of Keighley employment zone. + P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 19a, 19b	4.0	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
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	Employment							•				
		+	Р	LT				19a, 19b				
The construction and occupation of new homes could have a minor beneficial impact on the local economy, su		The construction	and occi	upation o	f new ho	mes co		al economy, such				
19 Economy as by increasing the demand for local goods and services and enhancing the pool of potential employees for	19 Economy											
local businesses. An improvement in the built environment could lead to an improved attractiveness to the are	,											
which could encourage further inward investment to help tackle local deprivation.								,				

Denholme

- 1.1.45 One potential housing site has been identified within Denholme as a preferred option (DH/016).
- 1.1.46 Significant negative effects in relation to climate change resilience (SA Objective 4) have been identified for site DH/016, as parts of this site are subject to a medium to high flood risk. This could potentially be addressed through measures such as Sustainable Drainage Systems and by exploring alternative site layouts to avoid the highest risk areas.
- 1.1.47 Significant beneficial effects in relation to health (SA Objective 16) has been identified for the site.
- 1.1.48 DH/016 (scored negatively (major) in relation to the biodiversity and geodiversity SA Objective 6. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is related to potential recreation impacts and impacts to supporting habitats.
- 1.1.49 In relation to transport (SA Objective 10), site DH/016 scores negatively (minor). This largely relates to the distance of the nearest bus stop from the site. In addition, pedestrian and bicycle access to the site may need to be improved.
- 1.1.50 In relation to landscape & townscape (SA Objective 7), site DH/016 scores positively (minor). This could be addressed through high-quality design that makes a positive contribution towards local character and by preserving and enhancing any existing onsite green infrastructure.
- 1.1.51 There are two further potential housing sites identified as an alternative site option (DH/006 and DH/007).

Summary table of effect scores predicted for the preferred housing site option in Denholme:

PO Ref	Site Ref		SA Objective																	
One ite		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
DH1/H	DH/016	-	-	+/-		-		+	+/-	-	-	+	+	+	+	+/-	++	+	+	+

Kev:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
DH/016 - Station Road	2.15	Vacant PDL plot	Brownfield	72 dwellings	Preferred Option: DH1/H

Summary of assessment for DH/016:

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

A significant adverse effect arises for the climate change resilience SA Objective due to the presence of a band of land in the active flood zones FZ2 and FZ3 in the south of the site, and a very limited area of 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.

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 local services and amenities, education facilities and employment areas.

The site appears to be vacant PDL, so residential development here could be an efficient use of land and provide opportunities to enhance the local townscape character and deliver biodiversity net gain. However, two areas of deciduous woodland priority habitat and Carperley Back LWS adjoin the perimeter, which could be impacted by the development. Carperly Beck is adjacent to the site and Doe Park Reservoir is 25m east of the site, meaning careful consideration around protecting water quality would be required.

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f				
Buildings							coincides with sandstone and coal MSAs. S ntial effects on the MSAs.	ite would be an				
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	Approxir and med	Site is primarily in FZ1 with a band of land in FZ2 and FZ3 in the south of the site, associated with Carperly Beck. Approximately 40% of the site is at low risk of surface water flooding and a very limited extent of the site is at high and medium risk. It is expected that these areas of high risk could be avoided through a careful layout of development.										
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	Reservoir is within 25m east of the site. Development here could pose a risk to water quality. Site is not within											
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	develope the intro site's so develope The site SSSI Im consulta	ment here duction of uthern per ment to inc is approxil pact Risk 2 tion with N	would pr GI eleme imeter. C lirectly ha mately 2. Zone. Fu latural Er on the Sc	rovide a gents. At the carperley arm the Land the confirmation of	good oppine same Back LW LWS and th east of sideration andertaker nine Moo	ortunity time, to /S adjo priority f the So n of the rs SPA	of limited biodiversity value in its current co to deliver biodiversity net gains at the site wo areas of deciduous woodland priority hal bins the site's western perimeter. There is the habitat, such as through impacts on the tre buth Pennine Moors SAC/SPA/SSSI. The si e likely risks should be undertaken at the sit essary. The HRA Screening process has id /SAC are triggered and thus cannot be rule	such as through bitat adjoin the le potential for new le root zone. It falls within a le level and likely dout at this stage.				
		+	Р	LT	IR	. M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a				
7	National	Parks or A	AONBs.	The site a wnscape	appears t characte	o be a r. It is o	scernible effect on any landscape designativacant PDL plot which, in its current conditionsidered to be likely that new development	on, could be				
Landscape & townscape	be an op such as a high q	portunity to by incorpo	o ensure rating Gl gn (as re	l element quired by	ts of high	visual	more positive influence on the local townsca amenity value or by ensuring that the new or Plan policies). This is somewhat dependent	ape character, development is of				

SA Objective	Baseline	Effect on S	SA Object	ive			Mitigating or enhancing Local Plan policies	Mitigation code(s)			
heritage	Develop	ment at the	e site wo	uld be ur			discernible effect on any above-ground her	itage assets or			
							vithin a West Yorkshire Archaeology Class II	site.			
	Develop	ment at thi	s site ma	ay provid	e opport	unities	for new below-ground investigations.	T			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality							air pollution at the site in relation to existing l				
57th quality							new homes, it is uncertain how the associa	ted transport			
							e to that from the current use.				
	Develop	ment woul	a not nav	ve a disc	emible ir	npact o	n an AQMA or CAZ. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	T			
4.0		-	Р	LT	IR	Н	5P7, 5P9, D54, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	The nea	rest bus st	ops are	600m aw	ay along	Keighl	ey Road, and have frequent services. The n	earest railway			
Transport	station, Bingley, is 7.1km north-east. Pedestrian access and bicycle access of the site would need to be										
	improved, and there is a general lack of designated cycle paths in the local area.										
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing							ds satisfying Bradford's housing needs, depe				
11 Housing							ine with the Local Plan policies. The develop				
							r more homes, or an area of more than 0.5h	na), that specify			
	aspects	such as ho	ousing m	ix and at	<u>fordable</u>	houses	to reflect local need.	Т			
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
services		rest area c f Denholm		rvices an	d amenit	ies app	ears to be located 600m north-west on the l	Main Road in the			
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social							community, encouraging participation and co				
cohesion							e that may put pressure on local services an	nd facilities or			
	could alt	er the loca	l sense	of commu	unity and	place.		T			
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure							ange of culture and leisure opportunities inc	luding pubs,			
	restaura		nes and o	outdoor le			and around Denholme.	145			
	Th	+/-	P	LI	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe &							ald introduce new potential targets and victing eptors, and so an increase in crime at the site.				
secure							nhance community cohesion and wellbeing,				
							e local risk of crime.	or morease			
							SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,	40 401			
		++	Р	LT	IR	Н	CO1, CO2, CO3, DS1, DS5	16a, 16b			
	Residen	ts would be	e within (650m of 1	the near	est GP	surgery, Ann Street Medical Centre. The site	e is 6.9km west of			
16 Health		al hospital,									
							o a diverse range of semi-natural habitats th				
							and community engagement, which could im	iprove both			
	priysical	and menta	ai neaith P	TOT THE TE	IR	or trie c	evelopment. SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17	The nea					rv Çah					
The nearest primary school, Denholme Primary School, is 800m north-west of the site. The nearest secondary school, Parkside School (Cullingworth), is 3.15km north of the site.											
	3311001, 1	+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
40	Residen	ts would h	ave good				opportunities in the centre of Denholme and				
18							order to access a more diverse and expansive				
Employment							ed to travel approximately 6.5km north-east	towards Keighley			
	or 6km e	ast toward	s the ce	ntre of B		nd the	Thornton Road Employment Zone.				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
40.5							ld have a minor beneficial impact on the local				
19 Economy							and enhancing the pool of potential employ				
							nt could lead to an improved attractiveness t	to the area, which			
	could en	courage fu	ırtner inv	vard inve	stment to	neip t	ackle local deprivation.				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
DH/007 – Hill Top Farm	4.91	Agricultural	Greenfield, Green Belt	130 dwellings	Alternative

Summary of assessment for DH/007:

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

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.

Major adverse significant effect predicted due to the loss of greenfield land, as a large greenfield and Green Belt site which would be lost in the development, minor adverse effects were predicted for a range of natural environment themed SA Objectives.

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e			
3 Land & Buildings	would be	a large are e considere oal MSA.	ea of (>0 ed as an	.4ha) gre inefficier	eenfield la nt use of	and wit the lan	hin the boundary and therefore developmen d resource. ALC Grade at the site is Grade	t on this area 4. Site coincides			
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e			
change resilience		FZ1 and i					ding. However, development could lead to a	n increase in			
		-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources							n 100m of a surface waterbody. Development consumption.				
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	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 is approximately 1.7km north east of the South Pennine Moors SSSI/SPA/SAC. 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.										
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National and Gre and town character	Parks or A en Belt lan enscape cha er. The site	AONBs. In the state of the stat	However its curre New deve ent to exi	, residen ent condit elopment isting res	tial dev tion, like here w tidentia	scernible effect on any landscape designation elopment at this site could result in the loss sely makes a positive contribution towards the rould be likely to adversely affect this and to be likely to adversely affect this and to be likely to adversely affect on the local landscape and townscape	of open greenfield e local landscape alter the local gnitude for			
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop	ment at the	e site wo	uld be ur	nlikely to	have a	discernible effect on any heritage asset or I	nistoric area.			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	construc	tion and o	ccupatio	n of new	homes a	nd the	air pollution at the site in relation to existing associated transport movements and house n an AQMA or CAZ.				
	,	+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	station, l	Bingley, is oad netwo	7km nor rk, althοι	th-east. S ugh giver	Site is ve In the topo	ry acce	A Road which have frequent services. The nossible for pedestrians and somewhat acces of the local area there could be a low uptall cycle paths in the local area.	sible for cyclists			
11 Housing	.,31	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

SA Objective	Baseline						Mitigating or enhancing Local Plan policies	Mitigation code(s)			
							ls satisfying Bradford's housing needs, dep ine with the Local Plan policies. The develo				
							r more homes, or an area of more than 0.5				
							to reflect local need.	,, ,			
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible services		rest area d Denholm		rvices an	d amenit	ies app	ears to be located 525m south-east on the	Main Road in the			
		+	P	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social	Site wou	ld situate r	new resid	dents with	nin an ex	isting c	ommunity, encouraging participation and c	ommunity			
cohesion		on, without er the loca					e that may put pressure on local services a	nd facilities or			
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure							ange of culture and leisure opportunities in and around Denholme.	cluding pubs,			
		+/-	Р	LT	IR	М	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.										
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	a genera Resident countrys	ll hospital, ts at the si ide with op	Bradford te would portunit	d Royal Ir have exc ies for ou	nfirmary. cellent ac tdoor ex	ccess to ercise a	surgery, Ann Street Medical Centre. The sit of a diverse range of semi-natural habitats the and community engagement, which could in evelopment.	nroughout the local			
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education							ool, is adjacent to the east of the site. The rth of the site.	nearest secondary			
		+/-	Р	LŤ	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	towns ar employm or 7km e	nd villages nent oppor ast toward	of Wilsd tunities r Is the ce	en and T esidents ntre of Bo al land co	hornton, would like adford a uld impa	but in one of the contract on e	opportunities in the centre of Denholme and order to access a more diverse and expansed to travel approximately 6.5km north-east Thornton Road Employment Zone. It is uncomployment opportunities in agriculture in the	ive range of towards Keighley certain the extent to			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	increasir business	ng the dem	and for l	ocal goo	ds and s	ervices	ld have a minor beneficial impact on the loc and enhancing the pool of potential employ nich the loss of agricultural land could impa	yees for local			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/green field split	Potential development	Status
DH/006 – Long Causeway	5.96	Greenfield/ Green Belt	Greenfield 100%	112 dwellings	Alternative

Summary of assessment for DH/006: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, transport, educational facilities and accessible services. The site is well located to provide residents with good access to jobs, services, and health facilities.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings		reenfield a						a coal MSA. ALC
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change							urface water flooding. The site's climate resili	
resilience		d with the i likely to be					although this is somewhat dependent on impl	ementation and
E Motor		+	Р	LT	İR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							vaterbodies within 100m of the site. Developrer consumption.	ment at the site
6	Would be		P	IT	IR	1	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity	Site is a	reenfield c	ontainir	ng variou		nents a	nd is likely to be of some biodiversity value in	
&							diversity value at the site and reduce local ed	
geodiversity							pitat and woodland habitat networks.	J
			Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7							discernible effect on any landscape designation	
Landscape	National	Parks or A	AONBs	. Howeve	er, reside	ntial de	velopment at this site could result in the loss	of open greenfield
&							amenity, including trees, and it would therefore	
townscape							character. The site is adjacent to existing re-	
townscape							otential effects, but at this stage a minor adve	erse effect on the
	local lan	dscape an						
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop	ment at the	e site w	ould be i			a discernible impact on any heritage asset or	
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	Develop	ment woul	d not h	ave a dis	cernible	impact	on an AQMA or CAZ. The construction and o	occupation of new
o 7 iii quanty							ease in air pollution in relation to existing leve	ls due to pollution
	associat	ed with ho	mes ar	nd transp	ort move	ments.		
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport							ent services. The nearest railway station is 7	
							ed range. The site has good access for pede	strians, but
	somewh	at limited f	or cycli	sts with a	a iimited	amount	of cycle paths.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing							owards satisfying Bradford's housing needs,	
							with the Local Plan policies. The developme	
							nore homes, or an area of more than 0.5ha),	that specify
40	aspects	such as ho	ousing	mix and a	attordable	e nouse	es to reflect local need.	
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services	Residen	ts at the si	te woul	d have g	ood acce	ess to k	ey services and amenities including those on	Main Road.
13 Social		+	P	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

SA Objective	Baseline	Effect on S	SA Objec	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)						
cohesion	Develop	ment would	d provid	de high-q	uality ho	mes wi	thin an existing community in an area of high	deprivation (IMD)						
							nity, encouraging participation and communit							
	without t	he develop	ment b	eing of a	scale th	nat may	put pressure on local services and facilities of	or could alter the						
	local ser	se of com	munity	and plac	<u>e.</u>									
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a						
leisure		Residents at the site would have good access to a range of culture and leisure opportunities including pubs,												
	restaura	nts, church	es and	outdoor	leisure s	spaces,	including Forster Park to the east.							
	+/- P LT IR M SP1, SP3, SP4, SP16, HO9, DS5, CO2 15a													
15 Safe &	The cons	struction a	nd occu	ipation o	f new ho	mes wo	ould introduce new potential targets and victin	ns of crime at a						
secure							increase in crime at the site cannot be ruled							
Secure							unity cohesion and wellbeing, or increase nat	tural surveillance,						
	and so c	ould help t	o comb	at the lo	cal risk c	of crime.								
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b						
16 Health							Appleton - Thornton and Denholme Medical	Practice. The						
10 Health							nic, this is outside of the desired range.							
	Resident	ts at the sit	e woul	d have g	ood acce	ess to a	diverse range of semi-natural habitats with o	pportunities for						
	outdoor	exercise a	nd com	munity e	ngagem	ent.								
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b						
Education							hool, is 700m north east of the site. The near	est secondary						
Ladoation	school, F	Parkside S	chool is				is is outside of the desired range.							
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
Employment							broad range of high quality and diverse emp	loyment						
Litiployment	opportur	nities being	within	4km of T	hronton,	Wilsde	n, Cullingworth and Oxenhope.							
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
							uld have a minor beneficial impact on the loca							
19 Economy							ervices and enhancing the pool of potential e							
							onment could lead to an improved attractiver	ness to the area,						
	which co	uld encou	rage fui	ther inwa	ard inves	stment t	o help tackle local deprivation.							

Haworth

- 1.1.52 Six potential housing sites have been identified within Haworth as preferred site options.
- 1.1.53 Significant beneficial effects have been identified in relation to land & buildings (SA Objective 3) for site HA/005 and in relation to health (SA Objective 16) for sites HA/005, HA/008 and HA/010.
- 1.1.54 All sites score positively (minor) in relation to accessible services (SA Objective 12) apart from site HA/001.
- 1.1.55 All sites score negatively (major) in relation to the biodiversity and geodiversity SA Objective 6. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. In all cases, this is related to recreation impacts and, in some cases, this is also related to impacts to supporting habitat.
- 1.1.56 Site HA/005 is the only site which scores positively (minor) in relation to landscape & townscape (SA Objective 7) and cultural heritage (SA Objective 8). HS/005 is also the only site that scores positively (significant) in relation to land and buildings due to the development being on PDL land.
- 1.1.57 All sites score positively (minor) in relation to climate change resilience (SA Objective 4) apart from HA/005, and HA/010 which score negatively (minor). It is unknown at this stage whether future development would be able to entirely avoid areas of these sites which is at a medium to high risk of surface water flooding, given the number of dwellings being considered at this site.
- 1.1.58 All sites score positively (six minor and three significant) in relation to health (SA Objective 16).
- 1.1.59 There are a further five alternative site options identified within Haworth (HA/014, HA/019, HA/022, HA/026 and HA/030).

Summary table of effect scores predicted for housing site options in Haworth:

РО	Site								SA Objective											
Ref	Ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
HA1/H	HA/001	-	-		+	-		-	0	-	+	+	-	+/-	+	+/-	+	+	+/-	+
HA2/H	HA/003	-	-		+	-		-	0	-	+	+	+	+	+	+/-	+	+	+/-	+
HA3/H	HA/004	-	-		+	-		-	0	-	+	+	+	+	+	+/-	+	+	+	+
HA4/H	HA/005	-	-	++	-	-		+	+	-	+	+	+	+	+	+/-	++	+	+	+
HA5/H	HA/008	-	-	-	+	-		-	0	-	+	+	+	+/-	+	+/-	++	+	+	+
HA/6H	HA/010	-	-	-	-	-		-	-	-	+	+	+	+/-	+	+/-	++	+	+	+

Key:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/001 – Worstead Road, Cross Roads	2.85	Agricultural uses	Greenfield	70 dwellings	Preferred Option: HA1/H

Summary of assessment for HA/001:

Major adverse significant effect 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 have been predicted for most natural environment themed SA Objectives, primarily as a result of the site being a large greenfield site containing GI elements. The site would provide residents with good access to buses, cultural spaces, schools and health facilities, but access to some key services and employment areas is somewhat limited.

		Effect on	SA Object	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d
3 Land & Buildings		greenfiel					rade 4 i.e. not BMV. However, the s d not represent an efficient use of t	
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
resilience	Site is in increase	FZ1 and in imperr	is not at neable s	risk of s surfaces,	urface v compai	red to c	ooding. However, development cou urrent levels.	ld lead to an
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	the cons		nd occu	pation of	homes		e water bodies within 100m of the spe likely to increase water consump	
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	The site is considered to be of some biodiversity value given the presence of trees, hedgerow a 3.15ha of grasses and soils. Development would likely reduce this biodiversity value and could reduce habitat connectivity in the local ecological network. The site is within Natural England's network. The site is approximately 3.4km north east of the South Pennine Moors SAC/SPA/SSSI. The si falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be underta at the site level and consultation with Natural England undertaken if necessary. The HRA Screet 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	from nor appealin form at t it would	th to sout g GI elem he site wo	h and is nents. Ar ould conf o the cou	viewable advers form with untryside	e from lo e effect of the exi e and co	ong dista on the la sting re uld pote	SP2, EN1, EN3, EN5, EN6, DS2, DS3 at this large greenfield site, which stances, would replace open space a ocal character would be likely. Res sidential built form to the west of the entially be seen as extending the se	and visually idential built e site. However,
8 Cultural heritage	Station'.	Given the	e topogra	aphy and	the exi	sting bu	SP2, EN1, EN3, EN5, EN6, DS2, DS3 he Grade II Listed 'Milepost Oppos illt form, development at the site wo tural heritage would be expected.	None ite Petrol ould not be
O Air musik		-	Р	LT	IR .	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	new hon	nes would	be expe	ected to	result in	a mino	QMA or CAZ. The construction and rincrease in air pollution in relation transport movements.	
10 Transport		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

SA Objective	Baseline Effect on	SA Objective			Mitigating or enhancing Local Plan	Mitigation
·	Site is within 400r	n of multiple sto			services. The nearest railway stati	
					site is good although the somewhat	
	undulating topogr	aphy and absen	ce of loc	al cycle	paths could limit local rates of cyc	ling.
11 Housing	+	P LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing					towards satisfying Bradford's hous	ing needs,
	including a mix of	housing types a	s require	ed by Lo		_
	-	P LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
12 Accessible services					nited range of services and ameniti	
					eed to travel further afield, such as	
					to access most services and amer	
	+/-	P LT	IR	M	SC2, SC6, SC10, DS4	13a
					nts within an existing community, e	
13 Social cohesion					he development being of a scale th	
To Goolal contolion					alter the local sense of community a	
					impact on the quality of life of new	residents here
	as a result of expo	osure to air pollu	tion and	noise a	and visual disturbances.	
14 Culture & leisure	+	P LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure					al and leisure places in Cross Roa	ds, including the
	local churches, pu	ıblic houses, res	taurants	, and pa		-
	+/-	P LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	
15 Safe & secure					roduce new potential victims or targ	
15 Gale & Secure					ut could potentially enhance comm	
	and wellbeing, or	increase natural	surveilla	ance, ar	nd so could help to combat the loca	al risk of crime.
	+	P LT	IR	М	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	The nearest GP s	urgeries are Oa	kworth N	ledical	Centre 1.6km north-west and Haw	orth Medical
16 Health	Practice 1.9km sc	uth-west, both b	eing out	side the	e 800m target distance. The site is	within the target
10 Health					m north. Residents at the site would	
	access to a divers	e range of semi	-natural	habitats	s with opportunities for outdoor exe	rcise and
			ities, wh	ich coul	ld improve both physical and menta	al health for the
	residents of these	developments.				
	+	P LT	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Lees Primary Sch	ool is 700m sou	th-west	of the si	ite. The nearest secondary school,	Beckfoot
17 Education	Oakbank School	Keighley), is jus	t outside	the 2k	m target distance being 2.2km nort	h-west. Before
	development can	commence it mu	ust be co	nfirmed	that these schools have capacity	for new
	students.					
	+/-	P LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
					obs in the centre of Haworth and C	
18 Employment	Access to a more	extensive and d	iverse ra	ange of	employment opportunities may rec	uire residents to
					Keighley, and the employment zon	
	development area	is found there. It	is unce	tain the	e extent to which the loss of agricul	tural land could
	impact on employ	ment opportunit	es in ag	riculture	e in the local area.	
	+	P LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction	and occupation	of new h	omes c	ould have a minor beneficial impac	t on the local
10 Face amy					services and enhancing the pool of	
19 Economy					in the built environment could lead	
					e further inward investment to help	
					which the loss of agricultural land	
	local agricultural				-	•
	local agricultural e	economy.				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/003 – Lees		Agricultural			
Lane, Crossroads	0.87	field	Greenfield	27 dwellings	Preferred Option: HA2/H

Summary of assessment for HA/003:

Major adverse significant effect 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 most natural environment themed SA Objectives, primarily as a result of effects associated with new development on a large greenfield site. The site generally offers good access to keys services and amenities, including shops, jobs and buses, but is not within the target distance of all and no major positive effects have been predicted.

		Effect on	SA Objec	tive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
			Р	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a – 3d					
3 Land & Buildings	HA/003, a greenfield site, would be an inefficient use of the land resource. Site does not coincide with an MSA. ALC Grade at the site is Grade 4.												
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e					
resilience							ooding. However, development cou	ld lead to an					
	increase	in imperr					urrent levels.	T = =					
	0:4- :		P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e					
5 Water resources	the cons		nd occu _l	oation of	homes		te water bodies within 100m of the societies to increase water consump						
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h					
6 Biodiversity & geodiversity	are TPO and the caused to Develop ecologic The HRA	protected Airedale S by develop ment wou al network A Screenie	d, grassla Spring Moment, but Id likely k, particung proce gered an	and and ill Pond out which reduce to larly as is something the larly a	soils. Si LWS, ea could a his biod the site dentified	ite is wi ach of walso ber iversity falls with	alue due to the presence of trees, so thin 5m of broadleaved woodland p which could be exposed to increase nefit from enhanced biodiversity with value and diminish connectivity of the thin Natural England's GI network. arely significant effects on the South out at this stage.	riority habitat d disturbances nin the sites. he local					
7 Landscape &		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
townscape	Development at HA/003 would result in the loss of green and open space containing visually attractive GI elements and so it could adversely alter the local character.												
8 Cultural heritage		0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None					
o outland Horitago	Develop	ment at H	A/003 w	ould not	have a	discern	ible effect on any heritage asset or	historic area.					
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	new hon	nes would	be expe	ected to	result in	a mino	QMA or CAZ. The construction and ir increase in air pollution in relation I transport movements.						
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	4.5km no	orth. Pede	estrian a	nd cyclir	ng acces	s of the	services. The nearest railway statice site is good although the somewhat paths could limit local rates of cycl	at narrow roads,					
11 Housing		+	Р	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing							towards satisfying Bradford's housi ocal Plan policies.	ng needs,					
12 Accessible services		+	Р	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					

HA/003 is within 600m of various key services and amenities in the centre of Haworth along the B6142, as well as services and amenities in Cross Roads on the A603. Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. 14 Culture & leisure A	SA Objective		SA Objecti				Mitigating or enhancing Local Plan	Mitigation					
P LT R M SC2, SC6, SC10, DS4 13a								along the					
Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could after the local sense of community and place. ### P LT IR M SP9, SP10, SP15, CO1, EC4, TR4, I44 ### HA/003 is within 600m of various cultural and leisure opportunities in the centre of Haworth along the B6142, as well as services and amenities in Cross Roads on the A6033. ### P LT IR M SP1, SP3, SP4, SP16, H09, DS5, CO2 I53 **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. #### P LT IR M SP1, SP3, SP4, SP16, H09, DS5, CO2 I53 **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. ###################################		B6142, as well as	services a	and am	enities i	n Cross	Roads on the A6033.						
participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.		+	Р				,,						
participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could after the local sense of community and place. ### P LT IR M SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 HA/003 is within 600m of various cultural and leisure opportunities in the centre of Haworth along the B6142, as well as services and amenities in Cross Roads on the A6033. ### P LT IR M SP1, SP3, SP16, HO9, DS5, CO2 I5a 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. ###################################	13 Social cohesion												
HA/003 is within 600m of various cultural and leisure opportunities in the centre of Haworth along the B6142, as well as services and amenities in Cross Roads on the A6033. HA/003 is within 600m of various cultural and leisure opportunities in the centre of Haworth along the B6142, as well as services and amenities in Cross Roads on the A6033. HA/003 is within 600m of various cultural and leisure opportunities in the centre of Haworth along the B6142, as well as services and amenities in Cross Roads on the A6033. HA/003 is March and the Spiral Road Road Road Road Road Road Road Road	13 Godiai coriesion												
14 Culture & leisure HA/003 is within 600m of various cultural and leisure opportunities in the centre of Haworth along the B6142, as well as services and amenities in Cross Roads on the A6033. 15 Safe & secure 15 Safe & secure 16 Health 17 Education 18 Employment 18 Employment 19 Economy HA/003 is within 600m of various cultural and leisure opportunities in the centre of Haworth along the B6142, as well as services and amenities in Cross Roads on the A6033. 18 Employment 19 Economy HA/003 is source and services and amenities in Cross Roads on the A6033. 19 Economy HA/003 is source and services and amenities in Cross Roads on the A6033. 10 End End End End End End End End End End		pressure on local	services a	ınd faci	lities or	could a		nd place.					
B6142, as well as services and amenities in Cross Roads on the A6033. 15 Safe & secure	44 Cultura 9 Idiaura	+	Р	LT	IR	М		14a					
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. P	14 Culture & leisure		HA/003 is within 600m of various cultural and leisure opportunities in the centre of Haworth along the										
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. P													
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.													
vacant location where currently there are none, but could potentially enhance community consision and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.	15 Safe & secure												
HA/003 is 900m east of Haworth Medical Practice. The site is within the 8km target distance of Airedale General Hospital to the north. Residents at the site would have excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments. 17 Education P	10 Gaic & Scearc												
HA/003 is 900m east of Haworth Medical Practice. The site is within the 8km target distance of Airedale General Hospital to the north. Residents at the site would have excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments. 17 Education 18 Employment 19 Economy HA/003 is 900m east of Haworth Medical Practice. The site is within the 8km target distance of Airedale Airedale Airedale Airedale Septiments (Airedale Septiment) and the site would have excellent access to a diverse range of employment yes chool and Haworth Primary School within the target distance of the site. Access to a secondary school is more limited, the nearest being Beckfoot Oakbank School (Keighley), which is 2.5km north of HA/003. Before development can commence it must be confirmed that these schools have capacity for new students.		and wellbeing, or	increase n	atural:	surveilla	nce, ar		risk of crime.					
Airedale General Hospital to the north. Residents at the site would have excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.			·				EN8, EN9, CO1, CO2, CO3, DS1, DS5	, , , , , ,					
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.													
engagement opportunities, which could improve both physical and mental health for the residents of these developments.	16 Health	Airedale General	Hospital to	the no	orth. Re	sidents	at the site would have excellent ac	cess to a					
these developments.													
## P LT IR M SP6, SP14, SP16, EC3, DS5, CO2 17a-17c Access to primary schools is good in Haworth, with Lees Primary School and Haworth Primary School within the target distance of the site. Access to a secondary school is more limited, the nearest being Beckfoot Oakbank School (Keighley), which is 2.5km north of HA/003. Before development can commence it must be confirmed that these schools have capacity for new students. ##/- P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 Residents at the site would have good access to jobs in the centre of Haworth and Cross Road. Access to a more extensive and diverse range of employment opportunities may be somewhat limited for residents at the site, who may need to travel approximately 4km north to the centre of Keighley, and the employment zones and business development areas found there. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area. ### P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing 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. However, it is uncertain the extent to which the loss of agricultural land could impact on		engagement opp	ortunities, v	which o	ould im	prove b	oth physical and mental health for t	he residents of					
Access to primary schools is good in Haworth, with Lees Primary School and Haworth Primary School within the target distance of the site. Access to a secondary school is more limited, the nearest being Beckfoot Oakbank School (Keighley), which is 2.5km north of HA/003. Before development can commence it must be confirmed that these schools have capacity for new students.		these developme	nts.										
School within the target distance of the site. Access to a secondary school is more limited, the nearest being Beckfoot Oakbank School (Keighley), which is 2.5km north of HA/003. Before development can commence it must be confirmed that these schools have capacity for new students.		+	•										
nearest being Beckfoot Oakbank School (Keighley), which is 2.5km north of HA/003. Before development can commence it must be confirmed that these schools have capacity for new students.													
18 Employment The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment to help tackle local deprivation. However, it is uncertain the extent to which the loss of agricultural land could encourage further inward investment to help tackle local deprivation. However, it is uncertain the extent to which the loss of agricultural the extent to which the loss of agricultural the pool of agricultural employment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation. However, it is uncertain the extent to which the loss of agricultural land could impact on derivation. However, it is uncertain the extent to which the loss of agricultural land could impact on deprivation. However, it is uncertain the extent to which the loss of agricultural land could impact on deprivation. However, it is uncertain the extent to which the loss of agricultural land could impact on	17 Education												
students. House Post LT IR House SP6, SP14, SP16, EC1, EC2, EC3, 18a, 18b	17 Education	nearest being Beckfoot Oakbank School (Keighley), which is 2.5km north of HA/003. Before											
Residents at the site would have good access to jobs in the centre of Haworth and Cross Road. Access to a more extensive and diverse range of employment opportunities may be somewhat limited for residents at the site, who may need to travel approximately 4km north to the centre of Keighley, and the employment zones and business development areas found there. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area. P		development can commence it must be confirmed that these schools have capacity for new											
Residents at the site would have good access to jobs in the centre of Haworth and Cross Road. Access to a more extensive and diverse range of employment opportunities may be somewhat limited for residents at the site, who may need to travel approximately 4km north to the centre of Keighley, and the employment zones and business development areas found there. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area. P													
Access to a more extensive and diverse range of employment opportunities may be somewhat limited for residents at the site, who may need to travel approximately 4km north to the centre of Keighley, and the employment zones and business development areas found there. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.			-				EC4						
limited for residents at the site, who may need to travel approximately 4km north to the centre of Keighley, and the employment zones and business development areas found there. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.													
Keighley, and the employment zones and business development areas found there. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area. P	18 Employment												
the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area. + P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, 19a, 19b The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing 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. However, it is uncertain the extent to which the loss of agricultural land could impact on	16 Employment												
agriculture in the local area. + P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, 19a, 19b The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing 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. However, it is uncertain the extent to which the loss of agricultural land could impact on													
+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, 19a, 19b The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing 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. However, it is uncertain the extent to which the loss of agricultural land could impact on		the extent to which	the loss	of agric	cultural I	and co	uld impact on employment opportur	nities in					
The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing 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. However, it is uncertain the extent to which the loss of agricultural land could impact on		agriculture in the	local area.										
economy, increasing 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. However, it is uncertain the extent to which the loss of agricultural land could impact on		+	Р	LT	IR	Н		19a, 19b					
economy, increasing 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. However, it is uncertain the extent to which the loss of agricultural land could impact on		The construction	and occup	ation o	f new ho	omes co	ould have a minor beneficial impact	on the local					
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. However, it is uncertain the extent to which the loss of agricultural land could impact on	10 [
attractiveness to the area, which could encourage further inward investment to help tackle local deprivation. However, it is uncertain the extent to which the loss of agricultural land could impact on	19 Economy												
deprivation. However, it is uncertain the extent to which the loss of agricultural land could impact on													
							3	'					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/004 – Lees Lane,					
Crossroads	0.97	Vacant field	Greenfield	30 dwellings	Preferred Option: HA3/H

Summary of assessment for HA/004:

Major adverse significant effect 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 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, health and education facilities and employment areas.

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

		Effect on SA Objective											
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
3 Land &		1	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f					
Buildings		Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land ALC Grade at the site is Grade 4. Site does not coincide with an MSA.											
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	site in re	lation to th	e areas,	it is expe	ected tha	t it wou	It a low risk of surface water flooding. Given ld be avoided through a careful layout of de	velopment.					
	Howeve	r, developr					impermeable surfaces, compared to current						
5 Water resources							SP9, EN1, EN2, EN7, EN9 n 100m of a surface waterbody. Developmer consumption.	5a – 5e at at the site					
	Would be		P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
6 Biodiversity & geodiversity	ecological connectivity. The site's north-eastern perimeter adjoins TPO woodland, which could be adv												
	33	-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
7 Landscape & townscape	National that, in it characte is adjace	Parks or Assections of Assection Parks or Assection Parks of Assection	AONBs. In condition, welopmer ing reside	However, likely mand there wential bui	, residen akes a po ould be l ilt form, v	tial dev ositive likely to which w	scernible effect on any landscape designation elopment at this site could result in the loss contribution towards the local landscape and adversely affect this and to alter the local clould help to limit the magnitude for potential eape and townscape cannot be ruled out.	of open greenfield I townscape naracter. The site					
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None					
heritage	Develop	ment at the	e site wo	uld be ur	nlikely to	have a	discernible effect on any heritage asset or h	istoric area.					
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d					
9 Air quality	construc	tion and o	ccupatior	n of new	homes a	nd the	air pollution at the site in relation to existing associated transport movements and house n an AQMA or CAZ.						
40	,	+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	Site is within 400m of several bus stops on Lees Lane which have frequent services. The nearest railway station, Keighley, is 4.1km north-east. Site is very accessible for pedestrians and generally accessible for cyclists, although there is a lack of designated cycle paths in the local area.												
11 Housing	J	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					

SA Objective	Baseline						Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	types an the minir	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
services		rest area of Haworth.	of key se	rvices an	d amenit	ies app	ears to be located 600m south of the site or	Lees Lane in the				
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	interaction		the deve	elopment	being of	a scal	community, encouraging participation and co e that may put pressure on local services an					
14 Culture & + P LT IR H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4												
leisure							ange of culture and leisure opportunities inc and around Haworth.	luding pubs,				
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where the	re are cu could pot	rrently no tentially e	one, and enhance	so an i commu	ald introduce new potential targets and victing ncrease in crime at the site cannot be ruled unity cohesion and wellbeing, or increase nate	out. However,				
		+	Р	LT	IR	Η	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	The site Resident countrys	is 7km sou ts at the sidice ide with op	uth of a g te would oportuniti	peneral he have exc les for out for the re	ospital, A cellent ac itdoor exc esidents c	iredale cess to ercise a	aworth Medical Centre, putting it outside the e General Hospital. a diverse range of semi-natural habitats the and community engagement, which could im levelopment.	roughout the local prove both				
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education						m north	s 50m east of the site. The nearest secondal n-east of the site.					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	Residents would have good access to employment opportunities in the centre of Haworth and Cross Roa											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		ng the dem					ld have a minor beneficial impact on the loca and enhancing the pool of potential employe					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/005 – Ebor		PDL plot with			
Mills, Ebor	1.18	vacant industrial	Brownfield	38 dwellings	Preferred Option: HA4/H
Lane		buildings			

Summary of assessment for HA/005:

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

As a PDL plot with some vacant industrial buildings, development here could be an opportunity to deliver biodiversity net gains and improvements to the local character and setting. It would be a highly efficient use of the land resource. The site would provide residents with generally good access to services and amenities, including jobs, shops, cultural spaces and schools, with particularly good access to health facilities. The only minor adverse effects predicted for the site are related to surface water flood risk within the site, as well as potential effects on the nearby Bridgehouse Beck watercourse and (as with all sites) a minor increase in air pollution and water consumption at this location in relation to existing levels.

		Effect on	SA Obj	ective								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land & Buildings		++	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d				
3 Land & Buildings	HA/005	HA/005 is PDL. ALC Grade is Grade 4. The site does not coincide with an MSA.										
4 Climate change		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e				
resilience							medium risk of surface water flooding					
	uncertai	n that this					d through a careful layout of develop					
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources	Site is no	ot within a	GSPZ	Z. The co	onstruct	tion and	nd so development could pose a risk to doccupation of homes would be likely dexisting levels.					
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity & geodiversity	site is wi each of also ben The HRA	ithin 5m of which cou efit from e A Screenir	f broad ld be e enhand ng prod	lleaved vexposed blood b	woodlar to incre versity identif	nd prior eased d within t ied that	ty to enhance the biodiversity of each ity habitat and the Airedale Spring Milisturbances caused by development the sites. Site falls within NE's GI corrictlikely significant effects on the Southed out at this stage.	II Pond LWS, out which could dor.				
71		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	It is cons	sidered to tion toward	be like ds the	ely that r local ch	ew dev aracter.		ent at HA/005 would be an opportunity	to enhance its				
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	8a, 8b				
8 Cultural heritage	and som in 2010, site wou	e Grade I with only ld be an o	l Listee some pportu	d cottago of the bu nity to p	es, on t uildings reserve	he site' remain heritag	'Ebor Mill'. There is also a Grade II L s southern perimeter. The mill was de ing, and so it is considered that devel ge features of the site whilst bring the earby heritage assets.	stroyed in a fire opment at the				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	new hon	nes would	be ex	pected t	o result	in a mi	n AQMA or CAZ. The construction and inor increase in air pollution in relation and transport movements.					
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Station, somewh	Site is within 400m of multiple stops with frequent services along the B6142. The nearest Railway Station, Keighley, is 4.6km north. Pedestrian and cycling access of the site is good although the somewhat narrow roads, undulating topography and absence of local cycle paths could limit local rates of cycling.										
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				

SA Objective		SA Objective			Mitigating or enhancing Local Plan	Mitigation				
					on towards satisfying Bradford's hous	ing needs,				
	including a mix of	housing type	s as requ	uired by	Local Plan policies.	_				
12 Accessible services	+	P LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
12 Accessible services	HA/005 is within 600m of various key services and amenities in the centre of Haworth along the									
	B6142, as well as	services and	amenitie	es in Cr	oss Roads on the A6033.	-				
	+	P LT	IR	M	SC2, SC6, SC10, DS4	13a				
					dents within an existing community, e					
13 Social cohesion					it the development being of a scale that					
13 Godiai Concaion					d alter the local sense of community a					
					ld potentially impact on the quality of li	ife of new				
	residents here as	a result of no	ise and \	<u>/isual d</u>		1				
14 Culture & leisure	+	P LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure					eisure opportunities in the centre of H	aworth along the				
	B6142, as well as	services and	amenitie	es in Cr	oss Roads on the A6033.					
	+/-	P LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
					introduce new potential victims or targ					
15 Safe & secure					, but could potentially enhance comm					
					, and so could help to combat the loca					
	In addition, the re	development	of the va	<u>cant bu</u>	uildings onsite may help to deter crime).				
	++	P LT	IR	М	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
	HA/005 is 800m north-east of Haworth Medical Practice and is within the 8km target distance of									
16 Health	Airedale General Hospital to the north. Residents at the site would have excellent access to a									
					ortunities for outdoor exercise and co					
			ch could	improv	e both physical and mental health for	the residents of				
	these developmer		1	1		1				
	+	P LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	16a, 16b				
17 Education					with Lees Primary School and Hawor					
					ccess to a secondary school is more lin	mited, the				
	nearest being Bed			_ `	hley), which is 2.5km north of HA/005	T (2) (2)				
	+	P LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
					to jobs in the centre of Haworth and C					
18 Employment	of employment opportunities may be									
					to travel approximately 4km north to the	he centre of				
	Keighley, and the				ness development areas found there.	1 40 404				
	+	P LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
					s could have a minor beneficial impac					
19 Economy					and services and enhancing the pool o					
,					ent in the built environment could lead					
		ne area, whic	n could e	encoura	age further inward investment to help t	tackie local				
	deprivation.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/008 – Ashlar Close	0.29	Green open space with trees and some small areas of PDL	Predominantly greenfield	5 dwellings	Preferred Option: HA5/H

Summary of assessment for HA/008:

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

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 transport links, local services and amenities, education facilities and employment areas.

As a predominantly greenfield site containing trees which would be lost in the development, but minor adverse effects have been predicted for the site for a range of natural environment themed SA Objectives.

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings		ears to be rade 4. Site					orimarily comprised of residential gardens. A	LC Grade at the			
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience		FZ1 and i able surfa					ding. However, development could lead to a	n increase in			
E Motor		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources							n 100m of a surface waterbody. Developmer consumption.	nt at the site			
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity	its currer ecologic The HRA	nt condition al connect	n. New d ivity. g proces	evelopm	ent here entified th	could r nat likel	cluding trees and it is likely to be of some bio educe biodiversity value at the site and redu by significant effects on the South Pennine Mage.	ce local			
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site 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	local lan	O O	N/A	N/A	N/A	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop	•					discernible effect on any heritage asset or h				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	construc	tion and o	ccupatio	n of new	homes a	nd the	air pollution at the site in relation to existing associated transport movements and house n an AQMA or CAZ.				
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	railway s	Site is within 400m of multiple bus stops with frequent services, including those along Lees Lane. The nearest railway station, Keighley, is 4.8km north. Site is accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.									
11 Housing	×	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

SA Objective	Baseline	Effect on S	SA Object	ive			Mitigating or enhancing Local Plan policies	Mitigation code(s)					
							ds satisfying Bradford's housing needs, dep						
	types an	d tenures	of the ho	ousing pro	ovided be	eing in l	line with the Local Plan policies. The develo	pment would not					
							(10 or more homes, or an area of more that	ın 0.5ha), that					
	specify a	aspects su	ch as ho	using mix	x and affo	ordable	houses to reflect local need.						
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
Accessible services		The nearest area of key services and amenities appears to be located 300m west of the site on the B6142 in the centre of Haworth.											
	COTILIO C	+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
	Site wou						community, encouraging participation and co						
13 Social							e that may put pressure on local services ar						
cohesion		er the loca					o that may put procedure on local convicce at	ia iaominoo oi					
							ould potentially impact on the quality of life of	of new residents					
							d visual disturbances.						
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Residen	ts at the si	te would	have go	od acces	s to a r	ange of culture and leisure opportunities inc	cludina pubs.					
							and around Haworth.	31 ,					
		+/-	Р	LT	IR .	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
	The con:	struction a	nd occur	nation of	new hom	es wou	uld introduce new potential targets and victir	ms of crime at a					
15 Safe &							ncrease in crime at the site cannot be ruled						
secure							inity cohesion and wellbeing, or increase na						
		ould help t					<i>3.</i>	,					
		++	Р	LT	IR	Н	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, Haworth Medical Centre. The site is 7.6km south												
16 Health	of a general hospital, Airedale General Hospital.												
	Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local												
	countrys	ide with op	portuniti	ies for ou	ıtdoor ex	ercise a	and community engagement, which could in	nprove both					
	physical	and menta	al health	for the re	esidents (of the d	levelopment.	•					
47		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17 Education	The nea	rest primai	ry school	l, Hawort	h Primar	y Scho	ol, is 650m west of the site. The nearest sec	condary school,					
Education	Beckfoo	t Oakbank	School ((Keighley), is 2.9k	m north	n-east of the site.						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
40	Residen	ts would ha	ave good	access	to emplo	vment	opportunities in the centre of Haworth and	Cross Road and in					
the surrounding towns and villages of Cullingworth and Oakworth, but in order to access a more dive													
Employment							ents would likely need to travel approximate						
							Beechcliffe Employment Zones are located						
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
	The con	struction a	nd occur	oation of			ld have a minor beneficial impact on the loc						
19 Economy							and enhancing the pool of potential employ						
,							nt could lead to an improved attractiveness						
							ackle local deprivation.	•					
							'						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/010 -					
Ivy Bank Close	1.16	Former textile mill site situated in the bottom of the valley	PDL	34 dwellings	Preferred Option: HA/6H

Summary of assessment for HA/010:

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 and greened over PDL, with TPO woodland and Priority Habitat adjacent to and within the Site. Site falls within the Natural England SSSI Risk Zone for South Pennine SSSI for any application of 50 or more dwellings, which is currently not expected to be the case.

The site is in proximity to various heritage assets, including several Grade II Listed Buildings, Central Park Registered Park/Garden, the heritage railway adjacent to the site's eastern perimeter, and is also within the Haworth Conservation Area. Development would be likely to have a minor adverse effect on the local setting, to some extent, but would be within an area of similar built form.

The site would provide residents here with good access to key services and amenities, including shops, cultural spaces, jobs and schools, with particularly good access to health facilities.

		Effect on	SA Obje	A Objective					
SA Objective	Baseline trend	Score of effect	Permanen ce	Duration	Reversibili ty	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land & Buildings		-	Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d	
3 Land & Duildings	ALC Gra	ide is Gra	de 4. T	he site o	does no	t coinci	de with an MSA.		
4 Climata abanga		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
4 Climate change resilience							isk of surface water flooding, with just		
resilience							medium and high risk. It is uncertain t	hat in each case	
	this land	could be					reful layout of development.		
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources	HA/010 quality o track rur	is approxii f water at ining betw	mately this su reen the	10m we rface wa e site ar	est of the aterbody nd the w	e Beck, y. Disce aterbo	t here could pose a risk to the quality of and so development at the site could ernible effects on the Beck are unlikely dy. The construction and occupation of ation in relation to existing levels.	pose a risk to the , given the railway	
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
6 Biodiversity & geodiversity	Broadlea corner o proximity The site the Sout the likely if necess	aved Wood f the site is to the sit is 1.6km r h Pennine r risks sho sary. The I	dland F s adjac e. Site north-e Moors uld be HRA Si PA/SAC	Priority Fent to T falls wit ast of the SPA. Tunderta creening	labitat i PO prothin Nature South The site ken at the proces	s prese tected vural End Penni falls wi he site ss has i	tly PDL, however is covered in scrub a sent within the southern portion of the sit woodland, with a number of TPO prote gland's GI network. The Moors SAC and SSSI, which is also thin a SSSI Impact Risk Zone. Further level and consultation with Natural Endentified that likely significant effects of scannot be ruled out at this stage.	te. South east cted trees in consideration of gland undertaken on the South	
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	vegetation	on includir	ng visua	aliy appo	ealing G	31 elem	enfield and PDL. It is now open space ents such as woodland, with TP woodl te could adversely alter the local chara	and adjacent to its	
8 Cultural heritage	Park, Ha impact o applicati Whilst th	worth' Re n the setti on here. e site is P	gistere ng of C	d Park/0 Central F appears	Garden. Park, bu to have	Given t this m	SP2, EN1, EN3, EN5, EN6, DS2, DS3 ation Area. The site is 110m south-eas the topography, it is unlikely that deversay require closer consideration for any ed over and contains various GI elemeing area of green and open space, wh	lopment would planning ents. Development	

SA Objective	Baseline Effect on SA Objective Mitigating or enha	ncing Local Plan policies Mitigation code(s)										
	character of the Conservation Area. However, development wou	ıld be within an area of similar and										
	existing built form and so any alteration to local character would	be minor.										
	The site is adjacent to the heritage railway. Development here c setting of, this railway.	ould alter views to and from, and the										
	appears to slope up slightly from east to west and, given the topography, development at the site would											
	be likely to be viewable from four Grade II Listed Buildings to the east, including Haworth War											
	Memorial, Bridgehouse Mills, Bridge House and Barn to South East of Bridge House. The replacement of open space and visually appealing vegetation and woodland with built form could adversely alter the											
	setting of some or all of these heritage assets.	•										
	- P LT IR M SP7, SP9, SP15, DS4, HO9	TR2, TR6, EN8, EN9, 9a – 9c										
9 Air quality	Development at the site would not impact on an AQMA or CAZ. new homes would be expected to result in a minor increase in a due to pollution associated with homes and transport movement	ir pollution in relation to existing levels										
		O9, TR1, TR2, TR3, TR4,										
10 Transport	Site is within 400m of multiple stops with frequent services along	g the B6142. The nearest Railway										
o manaport	Station, Keighley, is 5.5km north. Pedestrian and cycling access											
	somewhat narrow roads, undulating topography and absence of	local cycle paths could limit local rates										
	of cycling.	HO3, HO4, HO5, HO6,										
	+ P LT IR M SP6, HO1, HO2, F											
11 Housing	The site could make a minor positive contribution towards satisf	ving Bradford's housing needs.										
	including a mix of housing types as required by Local Plan polic	ies.										
	D IT ID M SP2, SP3, SP8, S	P9, SP10, SP15, HO8,										
12 Accessible services	DS4, CO2											
,	HA/010 is within 600m of various key services and amenities in the centre of Haworth and along the B6142.											
	+/- P LT IR L SC2, SC6, SC10,											
	Development at the site would situate new residents within an e											
13 Social cohesion	participation and community interaction, without the developmer											
	pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to 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.											
	SP9 SP10 SP15	CO1 ECA TRA EN6										
	+ P LT R M DS2, DS3, DS4	14a										
14 Culture & leisure	HA/010 is within 600m of various cultural and leisure opportuniti	es in the centre of Haworth and along										
	the B6142.	P16, HO9, DS5, CO2 15a										
	New residential development at the site would introduce new po											
15 Safe & secure	vacant location where currently there are none, but could potent											
	wellbeing, or increase natural surveillance, and so could help to											
	D LT ID M SP2, SP9, SP10,	SP15, HO9, EN1, EN8,										
	EN9, CO1, CO2, C	JO3, D31, D33										
16 Health	Site is 660m south east of Haworth Medical Practice. Site is with											
	General Hospital to the north. Residents at the site would have											
	semi-natural habitats with opportunities for outdoor exercise and which could improve both physical and mental health for the res											
	+ P LT IR M SP6, SP14, SP16 Access to primary schools is good in Haworth, with Lees Primar											
17 Education	within the target distance of the site. Access to a secondary sch											
17 Luucation	Beckfoot Oakbank School (Keighley), which is 3.5km north of H.											
	commence it must be confirmed that these schools have capaci											
		, EC1, EC2, EC3, EC4 18a, 18b										
	Residents at the site would have good access to jobs in the cen											
18 Employment	to a more extensive and diverse range of employment opportuni											
. ,	residents at the site, who may need to travel approximately 4km											
		moral to and control or reciging, and and										
	employment zones and business development areas found ther											
	employment zones and business development areas found ther											
	employment zones and business development areas found ther + P LT IR H SP6, SP14, SP16 The construction and occupation of new homes could have a mi	e. EC1, EC2, EC3, EC4 19a, 19b nor beneficial impact on the local										
19 Economy	employment zones and business development areas found ther + P LT IR H SP6, SP14, SP16 The construction and occupation of new homes could have a mile economy, increasing demand for local goods and services and e	e. EC1, EC2, EC3, EC4 19a, 19b nor beneficial impact on the local enhancing the pool of potential										
19 Economy	employment zones and business development areas found ther + P LT IR H SP6, SP14, SP16 The construction and occupation of new homes could have a mi economy, increasing demand for local goods and services and employees for local businesses. An improvement in the built enveloped to the services and the services are services are services and the services are services are services and the services are services are services are services and the services are services and the services are services are services are services and the services are services.	e. , EC1, EC2, EC3, EC4 19a, 19b nor beneficial impact on the local enhancing the pool of potential vironment could lead to an improved										
19 Economy	employment zones and business development areas found ther + P LT IR H SP6, SP14, SP16 The construction and occupation of new homes could have a mile economy, increasing demand for local goods and services and e	e. , EC1, EC2, EC3, EC4 19a, 19b nor beneficial impact on the local enhancing the pool of potential vironment could lead to an improved										

	reference Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/0	014 –					
Wea	avers Mill	4.28	Vacant	Greenfield	112 dwellings	Alternative

Summary of assessment for HA/014:

Major adverse significant effect predicted due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield, with TPO woodland and Priority Habitat adjacent to the Site.

The site is in proximity to various heritage assets, including several Grade II Listed Buildings, Central Park Registered

The site is in proximity to various heritage assets, including several Grade II Listed Buildings, Central Park Registered Park/Garden, the heritage railway and Haworth Conservation Area. Development would be likely to have a minor adverse effect on the local setting, to some extent, but would be within an area of similar built form.

The site would provide residents here with good access to key services and amenities, including shops, cultural spaces, jobs and schools, with particularly good access to health facilities.

		Effect on	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanen ce	Duration	Reversibili ty	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d	
3 Land & Buildings		large Greecide with a			.4ha) ar	nd so v	vould not constitute an efficient use of land	I The site does	
4 Climata abanga		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
4 Climate change resilience	at a low		mall are	eas of th	ne site a	it a me	risk of surface water flooding, with just und dium risk. It is uncertain that in each case elopment.		
		-	Р	LT	İR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources	pose a r	isk to the c	quality of	of water	at this	surface	o an unnamed pond and so development as waterbody. The construction and occupa at this location in relation to existing levels	tion of homes	
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
6 Biodiversity & geodiversity	Site is currently a semi-natural greenfield and it is likely to be of some biodiversity value in its current condition. Broadleaved Woodland Priority Habitat adjoins the sites northern boundary. New development here could reduce biodiversity value at this site and reduce local ecological connectivity. To the east of the site is TPO woodland and a cluster of three TPO trees lies 100m east of the site, which could be adversely affected by development at the site, such as through impacts on root zones. The site is 1.2km north-east of the South Pennine Moors SAC and SSSI, which is also designated as the South Pennine Moors Phase 2 SPA. Direct impacts on this sensitive biodiversity designation as a result of development at this site cannot be ruled out at this stage.								
7 Landscape & townscape	including open gre and land	g National eenfield an dscape cha	Parks of d Gree aracter.	or AONE on Belt la	Bs. How and and	ever, r I it wou	SP2, EN1, EN3, EN5, EN6, DS2, DS3 a discernible effect on any landscape desendential development at this site could relid therefore be likely to adversely alter the		
	townsca	de for pote pe cannot		fects, b	ut at this		o existing residential built form, which wou a minor adverse effect on the local lands	local townscape ld help to limit the	
	HA/014 Park, Ha	pe cannot - is situated aworth' Re	be rule P adjace gistere	fects, bed out. LT ent to the d Park/0	IR e Hawo Garden.	s stage M rth Cor Given	e a minor adverse effect on the local lands SP2, EN1, EN3, EN5, EN6, DS2, DS3 servation Area. The site is 170m south-eathe topography, it is unlikely that developed.	local townscape Id help to limit the cape and 8a, 8b ast of the 'Central ment would	
8 Cultural heritage	HA/014 Park, Ha impact of here. Develop could alt similar a The site setting of The site	pe cannot - is situated aworth' Report the settion ment here ter the cha and existing is 350m w of this railw is located	be rule P adjace gistered ng of C could racter of g built frest of ay. within f the sit	fects, bed out. LT Int to the d Park/0 result in of the Coorm and a heritage 400m ore. The I	IR e Hawo Garden. Park, bu the los onserva d so any ge railw f numer	M rth Cor Given t this m s of a v tion Ar altera ay. De	e a minor adverse effect on the local lands SP2, EN1, EN3, EN5, EN6, DS2, DS3 servation Area. The site is 170m south-ea	local townscape Id help to limit the cape and 8a, 8b ast of the 'Central ment would anning application space, which in an area of om, and the along Main Street,	

SA Objective	Baseline	Effect on S					Mitigating or enhancing Local Plan policies	Mitigation code(s)				
							n AQMA or CAZ. The construction and oc					
							ncrease in air pollution in relation to existin	ng levels due to				
	pollution	associate	d with	homes a	and trar	sport r	novements.					
		+	Р	LT	IR	М	SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Site is w	ithin 400m	of mu	Itiple sto	ps with	freque	ent services along the B6142. The nearest	Railway Station,				
		Site is within 400m of multiple stops with frequent services along the B6142. The nearest Railway Station, Keighley, is 5.7km north east. Pedestrian and cycling access of the site is good although the somewhat										
	narrow r	oads, undi	ulating	topogra	phy and	d absei	nce of local cycle paths could limit local ra	tes of cycling.				
44 Hausins		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	The site	could mak	ce a mi	nor posi	itive cor	ntributio	on towards satisfying Bradford's housing r	needs, including a				
	mix of h	ousing type	es as r	equired	by Loca	al Plan						
		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	12a				
12 Accessible			-				CO2					
services		is within 6	00m o	f various	s key se	rvices	and amenities in the centre of Haworth ar	nd along the				
40 Casial askasian	B6142.			I T	l ID	N 4	CO2 CCC CC40 DC4	12-				
13 Social cohesion		+	Р	LT	IR	М	SC2, SC6, SC10, DS4	13a				
							dents within an existing community, encou					
							t the development being of a scale that m	ay put pressure				
	on local	services a	nd faci	lities or	could a	Iter the	local sense of community and place.					
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	The ieu	ithin 600m	of vor	ious sul	tural an	d laiau		and along the				
14 Culture & leisure	The is within 600m of various cultural and leisure opportunities in the centre of Haworth and along the B6142. This includes Jaggers Quarry for walking directly adjacent to the sites northern boundary and											
		B6142. This includes Jaggers Quarry for walking directly adjacent to the sites northern boundary and Penistone Hill, 600m south west.										
	Penistor						1 0D4 0D0 0D4 0D40 H00 D05 000	145				
		+/-	<u> P</u>	LT	IR	M	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a				
15 Safe & secure							ntroduce new potential victims or targets					
	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.											
	wellbein	g, or increa	ase na	tural sur	veilland	e, and		rime.				
16 Health		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9,	16a, 16b				
10 Hoalth			'		" " "	141	CO1, CO2, CO3, DS1, DS5	100, 100				
	Site is 3	Site is 380m south of Haworth Medical Practice. Site is 7.7km south of Airedale General Hospital, which is										
							100m west of Haworth Physiotherapy Pra					
							erse range of semi-natural habitats with o					
							opportunities, which could improve both pl					
		or the resid					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,				
		+	Р	ΙΤ	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	16a. 16b				
	Access	to primary	school	s is goo			Haworth Primary School is 400m north. A					
17 Education							eing Beckfoot Oakbank School (Keighley					
17 Eddodion		•					mence it must be confirmed that these sch					
		for new st			nent ca	ii coiiii	nence it must be committed that these sch	oois nave				
	Сараспу	+	D	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
	Dogidon		to wou				to jobs in the centre of Haworth and Cross					
18 Employment												
16 Employment							ment opportunities may be somewhat limit ast to the centre of Keighley, and the emp					
							ast to the centre of Keighley, and the emp	loyment zones				
	and bus	iness deve					CDC CD44 CD46 FG4 FG0 FG3 FG4	10- 10-				
		+	<u>Р</u>	LT .:	IR	H .	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
40.5							s could have a minor beneficial impact on					
19 Economy							nd services and enhancing the pool of pot					
							ilt environment could lead to an improved					
	1 41	. which co	مم امار	ourogo	furthor	inword	investment to help tackle local deprivatio	.				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/019 – Hebden Road	0.97	Open field	Greenfield	31 dwellings	Alternative

Summary of assessment for HA/019:

Major adverse significant effect predicted due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of effects associated with new development on a large greenfield site. The site generally offers good access to keys services and amenities, including shops, jobs and buses, but is not within the target distance for health facilities.

SA Objective	Baseline	Effect on	SA Objec	tive			Mitigating or enhancing Local Plan	
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	policies	Mitigation code(s)
3 Land & Buildings		large Gre		LT ite (>0.4	IR ha) and	M so would	SP4, SP8, SP9, HO2, TR5 d not constitute an efficient use of la	3a – 3d and. Site does not
4 Climate change resilience							SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7 ding. However, development could rrent levels.	4a - 4e lead to an
5 Water resources	Reservo	ir is 300m	south e	ast of the	e site. H	owever,	SP9, EN1, EN2, EN7, EN9 water bodies within 100m of the sit the construction and occupation of in relation to existing levels.	•
6 Biodiversity & geodiversity	broadlea exposed clusters	aved wood I to increa	lland prid sed distu ees. Dev	ority hab urbances relopmer	itat and t caused	he Brow	SP10, SP11, EN1, EN2, EN3, EN7, EN9 ue due to the presence of trees. Sit Moor with Sugden End LWS, each elopment. Site is 50m south of TPO duce this biodiversity value and dim	e is 300m north of n of which could be woodland and inish connectivity
7 Landscape & townscape	GI eleme	ents and s	o it coul	d advers	ely alter	the loca	SP2, EN1, EN3, EN5, EN6, DS2, DS3 green and open space containing vill character. Development at this local gnation, including National Parks or	ation would not
8 Cultural heritage		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	8a, 8b

SA Objective	Baseline trend	Effect on	SA Objec	tive		Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	Site is 700m north west of the Haworth Conservation Area and 800m north west of Central Park, Haworth Registered Park and Garden. Site is within 400m of seven Grade II Listed Buildings. The replacement of open space with built form could adversely alter the setting of some or all of these heritage assets.											
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	Development at the site 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.											
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Site is within 400m of multiple stops with frequent services, including those along Haworth Road. The nearest Railway Station, Keighley, is 4.5km north. Pedestrian and cycling access of the site is good although the somewhat narrow roads, undulating topography and absence of local cycle paths could limit local rates of cycling.											
11 Housing		+	Р	LT	IR	М	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, including a mix of housing types as required by Local Plan policies.											
12 Accessible services		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
,	The site is within 600m of various key services and amenities in the centre of Haworth along the B6142, as well as services and amenities in Cross Roads on the A6033.											
		+	Р	LT	IR	М	SC2, SC6, SC10, DS4	13a				
13 Social cohesion	Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	B6142, a close to	as well as	services clude Br	and am	enities ir	n Cross	re opportunities in the centre of Hav Roads on the A6033. Open leisure and LWS 300m north and Murgatroyo	spaces located				
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	vacant lo	ocation wh	nere curr	ently the	ere are n	one, but	duce new potential victims or target could potentially enhance commun could help to combat the local risk o	ity cohesion and				
16 Health		-	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				

SA Objective	Baseline trend	Effect on	SA Objec	tive			Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	Site is 1km east of Haworth Medical Practice. The site is 7.3km south of Airedale General Hospit These are both outside the target distance. However, residents at the site would have good accediverse 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 these developments.											
		+	Р	LT	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education	School is	The nearest Primary School is Lees Primary School, 150m north east of the site. The nearest Secondary School is Beckfoot Oakbank School (Keighley), which is 2.1km north of HA/019. Before development can commence it must be confirmed that these schools have capacity for new students.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	Residents at the site would have good access to jobs in the centre of Haworth and Cross Road. Access to a more extensive and diverse range of employment opportunities may be somewhat limited for residents at the site, who may need to travel approximately 4km north to the centre of Keighley, and the employment zones and business development areas found there.											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing 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
HA/022 –		Grazing			
West Lane	0.84	agricultural fields	Greenfield	27 dwellings	Alternative

Summary of assessment for HA/022:

Major adverse significant effect predicted due to the loss of greenfield land. 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 in proximity to various heritage assets, including several Grade II Listed Buildings, Central Park Registered Park/Garden, and Haworth Conservation Area. Development would be likely to have a minor adverse effect on the local setting, to some extent, but would be within an area of similar built form.

The site would provide residents here with good access to key services and amenities, including shops, cultural spaces, jobs, schools, and health facilities.

		Effect on SA Objective									
SA Objective	Baseline trend	Score of effect	Permanen ce	Duration	Reversibili ty	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d			
3 Land & Buildings		large Greecide with a			.4ha) aı	nd so v	vould not constitute an efficient use of land	. The site does			
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3,	4a – 4e			
resilience		+	Г	LI	IK	IVI	EN7	4a – 4e			
	Site is in	FZ1 and i	is not a	t risk fro	om surfa	ace wa	ter flooding.				
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources							of a surface waterbody. The construction a mption at this location in relation to existing				
		-	P	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	its curre here cou	nt conditio	n. Site biodive	is 100m ersity va	north e	east of his site	for grazing, but is likely to be of some block Penistone Hill Country Park, a LWS. New and reduce local ecological connectivity. It It of development at this site cannot be rule	development Direct impacts on			
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.										
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	8a, 8b			
8 Cultural heritage	Park, Ha impact of here. Develop could all similar a The site north of	ment here ter the chaind existing is located the site (G	gistere ng of C could racter of built f within crade II	d Park/0 central F result in of the C form and 150m o Listed I	Garden. Park, bu the los onserva d so any f four G Building	Given t this m s of a vation And altera altera rade II '70 and	nservation Area. The site is 520m south-ea the topography, it is unlikely that develope may require closer consideration for any plan visually appealing area of green and open area. However, development would be within tion to local character would be minor. Listed Buildings, the closest being along Variation of Open and 72, West Lane'). The replacement of open time or all of these heritage assets.	nent would anning application space, which an area of Vest Lane, 35m			
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	homes v	Development at the site 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		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			

	nearest	Railway St	ation,	Keighley	, is 5.6	km nor	nt services along the West Lane and Nort th east. Pedestrian and cycling access of g topography and absence of local cycle p	the site is good
		es of cyclin		arrow re	aus, ui	iadiatiii	· · · · · · · · · · · · · · · · · · ·	dans codia iiriit
44 Housing		+	Р	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing		could mak					n towards satisfying Bradford's housing nopolicies.	eeds, including a
12 Accessible		+	Р	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services	The site	is within 3	00m of	various	key se	rvices a	and amenities in the centre of Haworth.	
		+	Р	LT	IR	М	SC2, SC6, SC10, DS4	13a
13 Social cohesion	participa	tion and co	ommur	nity inter	action,	without	lents within an existing community, encou- the development being of a scale that ma local sense of community and place.	
14 Culture & leisure	onricear	+	P	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure		ithin 300m e Hill LWS					e opportunities in the centre of Haworth. T g.	This includes
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	vacant lo	cation wh	ere cui	rently th	nere are	none,	ntroduce new potential victims or targets or but could potentially enhance community so could help to combat the local risk of c	cohesion and
16 Health		+	Р	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	outside o	of the desir tural habita	ed dis	tance. R opportu	Resident unities f	ts at the or outd	Site is 7.3km south of Airedale General He site would have excellent access to a divoor exercise and community engagement health for the residents of these development	verse range of opportunities,
		+	Р	ĹŤ	IR	М	SP6, SP14, SP16, EC3, DS5, CO2	16a, 16b
17 Education	seconda north of	ry school i	s more efore d	limited, evelopn	, the ne	arest b	Haworth Primary School is 450m east. Acceing Beckfoot Oakbank School (Keighley) nence it must be confirmed that these school	, which is 3km
18 Employment		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	a more of the site, and busi	extensive a who may iness deve pact on en	ind div need to lopme nploym	erse ran travel t nt areas ent opp	nge of e 5.5km n found to ortunitie	mployn orth ea here. It es in ag	o jobs in the centre of Haworth and Cross nent opportunities may be somewhat limite st to the centre of Keighley, and the emplor t is uncertain the extent to which the loss of priculture in the local area.	ed for residents at byment zones of agricultural land
19 Economy	economy for local the area	y, increasii businesse , which co	ng dem s. An i uld end	and for mprover courage	local go ment in further	oods ar the bui inward	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the services and enhancing the pool of potential environment could lead to an improved a investment to help tackle local deprivation ural land could impact on local agricultural	ential employees attractiveness to a. However, it is

Site reference an Name	d Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/026 – Land o Nares Street and Albion Street		Open fields with building and associated access road	90% Greenfield	160 dwellings	Alternative

Summary of assessment for HA/026:
Major adverse significant effect predicted due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of effects associated with new development on a large greenfield site. The site generally offers good access to keys services and amenities, including shops, jobs and buses, but is not within the target distance for health facilities.

		Effect on	SA Objec	tive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d	
3 Land & Buildings	HA/026 is predominantly a greenfield site, which would be an inefficient use of the land resource. Since the site contains agricultural buildings, which could presopportunities for reusing structures or construction materials.								
		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e	
4 Climate change resilience	the site i	n relation ment. Hov	to the a	reas, it is	s expect	ed that	at low risk of surface water flooding. it would be avoided through a carefut on an increase in impermeable surface.	l layout of	
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources	Reservo	ir is 150m	south o	f the site	e, howev	er. The	e water bodies within 100m of the sit construction and occupation of hom relation to existing levels.		
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
6 Biodiversity & geodiversity	The site is a greenfield site of some biodiversity value due to the presence of trees. Site is 200m north of broadleaved woodland priority habitat and 150m north of Brow Moor with Sugden End LWS, each of which could be exposed to increased disturbances caused by development. Development would likely reduce this biodiversity value and diminish connectivity of the local ecological network.								
		-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	GI eleme	ents and s	o it coul	d advers	sely alte	r the loo	f green and open space containing vical character. Development at this loc signation, including National Parks or	ation would not	
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	8a, 8b	
8 Cultural heritage	Haworth	Registere nent of op	ed Park	and Gar	den. Site	e is with	tion Area and 900m north west of Ce nin 250m of seven Grade II Listed Bui adversely alter the setting of some or	ldings. The	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality	homes w		expected	to resul	t in a mi	nor inci	QMA or CAZ. The construction and or case in air pollution in relation to exist the construction in relation to exist the construction in relation to exist the construction in relation and construction in relation and construction in relation and construction in relation and construction in relation and construction in relation and construction		
	ponduon	+	P	LT	IR	NA	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
Site is within 400m of multiple stops with frequent services, including those along Haworth Road. I nearest Railway Station, Keighley, is 4.7km north. Pedestrian and cycling access of the site is good although the somewhat narrow roads, undulating topography and absence of local cycle paths coulimit local rates of cycling.									
44 Housing		+	P	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing		could ma housing t					towards satisfying Bradford's housing	g needs, including	

SA Objective	Baseline Effect or	SA Obje	ctive			Mitigating or enhancing Local Plan	Mitigation code(s)			
	+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
12 Accessible services	The site is within 600m of various key services and amenities in the centre of Haworth along the B6142,									
						s and Halifax Road, including a Post	Office. For a			
	broader range of	_				travel 1.5km north to Oakworth.				
	+	P	LT	IR	M	SC2, SC6, SC10, DS4	13a			
13 Social cohesion						nts within an existing community, en				
						he development being of a scale tha	t may put pressure			
	on local services	and facil	ties or c	ouid aite	er the id	ocal sense of community and place. SP9, SP10, SP15, CO1, EC4, TR4, EN6,				
	+	Р	LT	IR	М	DS2, DS3, DS4	14a			
14 Culture & leisure						sure opportunities in the centre of Ha				
						s Roads on the A6033. Open leisure				
			row IVIOO	r with Si	ugaen	End LWS 150m north and Murgatroy	'd VV00d 450m			
	north west of the	P P	LT	IR	I M	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a			
					M Suld int	roduce new potential victims or targe				
15 Safe & secure						ut could potentially enhance commu				
						o could help to combat the local risk				
	, are meeting, ear meet					SP2, SP9, SP10, SP15, HO9, EN1, EN8,				
	-	P	LT	IR	М	EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
	Site is 1.2km east of Haworth Medical Practice. The site is 7.3km south of Airedale General Hospital.									
16 Health	These are both outside the target distance. However, residents at the site would have good access to a									
						tunities for outdoor exercise and con				
			, which o	could im	prove b	ooth physical and mental health for the	ne residents of			
	these developme			I 15		LODO OD44 OD40 F00 D05 000	147 47			
	+	P	LT .	IR .	<u> </u>	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education	The nearest Prim	ary Scho	OI IS Lee	es Prima	iry Sch	ool, 150m north of the site. The near	est Secondary			
						which is 2.3km north of the site. Before chools have capacity for new student				
	can commence it	p p	IT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
	Residents at the	site woul			1.	jobs in the centre of Haworth and Cr	,			
18 Employment						ment opportunities may be somewha				
10 Employment						roximately 4km north to the centre of				
	employment zone						, , , , , , , , , , , , , , , , , , , ,			
	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
	The construction	and occu	pation c	f new ho	omes c	ould have a minor beneficial impact	on the local			
19 Economy	economy, increas	sing dem	and for l	ocal goo	ds and	services and enhancing the pool of	potential			
13 LCOHOITIY	employees for loc	al busine	esses. A	n improv	vement	in the built environment could lead t	o an improved			
		the area,	which c	ould end	courage	e further inward investment to help ta	ickle local			
	deprivation.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HA/030 -		Open field			
Dimples Lane	0.51	lines with trees	Greenfield	16 dwellings	Alternative

Summary of assessment for HA/030:

Major adverse significant effect predicted due to the loss of greenfield land. 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 in proximity to various heritage assets, including several Grade II Listed Buildings, Central Park Registered Park/Garden, and Haworth Conservation Area. Development would be likely to have a minor adverse effect on the local setting, to some extent, but would be within an area of similar built form.

The site would provide residents here with good access to key services and amenities, including shops, cultural spaces, jobs, schools, and health facilities.

		Effect on	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanen ce	Duration	Reversibili ty	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3d				
3 Land & Buildings		large Greecide with a		`	.4ha) ar	nd so w	so would not constitute an efficient use of land The site do					
4 Climate change resilience		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e				
resilience	Site is in	FZ1 and				ace wat	er flooding.					
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources					e water		of a surface waterbody. The construction a nption at this location in relation to existing					
		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity & geodiversity	value in developr Direct im	its current ment here	conditi could r this ser	on. Site educe b	is direc	ctly adja	existing GI (trees) and is likely to be of sor acent to Penistone Hill Country Park, a LW ue at this site and reduce local ecological ignation as a result of development at this	/S. New connectivity.				
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	including open gre and land magnitud	y National eenfield an Iscape cha	Parks of the contraction of the	or AONE on Belt la The site fects, be	Bs. How and and e is adja	ever, r I it wou acent to	a discernible effect on any landscape des esidential development at this site could reld therefore be likely to adversely alter the existing residential built form, which wou a minor adverse effect on the local landscape.	esult in the loss of local townscape ld help to limit the				
	101111000	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	8a. 8b				
8 Cultural heritage	Park, Ha impact o here. Develop could alt similar a The site north ea	The site is directly adjacent to the Haworth Conservation Area. The site is 600m south-east of the 'Central Park, Haworth' Registered Park/Garden. Given the topography, it is unlikely that development would impact on the setting of Central Park, but this may require closer consideration for any planning application										
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	homes w	vould be e	xpecte	d to resi	ult in a r	ninor ir	AQMA or CAZ. The construction and occ ncrease in air pollution in relation to existin novements.	upation of new g levels due to				
10 Transport		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				

SA Objective		Effect on					Mitigating or enhancing Local Plan policies	Mitigation code(s)			
							nt services along the West Lane and Nort				
							th east. Pedestrian and cycling access of				
				arrow ro	oads, ur	ndulatin	g topography and absence of local cycle p	paths could limit			
	local rate	es of cyclir	ıg.								
44 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	The site	could mak	e a mi	nor posi	itive cor	ntributio	on towards satisfying Bradford's housing n	eeds, including a			
	mix of he	ousing type	es as r	equired	by Loca	al Plan	policies.	-			
12 Accessible		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services	The site	is within 6	00m of	f various	key se	rvices	and amenities in the centre of Haworth.				
		+	Р	LT	ΙŔ	M	SC2, SC6, SC10, DS4	13a			
400	Develop	ment at the	e site v				dents within an existing community, encou	raging			
13 Social cohesion							the development being of a scale that ma				
							local sense of community and place.	.,			
440 11 0 1 1	01110001	+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure	The is w	ithin 600m	of var	ious cul	tural an	d leisur	re opportunities in the centre of Haworth.	This includes			
		ne Hill LWS					• •				
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
45.0 (0	New res	idential de	velopn	nent at t	he site v	would i	ntroduce new potential victims or targets of	of crime at a			
15 Safe & secure		vacant location where currently there are none, but could potentially enhance community cohesion and									
							so could help to combat the local risk of c				
							SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,				
		+	Р	LT	IR	М	CO1, CO2, CO3, DS1, DS5	16a, 16b			
40 1110-	Site is 4	00m west	of Haw	orth Me	dical Pr	actice.		lospital, which is			
16 Health		Site is 400m west of Haworth Medical Practice. Site is 7.3km south of Airedale General Hospital, which is outside of the desired distance. Residents at the site would have excellent access to a diverse range of									
							oor exercise and community engagement				
							nealth for the residents of these development				
		+	Р	ĹŤ	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	16a, 16b			
	Access	o primary	school	s is aoo	d in Hav		Haworth Primary School is 600m east. Acc				
17 Education							eing Beckfoot Oakbank School (Keighley)				
							nence it must be confirmed that these scho				
		for new st			nonic oai		Torroo it made by domining that those con-	00.0 11470			
	oupaony	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
	Residen						o jobs in the centre of Haworth and Cross				
18 Employment							nent opportunities may be somewhat limite				
TO Employmont							ist to the centre of Keighley, and the emplo				
		iness deve					ist to the centre of Reigniey, and the empire	Dyfficfit Zoffe3			
	and bus	+	Р	IT areas	I IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
	The see						could have a minor beneficial impact on t				
19 Economy							could have a minor beneficial impact on t nd services and enhancing the pool of pote				
19 ECOHOTHY											
							It environment could lead to an improved a				
	The area	, WHICH CO	uia enc	ourage	rurmer	iiiward	investment to help tackle local deprivation	l.			

Harden

- 1.1.60 Four potential housing sites have been identified within Harden as either preferred options or a commitment (HR/012).
- 1.1.61 All sites score negatively (major) in relation to the biodiversity and geodiversity SA Objective 6. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is related to potential recreation impacts.
- 1.1.62 All sites score positively (minor) in relation to health (SA Objective 16) apart from site HR/006, this is due to the site's distance from healthcare facilities.
- 1.1.63 All sites score positively (minor) in relation to climate change resilience (SA Objective 4) apart from site HR/004, due to part of the site being at medium risk of flooding. This could be addressed through measures such as Sustainable Drainage Systems and by exploring alternative site layouts to avoid the highest risk areas.
- 1.1.64 There is also a single alternative housing site option identified in Harden (HR/011).

Summary table of effect scores predicted for housing site options in Harden:

PO Ref	Site Ref		SA Objective																	
	Site itei	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
HR1/H	HR/004	-	-		-	-		-	-	-	+	+	-	+	+	+/-	+	+	+	+
HR2/H	HR/005	-	-		+	-		-	0	-	+	+	-	+	+	+/-	+	+/-	+	+
HR3/H	HR/006	-	-		+	-		-	-	-	+	+	-	+	+	+/-	-	+	+	+
HR4/HC	HR/012	-	-		+	-		-	0	-	+	+	-	+	+	+/-	+	+	+	+

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HR/004 – Chelston House	0.67	Open land with grasses, scrub and trees	Greenfield, Green Belt	15 dwellings	Preferred Option: HR1/H

Summary of assessment for HR/004:

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

Major adverse effects have been predicted for the site due to loss of greenfield land, and 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 with adjacent TPO woodland and trees. There is a very limited extent of land at medium risk of surface water flooding, but it is expected this would be avoided through the careful layout of the development.

Within 150m of the site is one Grade II* and four Grade II Listed Buildings; development at the site could have a minor adverse effect on the setting of these sensitive heritage 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.

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e	
Buildings	Site is G Grade 3	reenfield s , which cou	ite (>0 uld incl	.4ha) an ude BM <mark>`</mark>	id so wo V soils.	ould not Site co	constitute an efficient use of land ALC Grade incides with a sandstone MSA.	e at the site is	
		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
4 Climate change resilience	medium risk. Given the size of the site in relation to the areas, it is expected that it would be avoided through a								
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							ithin 100m of a surface waterbody. Developme ater consumption.	nt at the site	
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 Biodiversity & geodiversity	its currer ecologic which co The HRA	nt conditior al connecti ould be adv	n. New ivity. Tl versely g proce	develop ne site's affected ess has	oment h northed by devidentifie	ere cou rn and r relopme ed that l	s including trees and it is likely to be of some bi- uld reduce biodiversity value at the site and red north-eastern perimeters adjoin TPO woodland ent at the site, such as through impacts on root likely significant effects on the South Pennine N is stage.	uce local and TPO trees, zones.	
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	National and Gre therefore residenti	Parks or A en Belt lan e be likely t al built forr	ONBs d that d to adve n, which he loca	. Howeventains ersely alt ch would al landsc	rer, resi GI eler ter the land I help to ape and	dential ments o ocal tov limit the d towns	a discernible effect on any landscape designati development at this site could result in the loss of potentially high visual amenity, including trees was and landscape character. The site is a the magnitude for potential effects, but at this statcape cannot be ruled out.	of open greenfield s, and it would adjacent to existing age a minor	
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	150m south of the site is the Grade II* Listed Building 'Harden Hall', associated with which are four other Grade II Listed Buildings. Development at this open greenfield site could potentially lead to a minor adverse effect on the setting of these sensitive heritage assets.								
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	
9 Air quality	construc	tion and o	ccupati	on of ne	w home	es and	ase air pollution at the site in relation to existing the associated transport movements and house of on an AQMA or CAZ.		
10 Transport	2010100	+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	

SA Objective		SA Objective		Mitigating or enhancing Local Plan policies Mitigation code(s)						
	Site is within 400m	of multiple bus	stops with fro	equent services, including those along Wilsden	Road. The nearest					
				destrian and bicycle access of the site is very	good, although					
	there is a lack of d	esignated cycle p	paths in the		T					
	+	P LT	IR H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing				wards satisfying Bradford's housing needs, dep						
				g in line with the Local Plan policies. The devel						
				HO5 (10 or more homes, or an area of more th	an 0.5ha), that					
	specify aspects su			able houses to reflect local need.	10-					
12	A	P LT	IR H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
Accessible				arden, so residents at the site may find they no						
services	daily needs.	viisaen or 2.4km	nortn-east ir	nto Bingley to access key services and amenition	es to satisfy their					
	daily fleeds.	P LT	IR H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social	Site would situate			ing community, encouraging participation and o						
cohesion				scale that may put pressure on local services a						
0011001011	could alter the loca									
				SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3,	1,,					
14 Culture &	+	P LT	IR H	DS4	14a					
leisure	Residents at the site would have good access to a range of culture and leisure opportunities including pubs,									
	cafes, churches ar				01					
	+/-	P LT	IR M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe &				would introduce new potential targets and vict						
secure	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,									
occuro					atural surveillance,					
	and so could help	to combat the loc	cal risk of cri		1					
	+	P LT	IR H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1,	16a, 16b					
	Decidents would b	ove limited sees	o to o CD o	CO2, CO3, DS1, DS5	Dractice 2 2km					
16 Health	Residents would have limited access to a GP surgery, the closest being Cullingworth Medical Practice 2.3km									
TOTICALLI	south-west. The site is 6km north-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local									
				ise and community engagement, which could in						
	physical and menta									
47	+	P LT	IR L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
17	The nearest prima	ry school, Hardei	n Primary So	chool, is 300m north of the site. The nearest se	condary school,					
Education	Parkside School (C	Cullingworth), is 1	1.9km south	west of the site.	,					
	+		IR H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18				nent opportunities in Harden, but in order to ac						
Employment				portunities residents would likely need to travel						
	2.5km north-east in			and Crossflatts Employment Zones are located						
	+		IR H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy				could have a minor beneficial impact on the lo						
. 5 2001101119	•	nand for local god	ods and serv	rices and enhancing the pool of potential emplo	yees for local					
	businesses.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HR/005 - South		Open			5 () () () ()
Walk	0.91	greenfield	Greenfield	5 dwellings	Preferred Option: HR2/H

Summary of assessment for HR/005:

Major adverse effect predicted due to 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 have been predicted for most natural environment themed SA Objectives, primarily as a result of the impacts associated with development on a greenfield site. The site is well located to provide residents with access to jobs, health facilities and local cultural offerings, with particularly good access to schools. The site has good access to bus stops along Wilsden Road. Access to some services is somewhat limited due to the nature of Harden, and residents may need to travel further afield into Bingley or Wilsden in order to access some services.

		Effect on	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d		
3 Land & Buildings	within an	Site is a large Greenfield site (>0.4ha) and so would not constitute an efficient use of land. Site is within an MSA. Site is entirely greenfield and is Grade 3 ALC and so could include BMV soils. Development would therefore not be an efficient use of the land resource.								
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
resilience							w surface water flood risk that would	be likely to be		
	avoided	through t	ne iayot P	LT OF GEV	elopme IR	nt. H	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources		tion and o	occupati	ion of ho		o surfac	e waterbodies within 100m of the sit likely to increase water consumption			
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity & geodiversity	developr undevelo and wou GI netwo	ment. The oped soils Id reduce ork. A Screeni	e site is on the site is on the site is sit site is site is site is site is sit site is site is site is site i	of some ential de abitat co ess has	biodive evelopm ennectivi	rsity val ent here ity, with ed that li	western perimeter could be disturbed ue, given the prominence of trees, g would likely reduce the site's biodive the site currently included in Natural kely significant effects on the South out at this stage.	rassland, and ersity value England's local Pennine Moors		
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	and oper adversel	n land, ind y alter the	cluding of the clocal c	visually haracte	attractiv r. Given	e GI ele	lational Park. The loss of a large (>0 ements such as trees and hedgerow, idential development would be bound the alteration to character would be r	could ded by existing		
		0	n/a	n/a	n/a	Н	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None		
8 Cultural heritage	Developi historic a		ne site v	vould be	unlikely	y to hav	e a discernible impact on any heritag	e asset or		
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	occupati	on of new	/ homes	would l	ое ехре	cted to 1	ct on an AQMA or CAZ. The construction an AQMA or CAZ. The construction are suit in a minor increase in air pollution homes and transport movements.			
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	station is accessib	s somewhole for peo	at limite destrians	ed, the n s and cy	earest b	eing 2.8 its curre	t services along Wilsden Road. Acce Bkm north-east in Bingley. The site is ent state via a single lane, South Wa n use by vehicles.	currently only		
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		

SA Objective		Effect on					Mitigating or enhancing Local Plan	Mitigation	
							towards satisfying Bradford's housin	ıg needs,	
	including	a mix of	housing	types a	as requi	red by L	ocal Plan policies.		
		-	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
12 Accessible services	The rang	ge of servi	ces and	amenit	ties in H	larden a	ppears to be somewhat limited and re	esidents at the	
	site may	find they	need to	travel f	urther a	field, su	ch as 2km south to Wilsden or 2.8km	north-east in	
	to Bingle	y, to acce	ss som	e key se	ervices.				
		+	Р	LT	IR	М	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	Develop	ment at th	e site w	ould sit	uate ne	w reside	ents within an existing community, en	couraging	
							the development being of a scale that		
	pressure	on local	services	and fa	cilities o	r could a	alter the local sense of community an	d place.	
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
14 Culture & leisure							rtunities in Harden, including the loca	ıl church,	
	public ho	ouses and							
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure							troduce new potential victims or targe		
10 Gale & Scoule							out could potentially enhance commun		
	and well	being, or i	ncrease	<u>natura</u>	l surveil	<u>llance, a</u>	nd so could help to combat the local	risk of crime.	
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
	The site has limited access to a GP surgery, the nearest being Cullingworth Medical Centre 2.1km								
16 Health	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 w						Bradford Royal Infirmary 6.5km sou		
		++	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	16a, 16b	
17 Education							ol. Site is 1.7km north-east of Parksic		
						developr	ment can commence it must be confir	med that these	
	schools	have capa					T	T	
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment							.5km north-east into Bingley, or 4.8ki		
					ad rang	ge of em	ployment opportunities beyond the fa	iirly limited	
	opportur	nities pres		arden.					
		+	P	L LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy							at each site could have a minor benef		
,							emand for local goods and services a	nd enhancing	
	the pool	of potenti	ai empl	oyees fo	or local l	business	ses.		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HR/006 – Long Lane	1.36	Vacant field bordered by trees, may be used for grazing	Greenfield, Green Belt	40 dwellings	Preferred Option: HR3/H

Summary of assessment for HR/006:

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

As a large greenfield and Green Belt site adjacent to TPO woodland, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. A Grade II Listing Building adjoins the site's north-western corner, and there is a second 40m west of the site, the settings of which could be adversely affected by the development.

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &		1	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e				
Buildings							ould not constitute an efficient use of land. ALC coincides with a sandstone MSA.	Grade at the site				
4 Climate	10 01440	+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change	Site is in	FZ1 and i	s not a	t risk of	surface	water	flooding. However, development could lead to	an increase in				
resilience	imperme	able surfa		mpared	to curr	ent leve						
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							rithin 100m of a surface waterbody. Developme	nt at the site				
	would be	e likely to re		1			ater consumption.	I o or				
	0:1		P	LT .	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6							s including trees and it is likely to be of some bi					
Biodiversity		its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site's north-eastern perimeter adjoins TPO woodland, which could be adversely										
&		affected by development at the site, such as through impacts on root zones.										
geodiversity							likely significant effects on the South Pennine N	loors SPA/SAC				
		ered and the						10010 01 7 4 07 10				
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National and Gree and town characte	Parks or A en Belt lan ascape cha er. The site	ONBs d that, aracter is adja	in its cu in its cu . New de acent to	er, resi rrent co evelopn existing	dential andition nent he reside	a discernible effect on any landscape designat development at this site could result in the loss, likely makes a positive contribution towards the would be likely to adversely affect this and to ntial built form, which would help to limit the mase effect on the local landscape and townscape	of open greenfield be local landscape be alter the local agnitude for				
		-	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural							ns the site's north-western corner. The Grade					
heritage							velopment at this open greenfield site could po	tentially lead to a				
	minor ac	verse effe			_		sitive heritage assets.	T a a :				
	5	-	P	<u>LT</u>	IR I	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality							ase air pollution at the site in relation to existing					
	construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.											
	Белеюр	+	P	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
	The only	bus stons	within	400m o	n Long	L Lane h	ave an infrequent service (4 buses a day); moi	e frequent				
10 Transport							north-east of site. The nearest railway station,					
							d cyclists, although there is a lack of designated					
	the local			- 1			, , <u> </u>					

		Effect on SA Objective								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	types an meet the	d tenures of minimum	of the h criteria	ousing of polic	provide cies HO	d being 4 and F	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develo HO5 (10 or more homes, or an area of more tha able houses to reflect local need.	pment would		
40		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
Accessible services		outh into W	/ilsden		m north-	east in	arden, and residents at the site may find they note to Bingley to access key services and amenitie	s to satisfy their		
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	interaction	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.								
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure		ts at the sit nurches an					o a range of culture and leisure opportunities inc n.	cluding pubs,		
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	location new dev	where ther	e are could p	urrently otentiall	none, a y enhar	and so nce con		out. However,		
		-	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	south-we Residen countrys	est. The sit ts at the sit ide with op	e is 6.3 te woul portun al healt	Bkm nor d have ities for h for the	th-west exceller outdoor resider	of a ge nt acces r exerci	orgery, the closest being Cullingworth Medical F eneral hospital, Bradford Royal Infirmary. In standard standard standard habitats the seand community engagement, which could in the development.	roughout the local approve both		
17	The nea	+ rest primar	P	LT ol Hard	IR Ian Prim	L Pary Sc	SP6, SP14, SP16, EC3, DS5, CO2 hool, is 530m north-east of the site. The neares	17a – 17c		
Education		Parkside S		Cullingv	vorth), is	s 1.54k	m south-west of the site.	·		
18 Employment	diverse a	and expans	ave acc	nge of e	mploym	ent opp	SP6, SP14, SP16, EC1, EC2, EC3, EC4 nent opportunities in the Harden, but in order to portunities residents would likely need to travel nd Crossflatts Employment Zones are located.			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy		ng the dem					could have a minor beneficial impact on the loc ices and enhancing the pool of potential employ			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HR/012 – Long Lane	0.80	Site appears to be private outdoor amenity space for existing development, including areas of grasses, trees and an outdoor tennis court.	Predominantly greenfield	4 dwellings	Preferred Option (Commitment): HR4/HC

Summary of assessment for HR/012:

Major adverse effect predicted due to loss of greenfield land.

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

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site containing trees. Midgram Beck is 50m north of the site, and could be impacted by construction of housing development on the site. However, this is unlikely due to the intervening development, i.e. a road and residential development, between this site and the beck.

		Effect on S	SA Object	ive	•					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e		
Buildings	Site is a is Grade	large Gree 3, which o	enfield si could inc	te (>0.4h lude BM\	a) and so / soils. S	o would ite coir	I not constitute an efficient use of land. ALC acides with a sandstone MSA.	Grade at the site		
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e		
change resilience		FZ1 and i able surfa					ding. However, development could lead to a	n increase in		
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							ithin a GSPZ. Development at the site would not location in relation to existing levels.	I be expected to		
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
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. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.									
	_	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National that cont adversel form, wh	Parks or A tains GI ele y alter the	ONBs. I ements o local tov help to li	However of potential of potential of the contraction of the contractio	, resident ally high and land nagnitude	tial dev visual a scape o for po	scernible effect on any landscape designation elopment at this site could result in the loss amenity, including trees, and it would therefor character. The site is adjacent to existing residential effects, but at this stage a minor adverse.	of open greenfield re be likely to sidential built		
8 Cultural		0	N/A	N/A	N/A	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
heritage	Develop	ment at thi	s site wo	ould be u	nlikely to	have a	a discernible effect on any heritage asset or	nistoric area.		
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		
9 Air quality	construc	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.								
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	railway s	station, Bin	gley, is 2	2.5km no	rth-east.	Site is	ent services, including those on Wilsden Roa accessible for pedestrians and generally acc lk of designated cycle paths in the local area	cessible for		

		Effect on S	SA Object	ive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
TTTTOUSING		ould make a minor positive contribution towards satisfying Bradford's housing needs, depending on the and tenures of the housing provided being in line with the Local Plan policies								
	types an	d tenures					SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,			
12		-	Р	LT	IR	Η	CO2	12a		
Accessible services		outh into W					en, and residents at the site may find they ne singley to access key services and amenities			
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	,									
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure	Resident cafes, ch	nurches an	te would d parks i	n and ar	ound Hai	den.	ange of culture and leisure opportunities inc			
		+/-	P	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	location new dev	where thei	re are cu could pot	rrently no entially e	one, and enhance	so an i commu	uld introduce new potential targets and victim ncrease in crime at the site cannot be ruled unity cohesion and wellbeing, or increase nat	out. However,		
		+	Р	LT	IR	Η	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	south-we Resident countrys	est. The sit ts at the si ide with op	te is with te would oportuniti al health	in 6km of have exc es for ou for the re	f a genera cellent ac tdoor exe esidents c	al hosp cess to ercise a of the d	ry, the closest being Cullingworth Medical Plotal, Bradford Royal Infirmary. To a diverse range of semi-natural habitats the and community engagement, which could imbe levelopment.	roughout the local prove both		
17		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
Education				rth), is 1	9km sou	th-wes	l, is 175m north of the site. The nearest second tof the site.	-		
40	D	+	P	LT	IR	Η	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	diverse a	and expans	sive rang	e of emp	loyment	opport	opportunities in the Harden, but in order to a unities residents would likely need to travel a Crossflatts Employment Zones are located.			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy		ng the dem					ld have a minor beneficial impact on the loca and enhancing the pool of potential employe			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
HR/011 – Hill End Lane	6.28	Greenfield/ Green Belt	Greenfield 100%	57 dwellings	Alternative

Summary of assessment for HR/011: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, cultural heritage and accessible services. The site is well located to provide residents with good access to jobs, services, transport and health and educational facilities.

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
2 Land 9			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
3 Land & Buildings							-0.4ha of greenfield land. Site only partially co	oincides with a	
Dananigo	sandstor	ne MSA. A	LC Gra	de at the	site is g	rade 4.	Site is within the green belt.		
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change							urface water flooding. The site's climate resili		
resilience		ikely to be					although this is somewhat dependent on impl	ementation and	
	uicie is i	+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water	Site doe	s not coinc					raterbodies within 100m of the site. Developm		
resources							r consumption.		
6		-	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
Biodiversity							nd is likely to be of some biodiversity value in		
&			elopme/	ent here	could red	luce bio	diversity value at the site and reduce local ed	cological	
geodiversity	connecti	vity.		1.7	חו		CD2 EN4 EN2 ENE ENE DC2 DC2	7- 7-	
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.								
		-	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	conserva	ation area.	Short t	erm neg	ative effe	cts wou	rounding the site, the site is also within 100m alld come from the noise generated due to cor also detract from the current greenfield setting.	nstruction,	
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality	homes v		kpected	l to resul	t in a mir	or incre	on an AQMA or CAZ. The construction and o ease in air pollution in relation to existing leve		
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	Bingley	Railway St	ation, tl	nis is out	side of th	ne desir	ent services. The nearest railway station is 3 ed range. The site has good access for pede of cycle paths.		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	types an minimun	d tenures n criteria of	of the h	ousing is s HO4 a	s provide nd HO5	d in line (10 or m	owards satisfying Bradford's housing needs, with the Local Plan policies. The development ore homes, or an area of more than 0.5ha), so to reflect local need.	ent would meet the	
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
services	Residen	ts at the si	te woul	d have g	ood acce	ess to ke	ey services and amenities including those on		
13 Social		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	

SA Objective	Baseline	Effect on S	SA Obje	ctive			Mitigating or enhancing Local Plan policies	Mitigation code(s)
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 al							
	local sense of community and place.							
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs,							
	restaurants, churches and outdoor leisure spaces, including Harden Moor walking trail to the north.							
15 Safe & secure		+/-	Р	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			Р	ΙT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,	16a 16h
		+	Р	LI	IK	П	CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 1.9km north east of the nearest GP surgery, Cullingworth Medical Practice, this is outside the desired							
	range. The site is within 4.9km of a hospital, The Yorkshire Clinic. 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		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Harden primary School, is 770m north east of the site. The nearest secondary							
	school, Parkside School is 1.4km south west of the site, this is outside of the desired range.							
18 Employment		+	Р	LT	IR	Н	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 within 4km of multiple employment zones and Bingley.							
19 Economy		+	Р	LT	IŘ	Н	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.							
	The state of the s							