South Bradford Urban Area

Sites Assessments

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Bradford South East

- 1.1.1 There are thirty three potential housing sites that are Preferred Options in Bradford South East. There are thirteen potential employment sites identified within Bradford South East.
- 1.1.2 Significant negative effects have been identified in relation to air quality (SA Objective 9) for sites SE/001, SE/015B, SE/027, SE/035 SE/042 and SE/069
- 1.1.3 To address the latter, development proposals should demonstrate how any adverse impacts on any nearby Air Quality Management Areas and/or Clean Air Zones (CAZ) will be avoided and how positive impacts will be delivered. In addition, a mitigation programme is to be prepared for development within CAZs.
- 1.1.4 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for all sites with the exception of SE/005, SE/032, SE/035, SE/038, SE/042, SE/048, SE/054, SE/079, SE/114/ SE/118. This is due to the loss of >0.4ha of greenfield land.
- 1.1.5 Significant positive effects have been identified in relation to transport (SA Objective 10) for sites SE/005, SE/048 and SE/079 and in relation to social cohesion (SA Objective 13) for sites SE/001, SE/003, SE/030, SE/031, SE/032, SE/033, SE/035, SE/038, SE/042, SE/050A, SE/051, SE/054, SE/089SE/102, SE/111 and SE/114
- 1.1.6 In addition, significant positive effects have been identified in relation to health (SA Objective 16) for sites SE/001, SE/003, SE/014, SE/015B, SE/027, SE/031, SE/032, SE/033, SE/035, SE/038, SE/042, SE/046, SE/050A, SE/054, SE/055, SE/089, SE/102, SE/111, SE/114, SE/118 and SE/137. A significant adverse effect has been predicted for SE/005, SE/048 and SE/079 in relation to health.
- 1.1.7 Significant positive effects have also been identified in relation to education (SA Objective 17) for sites SE/001, SE/015B, SE/027, SE/030, SE/031, SE/032, SE/033, SE/035, SE/038, SE/042, SE/050A, SE/051, SE/054, SE/063, SE/076, SE/089SE/102, SE/111, SE/114, and SE/118.
- 1.1.8 In relation to education (SA Objective 17), sites SE/048, SE/057, SE/069 and SE/079, SE/099 and SE/100are the only sites that score negatively (minor).
- 1.1.9 The majority of sites score positively in relation to climate change resilience (SA Objective 4) apart from sites SE/005, SE/048, SE/051, SE/055, SE/060, SE/069 and SE/111. It may be possible for future development on these sites to avoid areas of highest flood risk. However, in some cases, this is unknown at this stage. In addition, proposals which incorporate sustainable urban drainage may help to mitigate flood risk.
- 1.1.10 In relation to accessible services (SA Objective 12), sites SE/014, SE/076, SE/077, SE/099, SE/100 and SE/128 are the only sites that score negatively (minor).
- 1.1.11 Sites SE/046, SE/055, SE/057, SE/60, SE/099, SE/100 and SE/069 are the only sites which scores negatively (minor) in relation to transport (SA Objective 10). To address this, development proposals are to facilitate high rates of walking and cycling for accessing the site and travelling to key services and amenities. In addition, development proposals are to provide clear, safe and amenable walking links between the site and nearby bus stops. Major developments are to support community transport infrastructure, where feasible.
- 1.1.12 Sites SE/035, SE/038, SE/042, SE/054, SE/079, and SE/118 score positively (minor) in relation to biodiversity and geodiversity (SA Objective 6), while the remainder score negatively (minor) or positive/negative. It may be possible to avoid or reduce any potential likely adverse effects by incorporating green infrastructure and enhancing biodiversity value and local ecological connectivity. Biodiversity net gain requirements should also be met beyond the minimum target.
- 1.1.13 All sites are neutral with regards to effects on cultural heritage (SA Objective 8) apart for sites SE/014, SE/046, SE/051, SE/055, SE/079, SE/099, SE/100 and SE/137 which score negatively (minor). Preserving and enhancing any onsite green infrastructure may help to mitigate any likely adverse impacts on the setting of nearby heritage assets.
- 1.1.14 With regards to the potential employment sites, significant negative effects have been identified in relation to climate change resilience (SA Objective 4) for sites EM1, EM21 and

- EM46. Appropriate mitigation measures are referred to above with respect to the potential housing sites.
- 1.1.15 In addition, significant negative effects have been identified in relation to air quality (SA Objective 9) for sites EM1, EM12, EM46, EM53, EM54 and EM87. Appropriate mitigation measures are referred to above with respect to the potential housing sites.
- 1.1.16 Significant negative effects have been identified in relation to land and buildings (SA Objective3) for all sites with the exception of EM1, EM87 and SE44/E. This is due to the loss of >0.4ha of greenfield land.
- 1.1.17 Significant positive effects have been identified for all sites (with the exception of SE44/E which scored minor positive for the economy SA Objective 19) in relation to employment (SA Objective 18) and economy (SA Objective 19).
- 1.1.18 Sites EM87 is the only sites which score positively (minor) in relation to biodiversity & geodiversity (SA Objective 6) and landscape & townscape (SA Objective 7), while the remainder score negatively (minor) or scored a negligible rating.
- 1.1.19 In relation to transport (SA Objective 10), sites EM3, EM14, EM46, EM53, EM54, and EM87 score positively (minor), while the remainder score negatively (minor).
- 1.1.20 In Bradford South East, there are also ten Discounted sites (SE/061, SE/064, SE/066, SE/070, SE/072, SE/077, SE/081, SE/104, SE/117, SE/122). There are three commitments (SE/088, SE/092 and SE/109). There are also six Alternative sites (SE/177, SE/178, SE/163, SE/164, SE/126 and SE/159). In relation to employment sites, there are three PO Reserve sites (EM85, EM92 and EM114) which are assessed below.

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

. ,																				
PO Ref	Site								•	SA C)bje	ctive	€							
i O itei	Ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SE1/H	SE/001	-	-		+	-	-	-	0		+	+	+	++	+	+/-	++	++	+	+
SE2/H	SE/003	-	-		+	-	-	-	0	-	+	+	+	++	+	+/-	++	+	+	+
SE3/H	SE/005	-	-	+/-	-	-	-	-	0	-	++	+	+	+/-	+	+/-		+	+	+
SE4/H	SE/014	-	-		+	-	-	-	-	-	+	+	-	+	+	+/-	++	+	+	+
SE5/H	SE/015B	-	-		+	-	-	-	0		+	+	+	+	+	+/-	++	++	+	+
SE6/H	SE/027	-	-		+	-	-	-	0		+	+	+	+	+	+/-	++	++	+	+
SE7/H	SE/030	-	-		+	-	-	-	0	-	+	+	+	++	+	+/-	+	++	+	+
SE8/H	SE/031	-	-		+	-	-	-	0	-	+	+	+/-	++	+	+/-	++	++	+	+
SE9/H	SE/032	-	-	-	+	-	-	-	0	-	+	+	+/-	++	+	+/-	++	++	+	+
SE10/H	SE/033	-	-		+	-	-	-	0	-	+	+	+	++	+	+/-	++	++	+	+
SE11/H	SE/035	-	-	+/-	+	-	+	+	0		+	+	+	++	+	+/-	++	++	+	+
SE12/H	SE/038	-	-	+/-	+	-	+	+	0	-	+	+	+	++	+	+/-	++	++	+	+
SE13/G	SE/046	-	-		+	-	-	-	-	-	-	+	+	+	+	+/-	++	+	+	+
SE14/H	SE/048	-	-	+/-	-	-	+/-	+	0	-	++	+	+	+	+	+/-		-	+	+
SE15/H	SE/050A	-	-		+	-	-	-	0	-	+	+	+	++	+	+/-	++	++	+	+
SE16/H	SE/051	-	-		-	-	-	-	-	-	+	+	+	++	+	+/-	+	++	+	+
SE17/H	SE/054	-	-	+/-	+	-	+	+	0	-	+	+	+	++	+	+	++	++	+	+
SE18/HC	SE/055	-	-		-	+	-	-	-	-	-	+	+	+	+	+/-	++	+	+	+
SE48/H	SE/057	-	-		+	-	-	-	0	-	-	-	+	-	+	+/-	+	-	+	+
SE45/H	SE/60	-	-		-	+	-	-	0	-	-	+	+	+	+	+/-	+	+	+	+
SE19/H	SE/063	-	-		+	-	-	-	0	-	+	+	+/-	+	+	+/-	+	++	+	+
SE20/HC	SE/069	-	-	-	-	-	-	-	0		-	+	-	+/-	+	+/-	+	-	+	+
SE21/H	SE/076	-	-		+	-	-	-	0	-	+	+	-	+	+	+/-	+	++	+	+
SE22/H	SE/079	-	-	+/-	+	-	+	+	-	-	++	+	+	+	+	+/-		-	+	+
SE23/H	SE/089	-	-	-	+	-	-	-	0	-	+	+	+	++	+	+/-	++	++	+	+



Summary table of effect scores for employment site options in Bradford South East (Preferred Option):

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
SE29/E	EM1	-	-	+/-		-	-	-	0		-	0	+	0	0	+	0	+	++	++
SE43/E	EM3	-	-		+	-	-	-	0	-	+	0	+	0	0	+/-	0	+	++	++
SE40/E	EM12	-	-		-	-	-	-	-		-	0	+	0	0	+/-	0	+	++	++
SE41/E	EM14	-	-		+	-	-	-	0	-	+	0	+	0	0	+/-	0	+	++	++
SE32/E	EM18	-	-		+	-	-	-	0	-	-	0	+	0	0	+/-	0	+	++	++
SE42/E	EM19	-	-		-	-	-	-	0	-	-	0	+	0	0	+/-	0	+	++	++
SE38/E	EM21	-	-			-	-	-	-	-	-	0	+	0	0	+/-	0	+	++	++
SE33/E	EM46	-	-			-	-	-	-		+	0	+	0	0	+	0	+	++	++
SE34/E	EM53	-	-		-	-	-	-	0		+	0	+	0	0	+/-	0	+	++	++
SE35/E	EM54	-	-		+	-	-	-	0		+	0	+	0	0	+/-	0	+	++	++
SE36/E	EM87	-	-	+/-	-	-	+	+	0		+	0	+	0	0	+/-	0	+	++	++
SE44/E	SE44/E	-	-	+	+	+/-	0	0	0	-	+/-	0	+	0	0	+/-	0	+	++	+
SE37/E	SE/099	-	-		+	-	-	-	-	-	-	0	+	0	0	+/-	0	+	++	++

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
SE/001 – High Bridge		Vacant			Preferred Option:
Terrace, West Bowling	1.32	field	Greenfield	30 dwellings	SE1/H

Summary of assessment for SE/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.

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and employment areas.

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

		Effect on	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings	Site is g	reenfield. /	ALC Gr	ade at th	ne site is	<u>'Urban</u>	'. Site coincides with a coal MSA.	T
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	ne area	s, it is ex	pected	that it w	d at a low risk of surface water flooding. (rould be avoided through a careful layout in impermeable surfaces, compared to c	of development.
E Motor			Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							hin 100m of a surface waterbody. Develo	pment at the site
6		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	here cou	ıld reduce	biodive decidud	ersity val	ue at the dland pr	e site ar iority ha	uld potentially be of some biodiversity valued reduce local ecological connectivity. Eabitat, which could be adversely affected by SP2, EN1, EN3, EN5, EN6, DS2, DS3	astern perimeter of the
7 Landscape & townscape	National that contadversel form, wh	Parks or <i>i</i> tains GI elements the lements of the l	is locat AONBs ements local to help to	ion woul . Howev of poter ownscap limit the	d not re er, resic ntially hi e and la magnit	sult in a lential d gh visua andscap ude for	discernible effect on any landscape desi evelopment at this site could result in the al amenity, including trees, and it would the character. The site is adjacent to existing potential effects, but at this stage a minor	gnation, including loss of open greenfield herefore be likely to ag residential built
8 Cultural		Ô	Р	ĹT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop area.	ment at th	e site w	ould be	unlikely	to have	e a discernible effect on any sensitive her	itage asset or historic
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality		ment targe					evelopment at this location could make ac the pollution associated with the construc	
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Bradford		ge Rail	way Sta	tion. Sit		uent services. The nearest railway station ood access for pedestrians, but somewhat	
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

		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)
	types an the minir	d tenures num criter	of the h	nousing i	is provid 04 and l	ded in lii H05 (10	towards satisfying Bradford's housing ne ne with the Local Plan Policies. The devel or more homes, or an area of more than ses to reflect local need.	opment would meet
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services							located within 600m of site, including a contract the A6177.	nvenience store 450m
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	without o	disrupting	cohesiv pment l	eness o	f existin a scale	ig comn	within an existing community in an area of nunity, encouraging participation and com by put pressure on local services and facili	munity interaction,
4.4.0		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	direction		ding the	e site, pa			a diverse range of culture and leisure opp the A6177 and the A6036, including pubs	
		+/-	P	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are o could p	currently otentially	none, a y enhan	and so a ice com	vould introduce new potential targets and in increase in crime at the site cannot be r munity cohesion and wellbeing, or increas e.	uled out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	south-ea	est of a geous ts would he exercise o	neral ho ave exc	ospital, S cellent a	St Luke's ccess to	s Hospit o green	nedical centre, Woodroyd Medical Centre.	Bowling Park, providing
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education		rest prima Bradford A			m nortl			e nearest secondary
18 Employment	opportur		e centre			cluding	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ss to a broad range of high quality and div the Staygate and Euroway Estate Employ	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		creasing th					could have a minor beneficial impact on the services and enhancing the pool of poten	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/003 – Copgrove Road, Holme		Vacant plot	0 " 1 1	40 1 11	Preferred
Wood	0.56	covered in scrub	Greenfield	12 dwellings	Option: SE2/H

Summary of assessment for SE/003:

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. There is a small waterbody 10m east of the site, which could be impacted by the construction and occupation of the site.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
0 0			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
3 Land & Buildings	Site is gr	reenfield. A	ALC Gra	ade at th	e site is	Grade	3, which could include BMV soils. Site coincid	des with a coal
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	s, it is ex	pected t	that it w	d at a low risk of surface water flooding. Giver rould be avoided through a careful layout of do in impermeable surfaces, compared to currer	evelopment.
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources				•			ite. Site is not within a GSPZ. Development a nsumption at this location in relation to existin	
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity		n. New dev					and it is likely to be of some biodiversity value iodiversity value at the site and reduce local e	
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designat	7a, 7b
7 Landscape	National	Parks or A	AONBs.		er, resid		evelopment at this site could result in the loss	
	characte is adjace	er. New devent to exist	velopmoing resi	ent here dential b	would built form	e likely n, which	positive contribution towards the local landsca to adversely affect this and to alter the local of would help to limit the magnitude for potential dscape and townscape cannot be ruled out.	pe and townscape character. The site al effects, but at
townscape	characte is adjace this stag	er. New devent to exist e a minor a	velopmeing resi adverse P	ent here dential b e effect o	would built form the lo	e likely n, which cal land M	positive contribution towards the local landsca to adversely affect this and to alter the local of would help to limit the magnitude for potential dscape and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3	pe and townscape character. The site al effects, but at None
& townscape 8 Cultural heritage	characte is adjace this stag	er. New devent to exist e a minor a	velopmeing resi adverse P e site w	ent here dential b e effect o	would built form the lo	e likely n, which cal land M to have	positive contribution towards the local landsca to adversely affect this and to alter the local of a would help to limit the magnitude for potential discape and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 e a discernible effect on any sensitive heritage	pe and townscape character. The site all effects, but at
townscape 8 Cultural	character is adjace this stage. Develop area.	er. New devent to exist e a minor a O ment at the	velopmeing resi adverse P e site w	ent here dential be effect of LT rould be	would built form the look Runlikely	ne likely n, which cal land M to have	positive contribution towards the local landsca to adversely affect this and to alter the local of a would help to limit the magnitude for potential dscape and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 e a discernible effect on any sensitive heritage SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	pe and townscape character. The site al effects, but at None asset or historic 9a – 9c
townscape 8 Cultural	character is adjace this stage. Develop area. Develop homes w	er. New devent to existing a minor a comment at the comment would be comment with the comment would be commentative.	velopmering resing adverse Pesite well Pesite well Pesite well pesite well pesite well pesite pesite well pesite well pesite pesite well p	ent here dential be e effect o LT rould be LT ave a dis	would built form the log Runlikely IR scernible t in a mi	ne likely n, which cal land M to have H e impaction inc	positive contribution towards the local landscar to adversely affect this and to alter the local of would help to limit the magnitude for potential dscape and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 e a discernible effect on any sensitive heritage SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 t on an AQMA or CAZ. The construction and rease in air pollution in relation to existing level.	pe and townscape character. The site al effects, but at None e asset or historic 9a – 9c occupation of new
8 Cultural heritage 9 Air quality	Develop homes v associat	er. New devent to existing a minor of the existing of the exis	velopmoing resignations adversed P P P P P P P P P P P P P P P P P P P	ent here dential be effect of LT rould be LT ave a dis to resul d transp	would built form the log Runlikely IR IR ICCERNIBLE t in a moort move	pe likelyn, which cal land M to have H e impacinor incements H	positive contribution towards the local landsca to adversely affect this and to alter the local of a would help to limit the magnitude for potential dscape and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 e a discernible effect on any sensitive heritage SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 t on an AQMA or CAZ. The construction and rease in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	pe and townscape character. The site all effects, but at None asset or historic 9a – 9c occupation of new els due to pollution 10a – 10d
townscape 8 Cultural heritage	Develop homes v associat	er. New devent to existing a minor of the existing of the exis	velopmoing resignations adverse Period not have period not have period not mes an Period of multiple Residuel Period not mes an Period not multiple Residuel Notation notation not multiple Residuel Notation not multiple Residuel Notation no	ent here dential be effect of LT rould be LT ave a dis to resul d transp LT tiple bus ailway S	would built form the log Runlikely IR cernible t in a moort move IR stops watation.	pe likelyn, which cal land M to have He impaction incements H	positive contribution towards the local landsca to adversely affect this and to alter the local of a would help to limit the magnitude for potential dscape and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 e a discernible effect on any sensitive heritage SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 t on an AQMA or CAZ. The construction and prease in air pollution in relation to existing level. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 uent services. The nearest railway station is 3 s limited access for pedestrians and cyclists, we	pe and townscape character. The site all effects, but at None asset or historic 9a – 9c occupation of new els due to pollution 10a – 10d 3.4km north-west
8 Cultural heritage 9 Air quality	Develop homes v associat	er. New devent to existing a minor a comment at the comment would be existed with how the comment at the comment would be existed with how the comment at the comment would be existed with how the comment at the comme	velopmoing resignations adverse Period not have period not have period not mes an Period of multiple Residuel Period not mes an Period not multiple Residuel Notation notation not multiple Residuel Notation not multiple Residuel Notation no	ent here dential be effect of LT rould be LT ave a dis to resul d transp LT tiple bus ailway S	would built form the log Runlikely IR cernible t in a moort move IR stops watation.	pe likelyn, which cal land M to have He impaction incements H	positive contribution towards the local landsca to adversely affect this and to alter the local of a would help to limit the magnitude for potential dscape and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 e a discernible effect on any sensitive heritage SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 t on an AQMA or CAZ. The construction and prease in air pollution in relation to existing level. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	pe and townscape character. The site all effects, but at None asset or historic 9a – 9c occupation of new els due to pollution 10a – 10d 3.4km north-west
8 Cultural heritage 9 Air quality	Develop area. Develop homes v associat Site is w at Bradfa access t The site types an minimum	er. New devent to existing a minor a ment at the ment would be existed with hor ed with hor ed with hor edestria et a could maked tenures en criteria of	velopmoing resignations adverses Period not have pected and period angle Ran footward Period the high policies.	ent here dential be effect of LT rould be LT ave a dis to resul d transp LT tiple bus ailway S vays and LT nor positi	would built form the log Runlikely IR coernible tin a moort move IR stops we tation. Stops IR we continue to the stops we continue the stops which is stopped to the stops we continue the stopped the stop	pe likelyn, which cal land M to have to have impacting increments H with frequents H ribution ed in lir (10 or r	positive contribution towards the local landsca to adversely affect this and to alter the local of a would help to limit the magnitude for potential dscape and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 e a discernible effect on any sensitive heritage SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 t on an AQMA or CAZ. The construction and prease in air pollution in relation to existing level. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 uent services. The nearest railway station is a limited access for pedestrians and cyclists, we SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,	pe and townscape character. The site al effects, but at None e asset or historic 9a - 9c occupation of new els due to pollution 10a - 10d 3.4km north-west vith a limited 11a depending on the ent would meet the

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
12 Accessible services	Kesteve		esident				, including a village store, appears to be 500m 2km west onto the A6177 in order to access a	
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	without o	disrupting o	ohesiv oment l	reness of being of	f existing a scale t	g comm	within an existing community in an area of high nunity, encouraging participation and communi y put pressure on local services and facilities of	ty interaction,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		ıld have go numerous					e and leisure opportunities including a church,	takeaway outlet,
15 Safe & secure	location new dev	where the	e are c could p	urrently otentially	none, a	nd so a ce comi	SP1, SP3, SP4, SP16, H09, DS5, CO2 would introduce new potential targets and victing increase in crime at the site cannot be ruled munity cohesion and wellbeing, or increase nate.	out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	east of a Resident outdoor	general h	ospital, te woul nd com	St Luke d have g munity e	e's Hospi good acc	tal. ess to	nedical centre, Holme Wood Health Centre. The adiverse range of semi-natural habitats with chich could improve both physical and mental h	pportunities for
17 Education		+ rest primar I Forster A					SP6, SP14, SP16, EC3, DS5, CO2 shool, is 430m north of the site. The nearest se site.	17a, 17b econdary school,
18 Employment	The site	+ would prov	P vide res	LT sidents v	IR vith good	H d acces	SP6, SP14, SP16, EC1, EC2, EC3, EC4 s to a broad range of high quality and diverse the Cutler Heights Employment Zone, 750m w	
19 Economy	The cons	+ struction a creasing th	P nd occi	LT upation o	IR of new h	H omes c	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ould have a minor beneficial impact on the loc services and enhancing the pool of potential e	19a, 19b al economy, such

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/005 – Cleckheaton Road	0.51	Vacant PDL plot that appears to be mostly reclaimed by nature.	Brownfield	16 dwellings	Preferred Option: SE3/H

Summary of assessment for SE/005:

Major adverse effects due to proximity of the site to major hazards (middle and outer zones) are predicted in relation to the Health SA Objective. The site could deliver a major positive effect for residents on the transport SA Objective as a result of being within the target distances of both bus stops and a railway station.

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 education facilities, local services and amenities, and employment areas. However, the site is adjacent to a railway track so residents may experience some disruption. The site is PDL but appears now to have a high percentage woodland cover, with the northern portion of the site coincident with the Railway Terrace / Raw Nook Local Nature Reserve. It is unclear if the new development would avoid the LNR. As such, minor adverse effects have been predicted for a range of natural environment themed SA Objectives, but there are no significant adverse effects predicted for the site.

		Effect on SA Objective									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)			
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings		Site is PDL. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of the land resource subject to the potential effects on the MSA.									
	iand reso	ource subje	P	ie poten	IR	M M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate	Site is in	F71 and h					d at a low and medium risk of surface water floor				
change							ed that it could be avoided through a careful layer				
resilience							o an increase in impermeable surfaces, compar				
	levels.			•							
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							hin 100m of a surface waterbody. Development	at the site would			
	be likely	to result in						10.00			
	0:4 : 5	-	Р	LT	IR .	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9 by nature and currently contains various GI elem	6a – 6f			
6 Biodiversity & geodiversity	therefore biodivers The nort unclear i affecting Site is 18 Beck, Oa	e likely to be sity value a hern portion f developm habitats a south-e	e of so it the si in of the nent co nd spe east of t LWS, v	me biod te and re e site is uld be la cies with he Railv	iversity veduce lo coincide aid out in hin the Li way Terrauld be ex	value in cal eco nt with a mani NR, suc ace and xposed	its current condition. New development here co logical connectivity. the Railway Terrace / Raw Nook Local Nature R ner that avoids the LNR. New development could the as through a direct loss of habitat or through of B Raw Nook LWS, and 130m south-west of the T to increased recreational disturbances as a resu	uld reduce leserve. It is d risk adversely disturbances. Foad Holes			
		•	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National which, in towards adversel magnitud this build	Parks or A its current the local la y affect the de for pote ling there of	ONBs. condite	Howevion havion havion have and to characte ects. The opport	er, resideng been ownscaper. The sinere is all unities to	ential de mostly pe chara te is ad so an e o enhar	discernible effect on any landscape designation evelopment at this site could result in the loss of reclaimed by nature, potentially makes a positivacter. New development here could therefore poljacent to existing built form, which would help to existing building within the site and depending on the toe visual amenity value of the site. Overall here and townscape cannot be ruled out.	a PDL site e contribution tentially limit the the condition of			
8 Cultural		0	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Developi area.	ment at the	site w	ould be			a discernible effect on any sensitive heritage as	sset or historic			
		-	Р	LT	IR	Н		9a – 9c			
9 Air quality	homes w	ment would ould be exed with hor	pected	to resu	lt in a mi	nor inci	t on an AQMA or CAZ. The construction and occrease in air pollution in relation to existing levels.	cupation of new due to pollution			

		Effect on S	SA Objec	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)	
10		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
Transport	Low Mod		Station				uent services. The nearest railway station is 25 for pedestrians, but somewhat limited for cyclis		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	types an minimun	nd tenures of n criteria of	of the h	ousing is s H04 a	s provide nd H05 (ed in lin 10 or n	towards satisfying Bradford's housing needs, or e with the Local Plan policies. The development nore homes, or an area of more than 0.5ha), the es to reflect local need.	nt would meet the at specify	
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
Accessible services		rest area o aton Road.		ervices a	and amei	nities, i	ncluding a convenience store, appears to be 30	00m west along	
		+/-	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, D		
13 Social cohesion	interaction could alt Site is a	on, without er the loca djacent to i and visual	the de I sense ailway disturb	velopme of comr track, whences.	nt being nunity ar hich wou	of a so nd plac ild be li	kely to impact on the quality of life of new resid	d facilities or lents as a result	
14 Culture & leisure	pubs, re	staurants,	churche	es and V	Voodland	ds Crick	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, Date diverse range of culture and leisure opportunated Club along Cleckheaton Road and in Moors a many logistics companies.	ities including	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	location out. How	where ther vever, new	e are c develo	urrently pment c	no reside ould pote	ential re entially	rould introduce new potential targets and victime eceptors, and so an increase in crime at the sit enhance community cohesion and wellbeing, of the local risk of crime.	e cannot be ruled	
			Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	distance Residen	. The site i ts at the sit	s 3.7kn te woul	n south o d have g	of a gene lood acc	eral hos ess to a	y, Low Moor Medical Centre, putting it outside pital, St Luke's Hospital. a diverse range of semi-natural habitats, includ for outdoor exercise and community engagements.	ing Victoria Park	
	improve The site	both physi	cal and to maj	l mental jor hazar	health fo	or the red	esidents of the development. outer zones), i.e. HSE hazardous installations		
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
Education							y School, is 785m north-west of the site. The r of the site.	earest secondary	
4.0	- 1	+	. P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	opportur		centre				s to a broad range of high quality and diverse ε he Euroway and Low Moor Employment Zones		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	as by inc	creasing th ses. An imp	e dema provem	and for lo	cal good e built er	ds and a	build have a minor beneficial impact on the local services and enhancing the pool of potential er tent could lead to an improved attractiveness to be tackle local deprivation.	mployees for local	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/014 – Spen View Lane /					SUE Site /
Shetcliffe Lane, Bierley	3.77	Grazing	Greenfield	100 dwellings	Preferred Option: SE4/H

Summary of assessments for SE/014:

Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. Minor adverse effects predicted for historic environment, in light of listed buildings within site boundary. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The site is generally well located to provide residents with good access to buses, jobs, cultural spaces, and schools, with particularly good access to health facilities. For some key services and amenities, such as shops, residents may need to travel up to 1km.

		Effect on	SA Object	ive								
SA Objective	Baseline trend Score of effect Baseline defect		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	Site coincides with the coal MSA. Site ALC is of Grade 3, which could potentially comprise BMV although this is uncertain. Development would result in the loss of a large (>0.4ha) parcel of greenfield and so would not constitute as an efficient use of land.											
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	Given th through	e extent of	f this floo ayout of o	d risk are developm	ea relativ nent. Hov	e to the	of surface water flooding at the north east lesize of the site, it is expected that it would levelopment could lead to an increase in im	be avoided				
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							a 100m of site. Development would result in ation to existing levels.	a minor net				
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
Biodiversity & geodiversity	site coin	cides with	Natural I	England's	s Green	Infrastru	is directly impacted by development on the acture corridor. Development on this large govalue and local habitat connectivity.					
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
Landscape & townscape	impacts		ality and	characte	r of the lo	cal are	National Park. The loss of greenfield could a. However, given the site is bounded by exeminor.					
		-	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	effects o		and poter	ntially phy	/sical im _l	oacts de	ouse) within the site boundary, there will like epending on how the site is designed – it ma					
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e				
9 Air quality	homes v		xpected t	to result i	n a mino	r increa	n an AQMA or CAZ. The construction and one in air pollution in relation to existing leve					
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e				
Transport	Site is within 300m of several hus stone with frequent services. Low Moor Railway Station which is 2.1km											
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimun	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
		-	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				

		Effect on	SA Object	ive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
12 Accessible services	Site would provide residents with somewhat limited access to services, as residents would have to go further than 600m to access key services in Bierley (1km north) or Tong Street (1km north east).												
13 Social		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
cohesion	encoura	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Site wou Bierley a		from exc	ellent acc	cess to c	ultural a	and recreational spaces and places in and a	round the South					
15 Safe &		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
secure	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.												
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5						
16 Health	north. Si	Site is within 400m of the nearest GP surgery, Listonshells Day Centre and 1km of Cygen Hospital, Bierley 1km north. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.											
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education			school,	Bradford	Academ	y is 1.8	ity Primary School, is within 800m north wes km from the site, putting it outside the target	range.					
18		+	P	LT	IR .	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment		Ild provide hities with		yment Z				oyment					
		+	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
SE/015B – Upper Castle					Preferred Option:
Street	0.43	Greenfield	Greenfield	17 dwellings	SE5/H

Summary of assessment for SE/015B:

Significant adverse effect predicted for the air quality SA Objective as a result of the site being within the CAZ. In addition, major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents with good access to buses, shops, jobs, and cultural spaces, with particularly good access to schools and health facilities.

		Effect on	SA Object	ive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
O Land O			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d					
3 Land & Buildings		Site coincides with the coal MSA. Site has urban grade ALC soils. Site is a small greenfield site and therefore development would be a slightly inefficient use of land.											
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	potential layout of	Site is in FZ1. The western perimeter of the site runs adjacent to an area of surface water flood risk, which could potentially be just inside the site to a very minor extent. It is expected that this would be avoided through the layout of any development here. 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							100m of site. Development would result in ation to existing levels.	a minor net					
6		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h					
Biodiversity & geodiversity	site coin	cides with	Natural I	England's	s Green I	Infrastru	is directly impacted by development on the sucture corridor. Development on this greenficand local habitat connectivity.						
7	vij se	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
Landscape & townscape	impacts		ality and	no effect character	on an A	ONB or	National Park. The loss of greenfield could a. However, given the site is bounded by ex	have negative					
8 Cultural	and cons	O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None					
heritage	Develop	•	,				discernible impact on any heritage asset or						
0			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e					
9 Air quality	would be	e expected ed with ho	I to result mes and	t in a min transpor	or increa t movem	ise in ai ients. T	n an AQMA. The construction and occupation in relation to existing levels due to the site is also situated within a CAZ, reducting quality targets.	pollution					
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e					
Transport							nt services, and within 1.2km of Bradford Inte out somewhat limited for cyclists with a limite						
		+	Р	LT	IR	М	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 is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.											
12		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a					
Accessible services		ıld new res ster Road				ss to a	diverse range of key services and amenities	, along					

		Effect on	SA Object	ive									
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
13 Social cohesion	high dep that may Howeve	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. However, site is within 100m of a railway line, which could potentially impact on the quality of life of new resident here as a result of noise and visual disturbances.											
14 Culture &		+	Р	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Site has good access to culture and leisure opportunities in the local area, along Manchester Road 500m west of the site and Bowling Park 500m south east of the site.												
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location	where cur	rently the	ere are no	one, but o	could po	luce new potential victims or targets of crime otentially enhance community cohesion and ombat the local risk of crime.						
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	Site is w	Site is within 700m of Parkland's Medical Practice and 800m of St Luke's Hospital. Site would provide new											
		s with good nities via th				e and a	diverse range of semi-natural habitats, and	outdoor exercise					
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education	Site with	in 600m o	f Bowling	Park Pr	imary Sc	hool an	d Dixons City Secondary Academy.						
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment		Ild provide nities with					proad range of high quality and diverse emplor.	oyment					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy		ng the dem					d have a minor beneficial impact on the loca and enhancing the pool of potential employe						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/027 – Rooley Lane	0.98	Open space	Greenfield	10 dwellings	Preferred Option: SE6/H

Summary of assessment for SE/027:

Significant adverse effect predicted for the air quality SA Objective as a result of the site being within the CAZ. In addition, a significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents with good access buses, shops, jobs, and cultural spaces, with 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)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d				
Buildings							ade ALC soils. Development would result in itute as an efficient use of land.	the loss of a large				
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience		FZ1 and reable surfa					g. However, development could lead to an i	ncrease in				
T \\/ata=		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources							100m of site. Development would result in ation to existing levels.	a minor net				
		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity & geodiversity	There would be no sensitive biodiversity designations directly impacted by development on the si											
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	impacts		lity and	character	r of the lo	cal are	National Park. The loss of greenfield could a. However, given the site is adjacent to exien minor.					
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3					
neritage	Develop	ment at the	e site wo	uld be ur	nlikely to	have a	discernible impact on any heritage asset or	historic area.				
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e				
9 Air quality	pollution	Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in air pollution at the site in relation to existing levels, due to the construction and occupation of new homes and the associated transport movements and household pollution.										
		+	Р	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e				
10 Transport							es. Bradford Interchange Railway Station is out somewhat limited for cyclists with a limite					
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimun	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
12 Accessible		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a				
services		ld offer res			ess to key	y servic	es and amenities, being within a 250m walk	of services and				

		Effect on SA Objective											
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
42 Co siel		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
13 Social cohesion	high dep	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure		ld offer res cultural an					al and leisure areas, being within a 250m wa bad.	alk of that varied					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location	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.											
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5						
16 Health	Site is within 400m of the nearest GP surgery, Rooley Lane Medical Centre and 1km of Cygen Hospital, Bierley 1km south. Site would provide new residents with good access to the countryside and a diverse range of seminatural habitats, and outdoor exercise opportunities via the local PRoW network.												
		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
17 Education							cademy, is within 800m south west of the sin north of the site.	te. The nearest					
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment							opportunities in the centre of Bradford 3km to ones surrounding Bradford.	o the north of the					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy		ng the dem					d have a minor beneficial impact on the loca and enhancing the pool of potential employe						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/030 – Landscove Avenue, Holme Wood	0.60	Site appears to be a combination of hardstanding and car parking, with some areas of greenfield and grasses	Mix	20 dwellings	Preferred Option: SE7/H

Summary of assessment for SE/030:

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a site which is partially greenfield and contains some GI elements.

		Effect on S	SA Obje	ctive								
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f				
Buildings		mix of PDI cides with	_		d. ALC	Grades	s at the site are Grade 3, which could include E	BMV, and 'Urban'.				
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 els.	an increase in				
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							vithin 100m of a surface waterbody. Developme ater consumption.	ent at the site				
6		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity & geodiversity		condition. N					ements and it is likely to be of some biodiversit reduce biodiversity value at the site and reduce					
<u> </u>		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
Landscape & townscape	somewh characte a high qu likely of I	at limited s r. There co uality desig high visual	scope fo ould po gn. How ameni	or new on tentially vever, the ty value	develop be opp ne site o and, ba	ment a portuniti currently ased or	DL with existing hard standing. There may ther this location to alter the local townscape and less for enhancing the local character through new contains several trees and some open green the risk that this could be lost as a result of new to be entirely ruled out at this stage.	andscape ew development o space that are				
	minor au	O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
8 Cultural heritage	Develop)					/e a discernible effect on any sensitive heritage					
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	homes w		<pre><pre><pre></pre></pre></pre>	to resu	ılt in a r	ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev					
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	at Bradfo	ithin 400m ord Interch nited amou	ange R	ailway S	Station.	with fre Site ha	quent services. The nearest railway station is a good access for pedestrians, but somewhat	3.8km north-west limited for cyclists				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimum											

		Effect on SA Objective								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
Accessible services	The nearest area of basic services and amenities, including a village store, appears to be 150m north on Kesteven Road. Residents may need to travel 750m south-east onto Tong Street in order to access a broader range of shops and services.									
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		
13 Social cohesion	without o	disrupting o	ohesiv ment l	eness of peing of	of existing a scale	ng comi	within an existing community in an area of high munity, encouraging participation and communi ay put pressure on local services and facilities	ity interaction,		
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure		ts at the sit					o a diverse range of culture and leisure opportuing Street.	nities including		
15 Safe & secure	location out. How	where ther vever, new	e are d	currently opment o	no resi could po	idential otentiall	SP1, SP3, SP4, SP16, H09, DS5, C02 would introduce new potential targets and victir receptors, and so an increase in crime at the s y enhance community cohesion and wellbeing, at the local risk of crime.	ite cannot be ruled		
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	distance Resident outdoor	. The site i ts at the sit exercise a	s 4.1kr e woul nd com	n south ld have nmunity	east of good ac engage	a gene ccess to ment, i	y, Holme Wood Health Centre, putting it outside yral hospital, St Luke's Hospital. o a diverse range of semi-natural habitats with on ncluding at adjacent Pit Hill Park, which could in the development.	opportunities for		
17 Education							SP6, SP14, SP16, EC3, DS5, CO2 chool, is 375m north-west of the site. The neare of the site.	17a, 17b est secondary		
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
Employment							ess to a broad range of high quality and diverse the Cutler Heights Employment Zone, 1km we			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy		creasing th					could have a minor beneficial impact on the loc d services and enhancing the pool of potential e			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status	
SE/031 – Greyswood		Green and			Preferred Option: SE8/H	
Drive, Holme Wood	0.76	open space	Greenfield	32 dwellings		

Summary of assessment for SE/031:

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

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

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

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend Score of effect	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e
Buildings	Site is gr	reenfield. A	ALC Gr	ade at th	he site i	s 'Urba	n'. Site coincides with a coal MSA.	
		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	high and careful la	l medium r	isk in tl velopn	ne south nent. Ho	ernmos	st corne	t a low risk of surface water flooding and a very er. It is expected that these areas could be avoi pment could also lead to an increase in imperm	ded through a
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							rithin 100m of a surface waterbody. Developme ater consumption.	ent at the site
6		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity		condition. N					s and it could potentially be of some biodiversity reduce biodiversity value at the site and reduce	
geodiversity	COMMECT	- vity.	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
7 Landscape &	National that, in it	Parks or A	AONBs	. Howev	er, resi	dential	a discernible effect on any landscape designat development at this site could result in the loss	of open greenfield
townscape	is adjace	er. New devent to exist	velopm ing buil	ent here t form, v	would which w	be like ould he	positive contribution towards the local landscally to adversely affect this and to alter the local to limit the magnitude for potential effects, but townscape cannot be ruled out.	character. The site
townscape	is adjace minor ad	er. New devent to exist liverse effe	velopm ing buil ct on th P	ent here t form, v ne local LT	would which w landsca R	be like ould he pe and M	y to adversely affect this and to alter the local of the limit the magnitude for potential effects, be townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3	character. The site ut at this stage a
	is adjace minor ad	er. New devent to exist liverse effe	velopm ing buil ct on th P	ent here t form, v ne local LT	would which w landsca R unlikely	be likel ould he ope and M y to hav	y to adversely affect this and to alter the local of the limit the magnitude for potential effects, be townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 ve a discernible effect on any sensitive heritage	character. The site ut at this stage a
townscape 8 Cultural	is adjace minor ad Develop area.	er. New devent to existing the second of the	velopm ing buil ct on the Persite were	ent here t form, v ne local LT rould be	would which w landsca R unlikely	be likely ould he ape and My to have	y to adversely affect this and to alter the local of the	character. The site ut at this stage a None asset or historic 9a – 9c
townscape 8 Cultural	Develop homes w	er. New devent to existing diverse effered on the comment at the comment would be comment with the comment would be comment with the comment would be comment with the comment w	velopm ing buil ct on the P e site we P d not he pected	ent here t form, v ne local LT rould be LT ave a did to resu	e would which w landsca R unlikely IR scernib	be likely tould he ape and My to have He impa	y to adversely affect this and to alter the local of the	None asset or historic 9a – 9c occupation of new
8 Cultural heritage 9 Air quality	Develop homes w	er. New devent to existing extension of the	velopm ing buil ct on the P e site we P d not he pected	ent here t form, v ne local LT rould be LT ave a did to resu	e would which w landsca R unlikely IR scernib	be likely tould he ape and My to have He impa	y to adversely affect this and to alter the local of the	None asset or historic 9a – 9c occupation of new
townscape 8 Cultural heritage	Develop homes wassociate	er. New devent to existiverse effe Omment at the would be exed with how thin 300m	velopming built ct on the Person site was an Person of mulange R	ent here t form, v ne local LT rould be LT ave a di t to resu nd transp LT tiple bus eailway \$	would which w landsca R unlikely IR scernibult in a noort more IR s stops Station.	be like ould he pe and My to have le impa ninor in vement H	y to adversely affect this and to alter the local of the	None asset or historic 9a – 9c occupation of new els due to pollution 10a – 10d 2.6km north-west
8 Cultural heritage 9 Air quality	Develop area. Develop homes wassociate Site is wat Bradfo with a line	er. New devent to existiverse effer Oment at the owner at	velopming built ct on the Period of the Peri	ent here t form, v ne local LT rould be LT ave a di t to resu nd transp LT tiple bus adilway S ycle pati	would which w landsca R unlikely IR scernibult in a noort more IR stops Station. hs.	be likely ould he ape and My to have to have the impaninor in vement H with free Site harms.	y to adversely affect this and to alter the local of the polimit the magnitude for potential effects, be townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 We a discernible effect on any sensitive heritage. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and ocrease in air pollution in relation to existing levels. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 equent services. The nearest railway station is a good access for pedestrians, but somewhat SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None asset or historic 9a – 9c occupation of new els due to pollution 10a – 10d 2.6km north-west limited for cyclists
8 Cultural heritage 9 Air quality	Develop homes wassociate Site is wat Bradfo with a line The site types an minimum	er. New devent to existiverse effe O ment at the ment would be exited with horizontal interchance amount of the could make the could make the criteria of	velopming built ct on the Person of mulange Runt of current policies.	ent here t form, v ne local LT rould be LT ave a did to resu d transp LT tiple bus ailway S ycle patl LT nor positiousing es H04 a	would which w landsca R unlikely IR scernibult in a noort more IR s stops Station. hs. IR live con is provie and H05	be likely ould he pe and My to have to have the likely of the likely of the likely out of the likely o	y to adversely affect this and to alter the local of the	None asset or historic 9a – 9c occupation of new els due to pollution 10a – 10d 2.6km north-west limited for cyclists 11a depending on the ent would meet the

12	There are a of local shops and services approximately 300m south-east of the site, including a local supermarket											
Accessible services	and pharmacy. Residents may have to travel 1km west on Wakefield Road or 1km south-west to access a broader range of services and amenities to satisfy their daily needs.	onto Tong Street										
30111003	++ P LT IR H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a										
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high without disrupting cohesiveness of existing community, encouraging participation and commun without the development being of a scale that may put pressure on local services and facilities local sense of community and place.	ity interaction,										
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 diverse range of culture and leisure opportu pubs, restaurants, places of worship and parks along Tong Street and Wakefield Road.											
	+/- P LT IR M SP1, SP3, SP4, SP16, H09, DS5, C02	15a										
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victin 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 nation 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	east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with c	desidents would be within 350m of the nearest medical centre, Holme Wood Health Centre. The site is 3.1km ast of a general hospital, St Luke's Hospital. Lesidents at the site would have good access to a diverse range of semi-natural habitats with opportunities for utdoor exercise and community engagement, which could improve both physical and mental health for the										
17	++ P LT IR L SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b										
Education	The nearest primary school, Knowleswood Primary School, is 550m south of the site. The near school, Bradford Forster Academy, is 650m west of the site.	est secondary										
	+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b										
18 Employment	The site would provide residents with good access to a broad range of high quality and diverse opportunities in the centre of Bradford, including the Cutler Heights Employment Zone which is 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 as by increasing the demand for local goods and services and enhancing the pool of potential educations.											

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status	
SE/032 – Stonyhurst Square,		Green and	0 "11	40 1 11	Preferred Option: SE9/H	
Holme Wood	0.31	open space	Greenfield	10 dwellings		

Summary of assessment for SE/032:

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

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

No major adverse effects have been predicted, but as a greenfield site, it could currently be of some biodiversity value and be

development for the local economy as well as the location of the site in relation to transport links and employment areas. No major adverse effects have been predicted, but as a greenfield site, it could currently be of some biodiversity value and be making a positive contribution to the local landscape and townscape character. This would be lost in the development, so minor adverse effects were predicted for a range of 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)
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e
Buildings	Site is gr	reenfield. A	ALC Gr	ade at th	ne site i	is 'Urba	n'. Site coincides with a coal MSA.	
		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	high and careful la	l medium r	isk in tl velopn	ne south nent. Ho	ernmos	st corne	t a low risk of surface water flooding and a ver er. It is expected that these areas could be avo pment could also lead to an increase in imperr	ided through a
E 10/-1		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							vithin 100m of a surface waterbody. Development	ent at the site
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity		condition. N					s and it could potentially be of some biodiversit reduce biodiversity value at the site and reduc	
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7			3 locat	ioni woodi	ia not n	Jourt III	a discernible effect on any landscape designation	
Landscape & townscape	that, in it characte is adjace	s current or er. New devent to exist	conditio velopm ing buil	n, poter ent here t form, v	ntially me would which w	nakes a be like ould he	development at this site could result in the loss positive contribution towards the local landscally to adversely affect this and to alter the local ploto limit the magnitude for potential effects, but townscape cannot be ruled out.	s of open greenfield the and townscape character. The site
& townscape	that, in it characte is adjace minor ac	er. New devent to exist diverse effe	condition velopm ing buil ct on the	n, poter ent here t form, v ne local	ntially me would which w landsca R	nakes a be like ould he ape and M	development at this site could result in the loss positive contribution towards the local landscally to adversely affect this and to alter the local plus to limit the magnitude for potential effects, but townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3	s of open greenfield ape and townscape character. The site out at this stage a
&	that, in it characte is adjace minor ac	er. New devent to exist diverse effe	condition velopm ing buil ct on the Pesite w	n, poter ent here t form, v ne local	ntially me would which was landsca	nakes a be like rould he ape and M y to hav	development at this site could result in the loss positive contribution towards the local landscally to adversely affect this and to alter the local elp to limit the magnitude for potential effects, but townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 we a discernible effect on any sensitive heritage.	s of open greenfield ape and townscape character. The site out at this stage a None e asset or historic
& townscape	that, in it characte is adjace minor ad Develop area.	es current of the control of the con	condition velopm ing buil ct on the Period site well properties and the period site well properties are stated and the period site well properties and the period site well properties are site well properties and the period site well properties are site well properties and the period site well properties are site well properties and the period site well properties are site well properties and the period site well properties are site well properties and the period site well properties are site well properties and the period site well properties are site well properties and the period site well properties are site well properties and the period site well properties are site well properties and the period site well properties are site well properties and the period site well properties are site well properties and the period site well properties are site well properties and the period site wel	n, poten ent here t form, v ne local LT rould be	ntially me would which was landscared Runlikel	nakes a be like rould he ape and M y to hav	development at this site could result in the loss positive contribution towards the local landscally to adversely affect this and to alter the local elp to limit the magnitude for potential effects, but townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 ve a discernible effect on any sensitive heritage. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	s of open greenfield ape and townscape character. The site out at this stage a None e asset or historic 9a – 9c
& townscape	that, in it characte is adjace minor ac Develop area.	es current cer. New devent to exist diverse effe Oment at the ment would	condition velopm ing built ct on the Period site was a site was pected.	n, poten ent here t form, v ne local LT rould be LT ave a did to resu	tially me would which w landsca R unlikel IR scernibult in a r	nakes a be like yould he ape and M y to hav H ble impa	development at this site could result in the loss positive contribution towards the local landscally to adversely affect this and to alter the local lelp to limit the magnitude for potential effects, but townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 are a discernible effect on any sensitive heritage of the sense of the s	s of open greenfield ape and townscape character. The site out at this stage a None e asset or historic 9a – 9c occupation of new
& townscape 8 Cultural heritage 9 Air quality	that, in it characte is adjace minor ac Develop area.	es current cer. New devent to exist diverse effe Omment at the ment would be exist.	condition velopm ing built ct on the Period site was a site was pected.	n, poten ent here t form, v ne local LT rould be LT ave a did to resu	tially me would which w landsca R unlikel IR scernibult in a r	nakes a be like yould he ape and M y to hav H ble impa	development at this site could result in the loss positive contribution towards the local landscally to adversely affect this and to alter the local lelp to limit the magnitude for potential effects, but townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 We a discernible effect on any sensitive heritage of the sense of the se	s of open greenfield ape and townscape character. The site out at this stage a None e asset or historic 9a – 9c occupation of new
& townscape 8 Cultural heritage	Develop homes was at Bradfo	es current cer. New devent to exist diverse effe Omment at the would be exed with ho	condition condition velopm ing built ct on the property of the	n, poter ent here t form, vole local LT rould be LT ave a did to result tiple bustailway Stailway Stai	e would which w landsca R unlike! IR scernibult in a roort mo IR s stops Station.	nakes a be like yould he ape and M y to hav H ble impa minor in yoement H with fre	development at this site could result in the loss positive contribution towards the local landscally to adversely affect this and to alter the local lep to limit the magnitude for potential effects, but townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 We a discernible effect on any sensitive heritage at the contraction of the contraction and large and are pollution in relation to existing levels. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Equent services. The nearest railway station is as good access for pedestrians, but somewhat	s of open greenfield ape and townscape character. The site out at this stage a None e asset or historic 9a – 9c occupation of new els due to pollution 10a – 10d 2.86km north-west
& townscape 8 Cultural heritage 9 Air quality	Develop homes was at Bradfo with a line	s current of the control of the cont	condition velopming built ct on the Period of the Period o	n, poter ent here t form, vole local LT rould be LT ave a did to resuld transp LT tiple bustailway Sycle pat	e would which w landsca R unlike! IR scernibult in a roort mo IR s stops Station. hs.	nakes a be like yould he ape and My to have the like imparison of	development at this site could result in the loss positive contribution towards the local landscally to adversely affect this and to alter the local lep to limit the magnitude for potential effects, but townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 We a discernible effect on any sensitive heritage at the contraction of the contracti	s of open greenfield ape and townscape character. The site out at this stage a None e asset or historic 9a – 9c occupation of new els due to pollution 10a – 10d 2.86km north-west limited for cyclists
& townscape 8 Cultural heritage 9 Air quality	that, in it characte is adjace minor ad Develop area. Develop homes wassociate Site is wat Bradfo with a line The site types an minimum	s current of the could make the current of the curr	condition condition velopming built ct on the Personal Pe	n, poter ent here t form, vole local LT rould be LT ave a did to resuld transport LT tiple bustailway Sycle patternor positiousing as H04 a	e would which w landsca R unlike! IR scernibult in a roort mo IR	hakes a be like yould he ape and My to have to have the ape and My to have the app and My t	development at this site could result in the loss positive contribution towards the local landscally to adversely affect this and to alter the local lep to limit the magnitude for potential effects, but townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 We a discernible effect on any sensitive heritage at the construction and location and AQMA or CAZ. The construction and location are pollution in relation to existing levits. SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, TR6 Equent services. The nearest railway station is as good access for pedestrians, but somewhat	s of open greenfield ape and townscape character. The site out at this stage a None e asset or historic 9a – 9c occupation of new els due to pollution 10a – 10d 2.86km north-west limited for cyclists 11a , depending on the pent would meet the

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
12	There ar	e a of loca	l shops	and se	ervices a	approxir	mately 150m south of the site, including a local	supermarket and
Accessible	pharmac	y. Resider	nts may	have to	o travel	1.2km	west on Wakefield Road or 1km south-west on	
services	access a	broader r	ange o	f service	es and a	amenitie	es to satisfy their daily needs.	
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	without d	lisrupting o	cohesiv oment l	eness of being of	of existing a scale	ng comi	within an existing community in an area of high munity, encouraging participation and commun ay put pressure on local services and facilities	ity interaction,
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 opportualong Tong Street and Wakefield Road.	nities including
	F 3.3.5, 1.5	+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new devi	where the	re are c could p	currently otentiall	none, ly enhai	and so a		out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	east of a Resident outdoor	general h	ospital, te woul nd com	St Luke d have munity	e's Hos good a	pital. ccess to	medical centre, Holme Wood Health Centre. The adverse range of semi-natural habitats with which could improve both physical and mental h	opportunities for
17		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education							School, is 500m north-east of the site. The neast of the site.	rest secondary
	,	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment							ss to a broad range of high quality and diverse the Cutler Heights Employment Zone which is	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc	reasing these. An imp	e dema orovem	and for I ent in th	ocal go ne built	ods and environ	could have a minor beneficial impact on the local services and enhancing the pool of potential ement could lead to an improved attractiveness plp tackle local deprivation.	employees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/033 – Land at Muirhead Fold, Holme Wood	0.60	Site appears to be a mix of hard standing and open greenspace	Mix	19 dwellings	Preferred Option: SE10/H

Summary of assessment for SE/033:

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

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

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

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &		1	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	Site is a	mix of PDI	and g	reenfiel	d. ALC	Grade	at the site is Grade 4. Site coincides with a coa	I MSA.			
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e			
change resilience		Site is in FZ1 and 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							rithin 100m of a surface waterbody. Developme ater consumption.	nt at the site			
6		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity		condition. N					ements and it could potentially be of some bioc reduce biodiversity value at the site and reduce				
		-	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 or r. New devent to existi	ONBs. conditio relopm ng buil	Howev n, poten ent here t form, v	er, resi tially m would which w	dential akes a be likel ould he	a discernible effect on any landscape designati development at this site could result in the loss positive contribution towards the local landscally to adversely affect this and to alter the local to limit the magnitude for potential effects, but townscape cannot be ruled out.	of open greenfield be and townscape character. The site			
8 Cultural		0	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop area.	ment at the	e site w	ould be	unlikel	y to hav	ve a discernible effect on any sensitive heritage	asset or historic			
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	homes w		pected	l to resu	lt in a n	ninor in	ct on an AQMA or CAZ. The construction and or crease in air pollution in relation to existing levents.				
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	at Bradfo		ange R	ailway S	Station.		equent services. The nearest railway station is a good access for pedestrians, but somewhat				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an minimum	d tenures of criteria of	of the h	ousing is H04 a	is provi	ded in I 5 (10 or	n towards satisfying Bradford's housing needs, ine with the Local Plan policies. The development more homes, or an area of more than 0.5ha), tases to reflect local need.	ent would meet the			
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible services							es, including a village store, appears to be 400n ervices 550m available south-east on Tong Stre				

		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	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMI without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.									
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure		ts at the sit					o a diverse range of culture and leisure opportung Street.	nities including		
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	location new dev	where ther	e are could possible could be combined to the country of the count	urrently otentiall oat the l	none, a y enhar ocal risl	and so nce con k of crin	would introduce new potential targets and victing an increase in crime at the site cannot be ruled naminity cohesion and wellbeing, or increase name. SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01,	out. However, atural surveillance,		
		++	Р	LT	IR	Н	CO2, CO3, DS1, DS5	16a, 16b		
16 Health	Medical Hospital Resident outdoor	Practice, d ts at the sit	ependi te woul nd com	ng on lo d have munity	ocation o	within to	medical centres, either Holme Wood Health Ce he site. The site is 3.6km east of a general hosp of a diverse range of semi-natural habitats with chich could improve both physical and mental h	oital, St Luke's		
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education							cademy, is 350mm north-east of the site. The nuth-east of the site.	earest secondary		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment							ess to a broad range of high quality and diverse the Cutler Heights Employment Zone which is			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	as by inc	creasing th ses. An imp	e dema provem	and for I ent in th	ocal go ne built (ods and environ	could have a minor beneficial impact on the loc d services and enhancing the pool of potential of ment could lead to an improved attractiveness elp tackle local deprivation.	employees for local		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/035 – Bolling Hall Laundry – Off Rooley Lane	0.39	PDL, vegetation and hard standing	50% Mix	18 dwellings	Preferred Option: SE11/H

Summary of assessment for SE/035:

Significant adverse effect predicted for the air quality SA Objective, due to the site being within the CAZ. No other significant adverse effects predicted. SE/035 would be a good opportunity to deliver biodiversity net gains as well as improvements to the local townscape character. The site is well located to provide residents with good access to shops, buses, jobs, and cultural spaces, with particularly good access to schools and health facilities.

		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 – 3d					
Buildings							ade ALC soils. Site is PDL and would consti	tute an efficient					
	use of la	nd, depen	ding on t	he poten	tial impa I	cts on t	he coal MSA. SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3,	T					
4 Climate		+	Р	LT	IR	М	560, 569, 5610, 5615, 1109, ENT, ENZ, ENS,	4a – 4e					
change resilience	Site is in FZ1. A very limited extent in the western portion of the site is at a low and medium risk of surface water flooding, which would be expected to be avoided through the layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.												
E Motor		-	Р	ĹT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e					
5 Water resources							n 100m of site. Development would result in ation to existing levels.	a minor net					
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h					
Biodiversity & geodiversity	There would be no sensitive biodiversity designations directly impacted by development on the site. However, the site coincides with Natural England's Green Infrastructure corridor. As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network.												
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
Landscape & townscape		Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.											
8 Cultural		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 impact on any heritage asset or	historic area.					
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e					
9 Air quality	air pollut	Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in air pollution at the site in relation to existing levels, due to the construction and occupation of new homes and the associated transport movements and household pollution.											
40		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e					
10 Transport	the site,		utside of	the desi	red rang	e. The	es. Bradford Interchange Railway Station is site has good access for pedestrians, but so						
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an minimun	d tenures of criteria of	of the ho f policies	using is p H04 and	provided H05 (10	in line of or mo	Is satisfying Bradford's housing needs, deposite the Local Plan policies. The development of homes, or an area of more than 0.5ha), the to reflect local need.	ent would meet the					
12	·	+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a					
Accessible services		ld offer res s along Ro			ess to key	y servic	es and amenities, being within a 250m walk	of services and					

		Effect on S	SA Objecti	ve											
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)							
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a							
13 Social cohesion	without o	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.													
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a							
leisure		ıld offer res cultural an					al and leisure areas, being within a 250m wa bad.	alk of that varied							
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a							
15 Safe & secure	location	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.													
		++	Р	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b							
16 Health	Site is within 400m of the nearest GP surgery, Rooley Lane Medical Centre and 1km of Cygen Hospital, Bierley 1km south. Site would provide new residents with good access to the countryside and a diverse range of seminatural habitats, and outdoor exercise opportunities via the local PRoW network.														
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b							
Education							mary School, is within 800m south west of the site.	he site. The							
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b							
Employment							opportunities in the centre of Bradford 3km to ones surrounding Bradford.	o the north of the							
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b							
19 Economy		ng the dem					d have a minor beneficial impact on the loca and enhancing the pool of potential employe								

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/038 – Cordingley		PDL,		30 dwellings	Preferred Option:
Street, Holme Wood	0.87	industrial/commercial uses	Brownfield	(based on 35dph)	SE12/H

Summary of assessment for SE/038:

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.

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

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

		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							te coincides with a sandstone MSA. Site would cts on the MSA.	be an efficient use	
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience		FZ1 and i able surfa					flooding. However, development could lead to els.	an increase in	
5 Water	•	-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							rithin 100m of a surface waterbody. Developme ater consumption.	ent at the site	
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
Biodiversity & geodiversity	current designat	condition. N	lew de ould be	velopme a good	ent here	would	to be likely that the site is of limited biodiversit be unlikely to result in any discernible effects of deliver biodiversity net gains at the site such a	on a biodiversity	
		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a	
7 Landscape & townscape	National There m likely tha influence by ensur	Parks or A ay therefore the devote the devote the devote the local transfer of the local transfer on the local transfer on the local transfer of transfer of the local transfer of the local transfer of the local transfer of	ONBs e be line elopme cal town e new o	. The sit mited sc ent at the nscape of developi	e is PD ope for site wo charact ment is	L and onew described to the contract of the contract of the contract of a high contract o	a discernible effect on any landscape designat contains existing buildings that appear to be in evelopment to adversely alter the local character an opportunity to ensure that this location has a by incorporating GI elements of high visually quality design (as required by various Local ementation of development.	commercial use. er. It is considered a more positive Il amenity value or	
	13 301110	0	P	LT	R	M M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
8 Cultural	Develop	ment at the	site w	ould be	unlikely	to hav	ve a discernible effect on any sensitive heritage	· · · · · · · · · · · · · · · · · · ·	
heritage	area.							e asset or historic	
heritage		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality	Develop homes w		d not h	ave a di	scernib	le impa ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing leves.	9a – 9c occupation of new	
9 Air quality	Develop homes w	ould be ex	d not h	ave a di	scernib	le impa ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levers.	9a – 9c occupation of new	
	Develop homes w associate Site is w west at E	vould be exed with how the with how the with how the within 250m.	d not he rected mes are P of multerchair	ave a did to resund transp	scernibilit in a noort more IR s stops	le impa ninor in vement H with fre ation. S	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing leves. SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5,	9a – 9c occupation of new els due to pollution 10a – 10d 3.66km north-	

							n towards satisfying Bradford's housing needs,					
							ine with the Local Plan policies. The developmemore homes, or an area of more than 0.5ha), t					
							uses to reflect local need.	nat specify				
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
Accessible services	Key servic	es and a	menitie	es are lo	cated v	within 4	00m of site on Tong Street.					
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
13 Social							within an existing community in an area of high					
cohesion	without the	without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure							o a diverse range of culture and leisure opportuirections along Tong Street.	nities including				
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location whout. Howe	nere therwork	e are d develo	urrently pment o	no resi could po	idential otential	would introduce new potential targets and victing receptors, and so an increase in crime at the sty enhance community cohesion and wellbeing, at the local risk of crime.	ite cannot be ruled				
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Residents would be within 600m of the nearest medical centre, Tong Medical Practice. The site is 3.8km southeast of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.											
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education							chool, is 600m north-east of the site. The neare uth-east of the site.	est secondary				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment							ess to a broad range of high quality and diverse the Tong Street Employment Zone which is 30					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by incre businesses	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/048 – Albert Terrace,		PDL, empty			Preferred Option:
Oakenshaw	0.80	factory lot (hardstanding)	90% Brownfield	25	SE14/H

Summary of assessment for SE/048:

A major adverse effect is predicted due to proximity of the site to chemical works (middle and outer zones). Minor adverse effects predicted for water resources and air quality SA Objectives, as predicted for nearly all other sites. Site has a small area of medium and high surface water flood risk in its eastern portion. The site is located adjacent to a Local Wildlife Site. The site would be a good opportunity to deliver biodiversity net gain and improvements to the local townscape character, given its current condition. The site is well located to provide residents here with good access to jobs, shops, and cultural spaces, with particularly good access to public transport options, schools 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	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c	
3 Land & Buildings	MSA wit	h which it o	coincide prove t	es. It is he reso	unknow urce-eff	n if the	cient use of land, depending on the potential in existing buildings on-site could be re-used but of any development. Site is entirely situated wi	the re-use of	
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience				ould be	entirely		tion that is at a medium and high risk of surfact ble through a careful layout.	e water flooding	
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources		ot in a GSF in water c			in 100m	of a sm	nall lake north of the site. Site would likely resu	lt in a minor	
6		+/-	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
Biodiversity & geodiversity		rrently a 1					and's GI network and is adjacent to a Local Wi would present an opportunity to enhance the		
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b	
Landscape & townscape							Providing the development is in-keeping with topportunity to improve the local character.	he existing built	
8 Cultural		0	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
heritage	Develop	ment at the	e site w				e a discernible impact on any heritage asset of		
9 Air quality	homes v		xpected	d to resu	ılt in a r	ninor inc	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 of on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levels.		
40		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport		is very acc					uent services. Site is within 500m of Low Moo clists although there is a lack of designated cy		
		+	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 types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.								
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
Accessible services							nge of services and amenities in highly access ies along Checkheaton Road.	ible locations	
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a	
13 Social cohesion	commun	ity interact	ion, wi	thout the	e devel	opment l	ents within an existing community, encouraging being of a scale that could put pressure on loc nity and place.		

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations along Checkheaton Road.											
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where the	e are c could p	urrently otentiall	none, a	and so a		out. However,				
			Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	good acc engagen developr	cess to a d nent oppor ment.	iverse tunities	range o s, which	f semi-r could ii	natural h mprove l	of St Luke's Hospital. Site would provide new labitats with opportunities for outdoor exercise sooth physical and mental health for the residentle and outer zones) could give rise to a major r	and community ts of this				
	,	-	Р	LT	IR	Ĺ	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education	Appletor		, which				E Primary School, putting it outside of the des lucation is 1.8km south west of the site, again					
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment	Site wou	ld provide nities in the	resider nearb	nts with y, being	excelle within	nt acces 5km of n	s to a broad range of high quality and diverse on the Employment Zones.	employment				
		+	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	r local g ent in th	oods ar ne built	nd servic environn	ould have a minor beneficial impact on the local es and enhancing the pool of potential employ nent could lead to an improved attractiveness to p tackle local deprivation.	ees for local				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/050A – Proctor Street Playing Fields, Off Tong Street, Holme Wood	0.74	Site appears to be a mix of hard standing and greenfield	Mix	29 dwellings	Preferred Option: SE15/H

Summary of assessment for SE/050A:

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

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a majority greenfield site containing trees.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	Site is a	mix of gree	enfield	and PD	L. ALC	Grade	at the site is 'Urban'. Site coincides with a coal	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	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.										
6		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity	biodivers		n its cu	rrent co	ndition.		us GI elements including trees and it is likely to evelopment here could reduce biodiversity valu				
-		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National disused. townscal potential site curre based or	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is partially PDL with existing hard standing that appears to be vacant and disused. There may therefore be somewhat limited scope for new development at this location to alter the local townscape and landscape character. Depending on the condition of the site, new development here could potentially be an opportunity to enhance the local character, such as through a high quality design. However, the site currently contains several trees and open greenfield that are potentially of high visual amenity value and, based on the risk that this could be lost as a result of new development, a minor adverse effect on the local character cannot be entirely ruled out at this stage.									
0.0.11		0	Р	ĹT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
8 Cultural heritage	Developi area.	ment at the	site w	ould be	unlikel	y to hav	ve a discernible effect on any sensitive heritage	asset or historic			
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	homes w		pected	to resu	ılt in a n	ninor in					
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
Transport	at Bradfo		ange R	ailway S	Station.		quent services. The nearest railway station is 3 good access for pedestrians, but somewhat I				
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,	11a			

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)					
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.												
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
Accessible services	Key serv	rices and a	meniti	es are lo	cated v	within 6	00m of site on Tong Street.						
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
13 Social cohesion	without o	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Resident pubs, res	ts at the sistaurants,	te wou church	ld have es and p	good ad parks in	ccess to both d	a diverse range of culture and leisure opportuinections along Tong Street and on the A6177.	nities including					
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.											
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	of a gene Resident Knowles	Residents would be adjacent to the nearest medical centre, Tong Medical Practice. The site is 3.2km south-east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats, including nearby Knowles Park, 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, 17b					
Education			Bradfo		er Acad	demy, is	olic Primary School, is 180m west of the site. The 1.2km north-west of the site.						
4.0		+	. P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	opportur		centre	e of Brad			ess to a broad range of high quality and diverse the Tong Street and Cutler Heights Employme						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	as by inc	creasing th	e dema	and for I nent in th	ocal go ne built	ods and environ	could have a minor beneficial impact on the loc d services and enhancing the pool of potential e ment could lead to an improved attractiveness alp tackle local deprivation.	employees for local					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/051 – Holme Lane, Holme Wood	2.13	Open space, grasses, scrub, trees and one small area of hard standing	Predominantly greenfield	40 dwellings	Preferred Option: SE16/H

Summary of assessment for SE/051:

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a predominantly greenfield site containing trees. There is a Grade II* and six Grade II Listed Buildings within 160m of the site, the settings of which could be adversely altered by development at the site.

SA Objective		Effect on SA Objective									
		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	Site is predominantly greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a coal MSA.										
4 Climate change		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
							nd at a low, medium and high risk of surface wa				
resilience	its southern perimeter. Through a careful layout is expected that these areas could be avoided. However,										
resilierice	developr	ment could				imperi	meable surfaces, compared to current levels.	1			
5 Water		-	P	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.										
_	would be	e likely to re	esult in	1				10.00			
6	0:1	-	P	LT	IR 	M .	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity	Site is predominantly greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and										
& geodiversity		sity value ir ocal ecolog				ivew a	evelopment nere could reduce blodiversity valu	ie at the site and			
geodiversity	reduce it	l ecolog	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
Landscape &	National that cont adversel would he	Parks or A tains GI ele by alter the alp to limit t	ONBs ements local to the ma	. Howev of poter ownscap gnitude	er, resiontially hose and lefter for pote	dential iigh visu andsca ential ef	a discernible effect on any landscape designati development at this site could result in the loss ual amenity, including trees, and it would theref pe character. The site is adjacent to existing but fects, but at this stage a minor adverse effect of	of open greenfield ore be likely to uilt form, which			
7 Landscape & townscape	National that cont adversel would he	Parks or A tains GI ele by alter the	ONBs ements local to the ma	. Howev of poter ownscap gnitude	er, resiontially hose and lefter for pote	dential iigh visu andsca ential ef	development at this site could result in the loss ual amenity, including trees, and it would therefupe character. The site is adjacent to existing buffects, but at this stage a minor adverse effect of	of open greenfield ore be likely to uilt form, which			
Landscape & townscape 8 Cultural	National that cont adversel would he landscap Within 10 Develop sensitive	Parks or Atains GI ele y alter the elp to limit to be and tow - 60m east of ment at this	ONBs ements local to the ma nscape P of the s s large assets,	. However of potential of poten	rer, resignitially hope and I for pote be rule R ix Grad reenfield this w	dential ligh visu andsca ential ef ed out. M le II List d site c	development at this site could result in the loss ual amenity, including trees, and it would theref ipe character. The site is adjacent to existing bufects, but at this stage a minor adverse effect of SP2, SP10, EN3, EN4, EN5, EN6, DS3 ted Buildings, as well as the II* Listed Buildings ould potentially have an adverse effect on the se limited to some extent by the existing present.	of open greenfield ore be likely to uilt form, which on the local 8a, 8b Ryecroft Hall'. setting of these			
Landscape & townscape	National that cont adversel would he landscap Within 10 Develop sensitive vegetation	Parks or A tains GI ele y alter the elp to limit to be and town - 60m east of ment at this heritage a on and buil	AONBs ements local to the ma nscape P of the s s large assets, t form. P	. However of potential of poten	rer, resintially hope and I for pote be rule R ix Grad reenfield hother this w	dential igh visu andsca ential ef ed out. M le II List d site c vould be	development at this site could result in the loss ual amenity, including trees, and it would theref ipe character. The site is adjacent to existing buffects, but at this stage a minor adverse effect of SP2, SP10, EN3, EN4, EN5, EN6, DS3 ted Buildings, as well as the II* Listed Buildings ould potentially have an adverse effect on the se limited to some extent by the existing presence SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	of open greenfield ore be likely to uilt form, which on the local 8a, 8b Ryecroft Hall'. setting of these be of screening 9a – 9c			
Landscape & townscape 8 Cultural	National that contadversel would he landscap Within 10 Develop sensitive vegetation Develop homes we	Parks or A tains GI ele y alter the elp to limit to e and town - 60m east of ment at this e heritage a on and buil - ment would	ONBs ements local to the manscape P of the s large assets, t form. P d not he pected	. However of potential of potential of potential of potential of potential of the control of the	rer, resintially hoe and I for pote be rule R ix Grad reenfielh this w	dential igh visu andsca ential ef ed out. M le II List d site c vould be H le impa ninor in	development at this site could result in the loss used amenity, including trees, and it would therefore character. The site is adjacent to existing but fects, but at this stage a minor adverse effect of SP2, SP10, EN3, EN4, EN5, EN6, DS3 ted Buildings, as well as the II* Listed Buildings ould potentially have an adverse effect on the selimited to some extent by the existing presence of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 act on an AQMA or CAZ. The construction and corease in air pollution in relation to existing levels.	of open greenfield ore be likely to uilt form, which on the local 8a, 8b Ryecroft Hall'. Setting of these ce of screening 9a – 9c occupation of new			
Landscape & townscape 8 Cultural heritage 9 Air quality	National that contadversel would he landscap Within 10 Develop sensitive vegetation Develop homes wassociate	Parks or A tains GI ele y alter the elp to limit to be and town - 60m east coment at this e heritage a con and build - ment would be exed with hore	AONBs ements local to the ma nscape P of the s s large assets, t form. P d not h epected mes ar	. However of potential of potential of potential of the cannot of the ca	rer, resintially hoe and I for pote be rule R ix Grad reenfiel hot this was scernibult in a noort more IR	dential igh visu andsca ential ef ed out. M le II List d site c vould be H le impa ninor in vement H	development at this site could result in the loss and amenity, including trees, and it would theref the character. The site is adjacent to existing by fects, but at this stage a minor adverse effect of the second stage of the	of open greenfield ore be likely to uilt form, which on the local 8a, 8b "Ryecroft Hall". Setting of these are of screening 9a – 9c occupation of new els due to pollution			
Landscape & townscape 8 Cultural heritage	National that contadversel would he landscap Within 10 Develop sensitive vegetation Develop homes wassociate Site is was laterchair that contadversel would he landscap within 10 Develop homes was laterchair would be laterchair that contadversel would be laterc	Parks or A tains GI electronic parks or A tains GI electronic parks of the parks of	AONBs ements local to the ma nscape P of the s s large assets, t form. P d not h expected mes ar P of the ay Stati	. However of potential points of potential points of potential points of potential to result of the potential to result of the points of the potential to result of the potential to re	er, resintially hoe and I for pote be rule kix Grad reenfiel h this well IR scernibult in a noort more IR bus sto	dential igh visu andsca ential ef ed out. M le II List d site c vould be H le impa ninor in vement H pp. The	development at this site could result in the loss and amenity, including trees, and it would theref the character. The site is adjacent to existing but fects, but at this stage a minor adverse effect of the second secon	of open greenfield ore be likely to uilt form, which on the local 8a, 8b "Ryecroft Hall". Setting of these are of screening 9a – 9c occupation of new els due to pollution 10a – 10d t Bradford			

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	types an minimum	d tenures of criteria of	of the h	nousing es H04 a	is provi and H05	ded in I 5 (10 or	n towards satisfying Bradford's housing needs, ine with the Local Plan policies. The developme more homes, or an area of more than 0.5ha), tuses to reflect local need.	ent would meet the
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services	Kesteve		esident	ts may n			es, including a village store, appears to be 350m 00m south-east onto Tong Street in order to ac	
13 Social		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
cohesion	interaction		the de	evelopm	ent beir	ng of a s		
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		ts at the si staurants,						nities including
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are o could p	currently otentiall	none, y enhai	and so	would introduce new potential targets and victing an increase in crime at the site cannot be ruled naminity cohesion and wellbeing, or increase name.	out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	site is 4.3 Resident outdoor	3km south ts at the si exercise a	-east on te wou nd com al healt	of a gene ld have nmunity th for the	eral hos good ac engage e reside	pital, St ccess to ment, i	ong Medical Practice, putting it outside the targe t Luke's Hospital. o a diverse range of semi-natural habitats with c ncluding at adjacent Pit Hill Park, which could in the development.	pportunities for
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education		rest primaι Γong High						est secondary
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	The site opportur the site.	would proviities in the	vide re e centre	sidents e of Brad	with good offord, in	od acce cluding	ess to a broad range of high quality and diverse the Tong Street Employment Zone which is 1k	employment m south-west of
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc	creasing th ses. An imp	e dema	and for I nent in th	ocal go ne built	ods and environ	could have a minor beneficial impact on the loc d services and enhancing the pool of potential of ment could lead to an improved attractiveness alp tackle local deprivation.	employees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/054 – Kesteven Road /		PDL plot with			
Heyshame Drive, Holme	0.21	vacant building and	Brownfield	9 dwellings	Preferred Option: SE17/H
Wood		hard standing			

Summary of assessment for SE/054:

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

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

The site is PDL containing a building which appears to be derelict, so residential development here could be an efficient use of land and provide opportunities to deliver biodiversity net gains. New development could ensure that the site has a more positive influence on the local townscape character.

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

		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		DL. ALC Gource subject					e coincides with a coal MSA. Site would be an the MSA.	efficient use of the				
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience							of the site are at low risk of surface water flood meable surfaces, compared to current levels.	ing. However,				
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							ithin 100m of a surface waterbody. Developme ater consumption.	ent at the site				
6		+	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity & geodiversity	biodivers effects o	Site is PDL containing (what appears to be) a derelict building. It is considered likely that the site is of limited biodiversity value in its current condition. New development here would be unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements. P LT IR M SP2, EN1, EN3, EN5, EN6, DS2, DS3 7a										
7 Landscape & townscape	National and to ha an oppor as by inc quality d	Parks or A ave fallen i tunity to e corporating	s locati AONBs nto a s nsure t GI ele equired	ion woul The sit tate of chat this ments of	Id not receive is PD disrepail location of high v	esult in L and c r. It is c n has a risual ai	a discernible effect on any landscape designate contains an existing building that appears to be considered to be likely that new development at more positive influence on the local townscape menity value or by ensuring that the new development policies). This is somewhat dependent on the	ion, including potentially derelict the site would be character, such opment is of a high				
0.0.11		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
8 Cultural heritage	Develop	ment at the	e site w	ould be	unlikel	y to hav	ve a discernible effect on any sensitive heritage	asset or historic				
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	homes w		pected	d to resu	ılt in a r	ninor in						
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Site is within 60m of multiple bus stops with frequent services. The nearest railway station is 3.4km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.											
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	The site	could mak	e a mir	nor posi	tive con	tributio	n towards satisfying Bradford's housing needs,	depending on the
	types an minimum	d tenures of criteria of	of the h	nousing es H04 a	is provi and H05	ded in I 5 (10 or	ine with the Local Plan policies. The developme more homes, or an area of more than 0.5ha), t uses to reflect local need.	ent would meet the
12	usp cois	+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services			f basic		s and a	menitie	es, including a village store, appears to be 225m ops and services available 800m south-east on	
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	without o	disrupting o	cohesiv oment l	eness of peing of	of existing a scale	ng comi	within an existing community in an area of high munity, encouraging participation and communi ay put pressure on local services and facilities	ty interaction,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		ts at the si staurants,		es and p	parks al			
15 Safe & secure	developr	nent, and	potenti	ally impi	rove pri	de in th	SP1, SP3, SP4, SP16, H09, DS5, CO2 h a derelict/partially burned pub with high-qualitie local area. If the site were to not be allocated by the state local crime rates.	
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	east of a Resident outdoor	general h	ospital, te woul nd com velopm	St Luke d have munity ent.	e's Hos good ac engage	pital. ccess to	medical centre, Holme Wood Health Centre. The a diverse range of semi-natural habitats with chich could improve both physical and mental h	opportunities for ealth for the
17		++	P .	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education		rest primai Tong High						
4.0		+	. P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur		centre	of Brad			ess to a broad range of high quality and diverse the Tong Street and Cutler Heights Employme	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc	creasing th	e dema provem	and for I ent in th	ocal go ne built	ods and environ	could have a minor beneficial impact on the loc d services and enhancing the pool of potential e ment could lead to an improved attractiveness alp tackle local deprivation.	employees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential developme nt	Status
SE/055 – Ned Lane, Holme Wood (2)	3.73	Greenfield land	Greenfield 100%	98 dwellings	SUE Site/ Preferred Option: SE18/HC

Summary of assessment for SE/055: Significant adverse effects predicted due to the loss of greenfield land and residing within the green belt. Minor adverse effects predicted for air quality, biodiversity, landscape, transport and flood risk. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and educational facilities. With particularly good access to health facilities.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings		reenfield a		uld consi	st of the I	oss of :	>0.4ha of greenfield land. Site coincides with	a coal MSA. ALC
4 Climate	Grade at	-	P P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	improved		inclusio	n of GI ir	n develop	ment, a	ace water flooding. The site's climate resilien although this is somewhat dependent on impl	
5 Water		+	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources		s not coind to result ir					aterbody within 100m of the site. Developmer umption.	it at the site would
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 in odiversity value at the site and reduce local en	
		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designation	7a, 7b
Landscape & townscape	could res trees, an adjacent	sult in the l nd it would to existing	loss of therefo g reside	open gre ore be like ential buil	enfield the ely to adv t form, w	nat cont versely hich wo	in the green belt. However, residential develor ains GI elements of potentially high visual an alter the local townscape and landscape chai build help to limit the magnitude for potential e e and townscape cannot be ruled out.	nenity, including racter. The site is
	olago a i	-	P	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	'Number developr	16 and acment at this	djoining s open	barn fro greenfie	nting road	d', 'Nun uld pote	e site (two are 50m east)- Grade II Listed Buil nbers 18 and 20 and adjoining barn' and '25, entially have an adverse effect on the setting ted by the exiting presence of screening veg	Ned Lane'. New of these sensitive
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes w		xpected	d to resul	t in a min	or incre	on an AQMA or CAZ. The construction and cease 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	at Bradfo	ord Interch	ange R	ailway S	tation, th	is is ou	ent services. The nearest railway station is 3 tside of the desired range. The site has good a limited amount of cycle paths.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures n criteria of	of the h	nousing is es H04 aı	s provide nd H05 (1	d in line 10 or m	owards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), the sto reflect local need.	ent would meet the

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
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	Broadstone Way.
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	without o	disrupting o	cohesiv oment b	eness of peing of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and communi put pressure on local services and facilities of	ty interaction,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		ts at the sints, church					range of culture and leisure opportunities inc	cluding pubs,
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are c could p	urrently otentially	none, and enhance	d so an e comm	ould introduce new potential targets and victir increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b
16 Health	Luke's H Residen	lospital.	te woul	d have g	ood acce	ess to a	e Wood Health Centre. The site is 3.9km wes	pportunities for
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education							chool, is 50m west of the site. The nearest se te, this is outside of the desired range.	econdary school,
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment							broad range of high quality and diverse emps, Tong Street and Law Street employment z	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc	creasing th sinesses. <i>P</i>	e dema An impr	and for lo	cal good in the bu	s and s ıilt envir	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e conment could lead to an improved attractives o help tackle local deprivation.	mployees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/057 – West Gate Hill Street, Tong	1.70	Greenfield land	Greenfield 100%	27 dwellings	Preferred Option: SE48/H

Summary of assessment for SE/057: Significant adverse effects predicted due to the loss of greenfield land and residing within the green belt. Minor adverse effects predicted for air quality, biodiversity, landscape, transport, access to services and distance to educational facilities. The site is well located to provide residents with good access to outdoor spaces and leisure spaces, including pubs, cultural spaces, jobs 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				uld consi	st of the I	oss of >	>0.4ha of greenfield land. Site coincides with	a coal MSA. ALC
	Grade at	the site is		1			SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3,	1
4 Climate		+	Р	LT	IR	L	EN7	4a – 4e
change resilience	improved		nclusio	n of GI ir	n develop	ment, a	e water flooding. The site's climate resilience although this is somewhat dependent on impl	
= 10/	11010101	-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water	Site doe	s not coinc	ide witl	h a GSP	Z, there is		erbody within 100m of the site. Development	at the site would
resources	be likely	to result ir	a mino	or increa	se in wat	er cons		
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 in diversity value at the site and reduce local ed	
		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National could restrees, an adjacent	Parks or A sult in the I d it would to existing	ONBs oss of therefo reside	, howeve open gre ore be like ential buil	er the site enfield the ely to adv t form, w	is withinat control wersely a	discernible effect on any landscape designation the green belt. However, residential develorations GI elements of potentially high visual ampliter the local townscape and landscape chains deleted to limit the magnitude for potential ele and townscape cannot be ruled out.	pment at this site nenity, including racter. The site is
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	unlikely to	o have	a discernible impact on any heritage asset or	historic area.
9 Air quality	homes w		kpected	to resul	t in a min	or incre	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 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	at Low M	loor Railw	ay Stat	ion, this i	is outside	of the	ent services. The nearest railway station is 4 desired range. The site has good access for of cycle paths.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures of criteria of	of the h	ousing is s H04 a	s provide nd H05 (1	d in line 10 or m	owards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), the sto reflect local need.	ent would meet the
12		-	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services		ts at the si					to key services and amenities including the n	earest
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	without o	disrupting o	cohesiv oment b	eness of being of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and community put pressure on local services and facilities of	ty interaction,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		nts, church	nes and				range of culture and leisure opportunities inc	
		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are c could p	urrently otentially	none, and enhance	d so an e comm	ould introduce new potential targets and victing increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase nat	out. However,

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend			Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	is 5.8km Residen	noth west	of the te woul	nearest l d have g	nospital, s ood acce	St Luke ess to a	g Medical Practice, this is outside of the desi 's Hospital. diverse range of semi-natural habitats with o	
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education							School, is 2km west of the site. The nearest , these are both 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 empty. S, Tong Street and Law Street employment 2	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc	creasing th sinesses. <i>F</i>	e dema An impr	and for lo	in the bu	s and s ıilt enviı	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e ronment could lead to an improved attractive o help tackle local deprivation.	employees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/060 – Holme Lane/Raikes Lane	2.6	Greenfield land	Greenfield 100%	60 dwellings	Preferred Option: SE45/H

Summary of assessment for SE/060: Significant adverse effects predicted due to the loss of greenfield land and residing within the green belt. Minor adverse effects predicted for air quality, biodiversity, landscape, transport and flood risk. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and educational facilities. With particularly good access to health facilities.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings		reenfield a		uld consi	st of the I	oss of :	>0.4ha of greenfield land. Site coincides with	a coal MSA. ALC
4 Climate		-	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change							ace water flooding. The site's climate resilier	
resilience		d with the i likely to be					although this is somewhat dependent on imp	lementation and
E Motor		+	Р	LT	ĪR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources		s not coind to result in					aterbody within 100m of the site. Developmen sumption.	nt at the site would
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 in odiversity value at the site and reduce local e	
		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	could res trees, ar adjacent	sult in the l nd it would	loss of therefo	open gre ore be like	enfield thely to adv	nat cont	in the green belt. However, residential develo ains GI elements of potentially high visual ar alter the local townscape and landscape cha	nenity, including
8 Cultural	1 8120421					hich wo	ould help to limit the magnitude for potential e	
o conniga	stage a i		erse eff	ect on th	e local la	hich wo	ould help to limit the magnitude for potential ele and townscape cannot be ruled out.	effects, but at this
		minor adve	erse eff n/a	ect on th n/a	e local la n/a	hich wo ndscap H	ould help to limit the magnitude for potential e be and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3	effects, but at this None
heritage		minor adve	erse eff n/a	ect on th n/a	e local la n/a	hich wo ndscap H	ould help to limit the magnitude for potential e be and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asset o	effects, but at this None
	Develop Develop homes v	minor adve	erse eff n/a e site w P d not hexpected	ect on the n/a rould be to LT ave a distillation	e local la n/a unlikely to IR cernible t in a min	hich wondscap Hohave Himpact	ould help to limit the magnitude for potential e be and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3	None r historic area. 9a – 9c occupation of new
heritage	Develop Develop homes w associat	minor adverse of the control of the	erse eff n/a e site w P d not h expected mes ar	ect on the n/a rould be LT ave a dist to result to LT LT ave LT LT	e local la n/a unlikely to IR cernible t in a min ort move	hich wondscap Hohave Himpact hor incre ments. H	buld help to limit the magnitude for potential energy and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and coase in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	None r historic area. 9a – 9c occupation of new els due to pollution
heritage 9 Air quality	Develop Develop homes w associat Site is w at Bradfo	minor adverse of the control of the	e site w P d not hexpected mes ar P of mul ange R	ect on the n/a rould be to LT ave a dist to resul and transper LT tiple bus tailway S	e local la n/a unlikely to IR cernible t in a min ort move IR stops wit tation, th	hich word ndscap Hoo have Himpact for increments. Hth frequisis is ou	buld help to limit the magnitude for potential en and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and contains a pollution in relation to existing level. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	None r historic area. 9a – 9c occupation of new els due to pollution 10a – 10d 3.2km north west
heritage 9 Air quality	Develop Develop homes w associat Site is w at Bradfo	minor adverse of the control of the	e site w P d not hexpected mes ar P of mul ange R	ect on the n/a rould be to LT ave a dist to resul and transper LT tiple bus tailway S	e local la n/a unlikely to IR cernible t in a min ort move IR stops wit tation, th	hich word ndscap Hoo have Himpact for increments. Hth frequisis is ou	suld help to limit the magnitude for potential en and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and contains a sease in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Ient services. The nearest railway station is 3 tside of the desired range. The site has good	None r historic area. 9a – 9c occupation of new els due to pollutior 10a – 10d 3.2km north west
heritage	Develop homes w associat Site is w at Bradfo pedestria The site types an minimum	minor adverse of the could maked tenures of the could maked tenures of criteria of the could maked tenures of the could maked tenures of the could maked tenures of the could make the could mak	e site w P d not h xpected mes ar P of mul ange R omewha P ce a mir of the r f policies	ect on the n/a rould be LT ave a dist to resul to transport LT tiple bus at limited LT aror positions are H04 are	e local la n/a unlikely to IR cernible t in a min ort move IR stops wit tation, th for cyclis IR ve contril s provide nd H05 (**	hich wondscap Hoo have Himpact Horimorents. H th frequisis so outsts with H button t d in line	puld help to limit the magnitude for potential energy and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and coase in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Entert services. The nearest railway station is 3 taide of the desired range. The site has good 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 ore homes, or an area of more than 0.5ha), to	None r historic area. 9a – 9c occupation of new els due to pollution 10a – 10d 3.2km north west access for 11a depending on the ent would meet the
heritage 9 Air quality 10 Transport	Develop homes w associat Site is w at Bradfo pedestria The site types an minimum	minor adverse of the could maked tenures of the could maked tenures of criteria of the could maked tenures of the could maked tenures of the could maked tenures of the could make the could mak	e site w P d not h xpected mes ar P of mul ange R omewha P ce a mir of the r f policies	ect on the n/a rould be LT ave a dist to resul to transport LT tiple bus at limited LT aror positions are H04 are	e local la n/a unlikely to IR cernible t in a min ort move IR stops wit tation, th for cyclis IR ve contril s provide nd H05 (**	hich wondscap Hoo have Himpact Horimorents. H th frequisis so outsts with H button t d in line	puld help to limit the magnitude for potential energy and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and coase in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Ent services. The nearest railway station is 3 tside of the desired range. The site has good 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	None r historic area. 9a – 9c occupation of new els due to pollution 10a – 10d 3.2km north west access for 11a depending on the ent would meet the
heritage 9 Air quality 10 Transport 11 Housing	Develop homes w associat Site is w at Bradfo pedestria The site types an minimum aspects	minor adverse of the collection of the collectio	e site w P d not h xpected mes ar P of mul ange R mewha P ce a mir of the h f policie busing p	ect on the n/a rould be LT ave a district transport LT tiple bus at limited LT aror positions and a LT LT aror positions and a LT LT	e local la n/a unlikely to IR cernible t in a min ort move IR stops wit tation, th for cyclis ye contril s provide affordable IR	hich wondscap Hoo have Himpact Horimpact Horimpact Hoth frequ is is ou sts with H bution t d in line 10 or m e house H	puld help to limit the magnitude for potential energy and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and content in air pollution in relation to existing level spread of the desired range. The site has good 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 ore homes, or an area of more than 0.5ha), the sto reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	None r historic area. 9a – 9c occupation of new els due to pollution 10a – 10d 3.2km north west access for 11a depending on the ent would meet the that specify

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend			Mitigating or enhancing Local Plan policies	Mitigation code(s)						
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure		ts at the si nts, church					range of culture and leisure opportunities inc	luding pubs,			
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where the	re are c could p to comb	currently in the state of the s	none, and enhance cal risk o	d so an e comm of crime I	ould introduce new potential targets and victing increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase nates and the street of the stree	out. However, tural surveillance,			
		+	Р	LT	IR	Н	CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	The site	is 4km we	st of the	e neares	t hospital	l, St Luk	, Tong's Medical Practice, this is outside of the ke's Hospital. Residents at the site would have tunities for outdoor exercise and community	e good access to			
47		+	Р	LT	IR	Ĺ	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
17 Education							chool, is 400m south of the site. The nearest of the site, this 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 emps, Tong Street and Law Street employment z				
<u> </u>		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	as by ind	creasing th sinesses. <i>P</i>	e dema An impr	and for lo ovement	in the bu	s and s ıilt enviı	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e conment could lead to an improved attractiver o help tackle local deprivation.	mployees for			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/062 – Holme Lane/Raikes	0.01	Greenfield	Croonfield 1000/	22 duallings	Altornative
Lane	0.91	land	Greenfield 100%	32 dwellings	Alternative

Summary of assessment for SE/062: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, biodiversity, landscape and transport. The site is well located to provide residents with good access to jobs, services and health facilities, with significantly good access to 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)					
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e					
Buildings		reenfield a t the site is		ıld consi:	st of the I	oss of :	>0.4ha of greenfield land. Site coincides with	a coal MSA. ALC					
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	with the	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	1	+	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources							vaterbodies within 100m of the site. Developrer consumption.	nent 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 in diversity value at the site and reduce local ed						
		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designation	7a, 7b					
7 Landscape & townscape	that cont adversel form, wh	tains GI ele y alter the lich would dscape an	ements local to help to d towns	of poten wnscape limit the scape ca	tially high e and lan magnitud nnot be r	n visual dscape de for p ruled ou		ore be likely to sidential built erse effect on the					
0.0	TI	+/-	P	LT	IR		SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
8 Cultural heritage	There are multiple listed buildings within 100m around the site. Short term negative effects would come from the noise generated due to construction; however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.												
	J	-	Р	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	homes w		xpected	to resul	t in a min	or incre	on an AQMA or CAZ. The construction and c 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	at Bradfo	ord Interch	ange R	ailway S	tation, th	is is ou	ent services. The nearest railway station is 4 tside of the desired range. The site has good a limited amount of cycle paths.						
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an minimum	d tenures n criteria of	of the h f policie	ousing is s H04 ar	s provide nd H05 (1	d in line 10 or m	owards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), the set to reflect local need.	ent would meet the					
12 Accessible	20000	+	P	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	Broadstone Way					
				LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	13a					

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure							range of culture and leisure opportunities including being adjacent to Pit Hill Park.	cluding pubs,			
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	new dev		could p	otentially	enhance	e comm	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,				
16 Health	The site	3km north is 4.4km n o a diverse	east of	the nea	rest GP s nearest	l surgery hospita	CO1, CO2, CO3, DS1, DS5 , Tong Medical Practice, this is outside of the I, St Luke's Hospital. Residents at the site wo with opportunities for outdoor exercise and co	desired range. ould have good			
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education		rest primai Fong Lead					demy, is 450m north west of the site. The near	arest secondary			
40		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment							broad range of high quality and diverse emp nt zones in the south east of Bradford.	loyment			
		+	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, s										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/069 – Dean Beck Avenue	5.94	Fields delineated by trees	Greenfield	150 dwellings	Preferred Option: SE20/HC

Summary of assessment for SE/069:

The site is located 330m south of the CAZ, and due to the number of dwellings proposed, this development could potentially make achieving air quality improvement targets within the CAZ more difficult. A significant adverse effect has therefore been predicted for the air quality SA Objective. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for 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, the site's access to transport links, services and amenities, and educational facilities is somewhat limited, with residents being required to travel outside the target distances.

Additional minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site adjoining Ancient Woodland. There is a small waterbody running through the site, to which careful consideration would be required so as to protect the water quality as well as to limit the risk of surface water flooding.

		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	Site is g	reenfield. A	LC Gr	ade at th	ne site i	s Grad	e 3, which could include BMV soils. Site coin	cides with a coal		
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	associat	ed with a s	mall w	ater bod	ly. Thro	ugh a c	a low, medium and high risk of surface wate careful layout is expected that these areas co e in impermeable surfaces, compared to curr	ould be avoided.		
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	quality.	Site is not v	vithin a	GSPZ.	Develo	pment	entre of the site. Development here could po at the site would be expected to result in a me existing levels.			
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	Site is greenfield containing various GI elements including trees and hedgerow, and so the site 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 south-west corner of the site adjoins Odsal Wood, which is Ancient Woodland and includes deciduous woodland priority habitat. This woodland could be adversely affected by development at the site, such as through impacts on root zones.									
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	1		
		ment at thi	o locati	on woul	d not re	eult in		7a, 7b		
7 Landscape & townscape	greenfie be likely residenti	Parks or A Id that cont to adverse ial built for	ONBs ains G ly alter n, whic	However However the location would be the location to the location the	er, resionts of postal towns al towns I help to	dential otential scape a limit th	a discernible effect on any landscape design development at this site could result in the loally high visual amenity, including trees, and it and landscape character. The site is adjacen me magnitude for potential effects, but at this scape cannot be ruled out.	ation, including ss of open would therefore t to existing		
& townscape	greenfie be likely residenti adverse	Parks or A Id that cont to adverse al built for effect on t	ONBs ains G ly alter m, which he loca P	Howev I element the locate h would I landsc LT	er, resignts of posts of the contract of the c	dential otential scape a limit the d towns	development at this site could result in the log ly high visual amenity, including trees, and it and landscape character. The site is adjacen the magnitude for potential effects, but at this scape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3	ation, including uses of open would therefore to existing stage a minor		
	greenfie be likely residenti adverse	Parks or A Id that cont to adverse al built for effect on t	ONBs ains G ly alter m, which he loca P	Howev I element the locate h would I landsc LT	er, resignts of posts of the contract of the c	dential otential scape a limit the d towns	development at this site could result in the lo ly high visual amenity, including trees, and it and landscape character. The site is adjacen he magnitude for potential effects, but at this scape cannot be ruled out.	ation, including uses of open would therefore to existing stage a minor		
& townscape 8 Cultural	greenfie be likely residenti adverse Develop area. Site is lo could ma	Parks or A Id that cont to adverse al built for effect on t O ment at the	AONBs ains G aly alter n, which ne loca P e site w P m south ing air	Howev I element the locate I landsc LT rould be LT of a Capuality in	er, resints of posts	dential otential scape a limit the downs My to have to ment ta	development at this site could result in the log ly high visual amenity, including trees, and it and landscape character. The site is adjacen the magnitude for potential effects, but at this scape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3	ation, including uss of open would therefore t to existing stage a minor None ge asset or historic 9a – 9c ment at this location		

		Effect on S	A Obje	ctive								
SA Objective	Baseline trend	Score of effect	pay bermanence to a pay be acc		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	at Bradfo		ange F	Railway	Station.	Site ha	quent services. The nearest railway station is good access for pedestrians, but somewha					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	the types meet the	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
services							so residents would potentially need to travel utisfy their daily needs.	ıp to 1.3km south-				
		+/-	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is within 100m of the M606 in places, which would be likely to impact on the quality of life of new residents as a result of exposure to air pollution and noise and visual disturbances.											
14 Cultura 9		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	restauran	Residents at the site would have access to a range of culture and leisure opportunities including pubs, restaurants and churches east of the site, along the A6036 and the A641. Bradford Bulls Rugby League Club, Bankfoot Cricket Club and Odsal Stadium are in close proximity to the site.										
	Barikioot	+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location v	vhere ther elopment o	e are o could p	currently otential	none, ly enhai	and so nce con	would introduce new potential targets and vides an increase in crime at the site cannot be rule nmunity cohesion and wellbeing, or increase cal risk of crime.	ed out. However,				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	distance. Residents	The site is s would ha opportunit	s 2.5kr ave ex	n south cellent a	of St Lu ccess t	uke's Ho o greer	Voodroyd Medical Practice, putting it outside	providing outdoor				
	us resepti	-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
17 Education							ary School, is 1km north-east of the site. The north-east of the site.	nearest				
18		+	Р	LT	İR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment							ess to a broad range of high quality and divers the Euroway Employment Zone	se employment				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	such as b		ng the				could have a minor beneficial impact on the l ds and services and enhancing the pool of po					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/076 – New Lane,		0 " 1 1		00 1 11	Preferred
Laisterdyke	0.77	Open field	Greenfield	28 dwellings	Option: SE21/H

Summary of assessment for SE/076:
A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents here with good access to buses, jobs, health facilities, and cultural spaces, with particularly good access to schools. Residents may need to travel up to 1km to access some services, such as shops.

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
O Lond O			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d				
3 Land & Buildings							nas urban grade ALC soils. Site is large (>0 ered an efficient use of land.	.4ha) greenfield				
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience		Site is in FZ1 and not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.										
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							n 100m of site. Development would result in ation to existing levels.	a minor net				
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity & geodiversity	site coin woodlan	cides with d habitat n	Natural I etwork.	England's Additiona	s Green I ally, there	Infrastru are a r	ns directly impacted by development on the sucture corridor, improved grassland habitat roumber of allotment plots to the north of site in the site's biodiversity value and local habitations.	network and scrub . Development on				
7	uns large	- greenner	P P	I T	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b				
Landscape & townscape	making t	he develop	ıld have oment sli	ghtly disc	on an Accordant v	ONB or	National Park. Site is a large greenfield site surrounding area. The loss of greenfield wo a loss of visual amenity to local residents.	on raised land				
8 Cultural	impaoto	0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
neritage	Develop	ment at the	e site wo	uld be ur	nlikely to	have a	discernible impact on any heritage asset or	historic area.				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e				
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.										
4.0		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e				
10 Transport	putting it		e desire	d range.	The site		rrest railway station, New Pudsey Station, is od access for pedestrians, but somewhat lim					
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimun	d tenures n criteria o	of the ho f policies	using is p H04 and	provided d H05 (10	in line of or mo	ds satisfying Bradford's housing needs, dependent with the Local Plan policies. The developme re homes, or an area of more than 0.5ha), the to reflect local need.	nt would meet the				
12		-	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a				
Accessible services	and ban		t outside	the 600	m target	distanc	ervices, with key services including the near					

		Effect on	SA Object	ive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
13 Social		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
cohesion	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.												
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	Site has good access to culture and leisure opportunities in the local area, including multiple places of worship, recreational areas and restaurants on New Leeds Road.												
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location	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.											
		+	Р	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	The site would pr	is within thovide new	ne target resident	distance s with go	of a hos od acces	pital be	ford Moor Practice, putting it outside the des ing within 1.4km of Leeds Road Community e countryside and a diverse range of semi-na W network.	Hospital. Site					
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education		00m south hip Acadei		bury Prir	mary Lea	dership	Academy and within 500m of Laisterdyke S	Secondary					
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment		ıld provide nities with ı					proad range of high quality and diverse empl m.	oyment					
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy		ng the dem					d have a minor beneficial impact on the loca and enhancing the pool of potential employe						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/079 – Furnace Road,	0.44	PDL, Broadley	000/ 5 // 11		Preferred
Oakenshaw	0.41	Artstone Ltd.	90% Brownfield	14	Option: SE22/H

Summary of assessment for SE/079:

Major adverse effects due to proximity of the site to major hazards (middle and outer zones). Minor adverse effects predicted for the water resources and air quality SA Objectives, as predicted for most sites. A minor adverse effect in relation to the cultural heritage SA Objective due to the proximity (within 50m) of a listed building. The site would be a good opportunity to deliver biodiversity net gains and improvements to the local character, given its current condition and use. The site is well located to provide residents with good access to shops, jobs, cultural spaces, and health facilities, with particularly good access to public transport options. The site is just outside the desired range for schools.

		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)
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c
3 Land & Buildings	MSA with w	hich it coir ould impro	ncides. ve the	It is unknown resource-effic	if the e	xisting	e of land, depending on the potential imp buildings on-site could be re-used but the evelopment. Site is entirely situated with	ne re-use of
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is in Flo	ood Zone 1	and a	t low risk of s	urface v	vater flo		
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources				rface water bo ninor increase			, adjacent to or within 100m of the site. Imption.	
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversity	Natural Eng	land's GI r	networ		is curre	ntly a 1	ersity designation. Site is situated entirel 00% brownfield, development would pre	
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape & townscape 8 Cultural heritage	The site is vits setting.	local area, - within 50m	the sit	e would provide LT rade II listed b	de an o IR ouilding	pportur H . Howe	g the development is in-keeping with the lity to improve the local character. SP2, SP10, EN3, EN4, EN5, EN6, DS3 ver, intervening vegetation may reduce and the second second second second second second second second sec	8a, 8b any impact upon
	Developme area.	nt at the si	te wou	ld be unlikely	to have	a disce	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	et or historic
9 Air quality	homes wou	ld be expe	cted to		nor inci	ease ir	HO9 AQMA or CAZ. The construction and oc a air pollution in relation to existing levels	
10		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport							vices and is within 400m of Low Moor F though there is a lack of designated cyc	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types and to minimum cr	enures of the iteria of po	he hou licies l	sing is provide do4 and H05 €	ed in lin (10 or n	e with t nore ho	s satisfying Bradford's housing needs, d the Local Plan policies. The developmer mes, or an area of more than 0.5ha), the offlect local need.	nt would meet the
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services							ervices and amenities in highly accessibg Checkheaton Road.	le locations

		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)
13 Social		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
cohesion	community	interaction	, witho		ment b	eing of	in an existing community, encouraging pascale that could put pressure on local place.	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	Site would had locations alo				rse ran	ge of cu	ılture and leisure opportunities in highly	accessible
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location who	ere there a oment cou	re curi Id pote	ently none, ar	nd so ar ce comn	n increa	roduce new potential targets and victims use in crime at the site cannot be ruled or cohesion and wellbeing, or increase nature.	ut. However,
			Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	with good a community this develop	ccess to a engageme ment.	divers nt opp	e range of ser ortunities, whi	ni-natur ch coul zards (i	al habi d impro	of St Luke's Hospital. Site would provide tats with opportunities for outdoor exerci we both physical and mental health for the and outer zones), a major negative effect	se and ne residents of
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education	Site is 900m which provide	n west of V des second	Voodla dary ed	nds CE Prima ducation is 1.8	km sou	ool, putt th west	ing it outside of the desired range. Apple of the site, again putting it outside of the	eton Academy, e desired range.
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment					m of ni		oad range of high quality and diverse er ployment Zones.	nployment
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	increasing to businesses.	he demano An improv	d for lo emen	cal goods and t in the built er	l service nvironm	es and o	ve a minor beneficial impact on the local enhancing the pool of potential employed lld lead to an improved attractiveness to local deprivation.	es for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/089 – Tennis Avenue	0.23	Vacant scrub	Predominantly greenfield	11 dwellings	Preferred Option: SE23/H

Summary of assessment for SE/089:

Significant positive effects predicted for SA Objectives related to social cohesion, health, and education due to the accessibility of health and school facilities as well as the positive effect new development could have here on an area of high deprivation. Minor positive effects predicted for most other socio-economic themed SA Objectives due to the location of the site in relation to key services, jobs, and amenities.

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with new development on greenfield.

		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	ade at tl	ne site is	s 'Urba	n'. Site coincides with a coal MSA.	•
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e
change resilience	the site i	n relation t ment. How	to the a	areas, it	is exped	cted tha	nd at a low risk of surface water flooding. On the it would be avoided through a careful lay to an increase in impermeable surfaces, of	out of
	0 0 0 1	-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources					Z and increas	s not w	ithin 100m of a surface waterbody. Develo	
6 Biodiversity &		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
geodiversity		reenfield a			t		rsity value in its current condition, which n	ew development
		_						
	National	Parks or A	AONBs	. Howev	er, resid	dential	SP2, EN1, EN3, EN5, EN6, DS2, DS3 a discernible effect on any landscape designed development at this site could result in the sy makes a positive contribution towards the	loss of open
	National greenfie and town	Parks or A ld that, in it nscape cha ntial effects	s locat AONBs ts curre aracter	ion would Howevent cond The sit	d not re er, residition, po e is adja	sult in a dential dentiall decent to	a discernible effect on any landscape design	gnation, including loss of open e local landscape nit the magnitude
ownscape	National greenfie and town for poter be ruled	Parks or A Id that, in it nscape cha ntial effects out. O	s locat AONBs ts curre aracter s, but a	ion would be the cond of the c	ld not re ver, resid ition, po e is adja ge a mi	esult in a dential of dentially acent to nor adv	a discernible effect on any landscape designed development at this site could result in the y makes a positive contribution towards the existing built form, which would help to linverse effect on the local landscape and towards, SP2, SP10, EN3, EN4, EN5, EN6, DS3	gnation, including loss of open e local landscape nit the magnitude wascape cannot
7 Landscape & townscape 8 Cultural heritage	National greenfie and town for poter be ruled	Parks or Ald that, in its assessment of the control	s locat AONBs ts curre aracter s, but a	ion would be the cond of the c	ld not re ver, resid ition, po e is adja ge a mi	esult in a dential of dentially acent to nor adv	a discernible effect on any landscape designed development at this site could result in the y makes a positive contribution towards the existing built form, which would help to linverse effect on the local landscape and towards SP2, SP10, EN3, EN4, EN5, EN6, DS3 are a discernible effect on any sensitive heri	gnation, including loss of open e local landscape nit the magnitude wascape cannot
townscape 8 Cultural heritage	National greenfie and town for poter be ruled Develop historic a	Parks or Ald that, in it inscape character out. O ment at the area.	s locat AONBs ts curre aracter s, but a P P e site w	LT	Id not rever, residition, pose is adjage a mi	sult in a dential of tential of t	a discernible effect on any landscape designed development at this site could result in the y makes a positive contribution towards the existing built form, which would help to linyerse effect on the local landscape and towards SP2, SP10, EN3, EN4, EN5, EN6, DS3 re a discernible effect on any sensitive herions.	gnation, including loss of open e local landscape nit the magnitude vnscape cannot None tage asset or
3 Cultural neritage	National greenfie and town for poter be ruled Develop historic a Develop new hon	Parks or Ald that, in it inscape chartial effects out. Oment at the area. - ment would	s locat AONBs ts curre aracter. s, but a P e site w P d not h be exp	LT L	d not rever, residition, poe is adjage a mi	sult in a dential dential detential detential descent to descent to descent to descent to descent determined by the descent de	a discernible effect on any landscape designed development at this site could result in the y makes a positive contribution towards the pexisting built form, which would help to linyerse effect on the local landscape and towards endiscernible effect on any sensitive here a discernible effect on any sensitive here a discernible effect on any sensitive here are to an AQMA or CAZ. The construction are or increase in air pollution in relation to expovements.	gnation, including loss of open e local landscape nit the magnitude vnscape cannot None tage asset or 9a – 9c and occupation of
3 Cultural neritage 9 Air quality	National greenfie and town for poter be ruled Develop historic a Develop new hon pollution	Parks or Ald that, in it inscape chartial effects out. Oment at the area. ment would associate	s locat AONBs ts curre aracter. s, but a P e site w P d not h be exp d with l	LT LT vould be LT ave a divected to homes a	d not rever, residition, poee is adjage a minum Runlikely IR Scernibling result in trans	sult in a dential stential ste	a discernible effect on any landscape designed development at this site could result in the y makes a positive contribution towards the pexisting built form, which would help to lire yerse effect on the local landscape and towards endinger of	gnation, including loss of open e local landscape nit the magnitude wascape cannot None tage asset or 9a – 9c and occupation of isting levels due t
3 Cultural neritage 9 Air quality	National greenfie and town for poter be ruled Develop historic a Develop new hon pollution Site is w west at I	Parks or Ald that, in it inscape chartial effects out. Oment at the area. ———————————————————————————————————	P e site w	LT vould be LT ltiple busy Station	d not re rer, resid ition, po e is adja gge a mi R unlikely IR scernibl result ind trans IR s stops value is stops value.	sult in a dential stential ste	a discernible effect on any landscape designed development at this site could result in the y makes a positive contribution towards the pexisting built form, which would help to lire yerse effect on the local landscape and towards effect on the local landscape and towards a discernible effect on any sensitive here are a discernible effect on any sensitive here. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction are are a discernible effect on any sensitive here. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 quent services. The nearest railway station discernible effect on any sensitive here.	gnation, including loss of open e local landscape nit the magnitude wascape cannot None tage asset or 9a – 9c and occupation of isting levels due to the second of the
3 Cultural neritage 9 Air quality	Develop new hon pollution Site is w west at I with a lin	Parks or Ald that, in it inscape chartial effects out. Oment at the area. - ment would associate + within 200m Low Moor Inited amou	s locat AONBs ts curre aracter s, but a P e site w P d not h be exp d with l P of mul Railway unt of c	LT would be LT ave a diected to homes a LT ltiple busy Station yycle pat LT	d not re er, resid ition, po e is adja ge a mi R unlikely IR scernibl result in and trans IR s stops v h. Site h hs.	sult in a dential stential ste	a discernible effect on any landscape designed evelopment at this site could result in the y makes a positive contribution towards the process effect on the local landscape and towards effect on the local landscape and towards endicated as a discernible effect on any sensitive herical sensitive effect on an AQMA or CAZ. The construction or increase in air pollution in relation to expove end to expove end to expove end to expove end to exponents. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 end to expove end to	gnation, including loss of open e local landscape nit the magnitude which was a personal landscape cannot landscape landsca
townscape 8 Cultural	Develop new hon pollution Site is w west at I with a lir The site on the ty would m	Parks or Ald that, in it inscape chartial effects out. Oment at the area. - ment would associate + mithin 200m ow Moor I inited amount of the area and teles and teles the mithin associate and the area and the	P d not h be exp d with l P of mul Railway unt of c P re a mile enures nimum	LT would be LT ave a diected to homes a LT tiple busy Station y Cle pat LT nor position	d not re rer, resid ition, po e is adja ge a mi R unlikely IR scernibl result in and trans IR IR IR IR IR IR in IR I	sult in a dential stential ste	a discernible effect on any landscape designed evelopment at this site could result in the y makes a positive contribution towards the process effect on the local landscape and towards effect on the local landscape and towards endicated a discernible effect on any sensitive herical spray of the sense in air pollution in relation to expove the services. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 quent services. The nearest railway station access for pedestrians, but somewhat lines a positive size.	gnation, including loss of open e local landscape nit the magnitude which are tage asset or 9a – 9c and occupation of isting levels due to the stage asset or 10a – 10d an is 1.8km south-nited for cyclists 11a eds, depending e development of more than

		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	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	(IMD) wi	thout disru	pting c the de	ohesive velopme	ness of ent bein	existing g of a s	within an existing community in an area of lag community, encouraging participation and cale that may put pressure on local service ce.	community
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							a diverse range of culture and leisure oppoin both directions along Tong Street.	ortunities
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
0							would introduce new potential targets and v	
15 Safe & secure	Howeve	r, new dev	elopme	ent could	potent	ially enl	o an increase in crime at the site cannot be hance community cohesion and wellbeing, t the local risk of crime.	
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	south-ea Residen for outdo	ist of a ger ts at the si	neral ho te woul e and o	ospital, S ld have (commun	St Luke' good ac	s Hospi cess to	medical centre, Tong Medical Practice. The ital. a diverse range of semi-natural habitats wint, which could improve both physical and m	ith opportunities
		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education							lic Primary School, is 500m north-west of the 975m south-east of the site.	ne site. The
		+	Р	LT	İR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment		ities in the					ss to a broad range of high quality and dive the Tong Street Employment Zone which is	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	such as		ing the	demand			could have a minor beneficial impact on the ls and services and enhancing the pool of p	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/092 – Upper Castle	2.24	Strip of greenfield	0 " 1 1		Preferred
Street	0.24	containing trees	Greenfield	9 dwellings	Option: SE24/HC

Summary of assessment for SE/092:

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

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

Minor positive effects were predicted for 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 greenfield site containing TPO woodland which would be lost, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives for this site.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings	Site is gr	eenfield. A	LC Gr	ade at th	ne site i	s 'Urba	n'. Site coincides with a coal MSA.	
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change							flooding. However, development could lead to	an increase in
resilience	imperme	able surfa				ent leve		
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
esources							vithin 100m of a surface waterbody. Developme	ent at the site
	would be	likely to re					ater consumption.	T
6		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity							s including trees and it is likely to be of some bi	
&							uld reduce biodiversity value at the site and red	
geodiversity							woodland within the site, which could be adve	rsely affected by
	new dev	еюртнени	leie Su	LT	IR IR	M	loss of trees or impacts on root zones. SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
		-	F					
7	Develop	ment at thi	s locati	on woul	a not re	esuit in	a discernible effect on any landscape designat	ion, including
_andscape &	National that cont adversel would he	Parks or A ains GI ele y alter the elp to limit t	ONBs ements local to the ma	. Howev of poter ownscap gnitude	er, resintially he and left for pote	dential igh visu andsca ential ef	development at this site could result in the loss ual amenity, including trees, and it would theref upe character. The site is adjacent to existing b fects, but at this stage a minor adverse effect of	of open greenfie fore be likely to uilt form, which
Landscape & townscape	National that cont adversel would he	Parks or A ains GI ele y alter the	ONBs ements local to the ma	. Howev of poter ownscap gnitude	er, resintially he and left for pote	dential igh visu andsca ential ef ed out.	development at this site could result in the loss ual amenity, including trees, and it would therefupe character. The site is adjacent to existing bifects, but at this stage a minor adverse effect of	s of open greenfiel fore be likely to uilt form, which on the local
Landscape & cownscape B Cultural	National that cont adversel would he landscap	Parks or A rains GI ele y alter the elp to limit to be and tow O	ONBs ements local to the mainscape P	Howev of poter ownscap gnitude cannot LT	er, resintially he and left for pote be rule	dential igh visu andsca ential ef ed out. M	development at this site could result in the loss ual amenity, including trees, and it would theref upe character. The site is adjacent to existing b	s of open greenfie fore be likely to uilt form, which on the local
Landscape & townscape 8 Cultural	National that cont adversel would he landscar Develop area.	Parks or A ains GI ele y alter the elp to limit to be and tow O ment at the	ONBs ements local to the ma- nscape P e site w	. Howev of poter ownscap gnitude cannot LT rould be	er, resi ntially h be and I for pote be rule R unlikel	dential igh visu andsca ential ef ed out. M y to hav	development at this site could result in the loss ual amenity, including trees, and it would theref ipe character. The site is adjacent to existing b fects, but at this stage a minor adverse effect of SP2, SP10, EN3, EN4, EN5, EN6, DS3 re a discernible effect on any sensitive heritage SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	s of open greenfiel fore be likely to uilt form, which on the local None e asset or historic 9a – 9c
7 Landscape & townscape 8 Cultural heritage 9 Air quality	National that cont adversel would he landscar Develop area.	Parks or A ains GI ele y alter the elep to limit to be and tow O ment at the electric structure of the electric structure	ONBs ements local to the mag nscape P e site w P ated wit	. Howev of poter ownscap gnitude e cannot LT rould be	er, resintially hope and I for pote be rule R unlikely IR	dential igh visu andsca ential ef ed out. M y to hav M refore d	development at this site could result in the loss all amenity, including trees, and it would theref the character. The site is adjacent to existing be fects, but at this stage a minor adverse effect of SP2, SP10, EN3, EN4, EN5, EN6, DS3 are a discernible effect on any sensitive heritage SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 development at this location could make achieve the pollution associated with the construction and sensitive heritages.	s of open greenfiel fore be likely to uilt form, which on the local None e asset or historic 9a – 9c ing air quality
Landscape & townscape B Cultural heritage 9 Air quality	National that cont adversel would he landscap Develop area. Site is et improver new hom	Parks or A ains GI ele y alter the elp to limit to be and tow O ment at the electric situation of the electric situation o	AONBs ements local to the mainscape Pesite we Pated with	. Howev of poter ownscap gnitude e cannot LT could be LT stain a Cassingly	er, resintially he and I for pote be rule R unlikely IR	dential igh visu andsca ential ef ed out. M y to hav M refore c due to	development at this site could result in the loss and amenity, including trees, and it would therefore character. The site is adjacent to existing be fects, but at this stage a minor adverse effect of SP2, SP10, EN3, EN4, EN5, EN6, DS3 are a discernible effect on any sensitive heritage SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 development at this location could make achieve the pollution associated with the construction and SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	s of open greenfier fore be likely to uilt form, which on the local None e asset or historic 9a – 9c ring air quality and occupation of
Landscape & townscape 8 Cultural heritage	National that cont adversel would he landscap Develop area. Site is et improver new hom Site is w Bradford	Parks or A ains GI ele y alter the elp to limit to be and tow O ment at the ele of the e	AONBs ements local to the mainscape Pe site with the mainscape Pe to the mainscape Pe	. Howev of poter ownscap gnitude e cannot LT vould be LT thin a C vasingly LT tiple bus way Sta	er, resintially hoe and I for pote be rule R unlikely IR AZ, the difficult IR stops tion. Si	dential igh visu andsca ential efed out. M y to have mere de due to the due	development at this site could result in the loss and amenity, including trees, and it would theref the character. The site is adjacent to existing be fects, but at this stage a minor adverse effect of SP2, SP10, EN3, EN4, EN5, EN6, DS3 and a discernible effect on any sensitive heritage SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 development at this location could make achieve the pollution associated with the construction and SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	s of open greenfie fore be likely to uilt form, which on the local None e asset or historic 9a – 9c ring air quality and occupation of 10a – 10d 1.35km north at
Landscape R Ownscape 3 Cultural neritage 9 Air quality 10 Fransport	National that cont adversel would he landscape Develop area. Site is el improver new hom Site is w Bradford with a lin	Parks or A ains GI ele y alter the elp to limit to be and town Oment at the ele of the e	AONBs ements local to the mainscape Period with the mainscape Period w	. Howev of poter ownscap gnitude cannot LT could be LT thin a Coasingly LT tiple bus way Staycle patt LT	er, resintially here and I for pote be rule R unlikely IR AZ, the difficult IR stops tion. Sints.	dential igh visu andsca ential efed out. My to have the more of the decision of the more	development at this site could result in the loss and amenity, including trees, and it would therefore character. The site is adjacent to existing be fects, but at this stage a minor adverse effect of SP2, SP10, EN3, EN4, EN5, EN6, DS3 We a discernible effect on any sensitive heritage and sevelopment at this location could make achieve the pollution associated with the construction and SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Equent services. The nearest railway station is a good access for pedestrians, but somewhat limes SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	s of open greenfier fore be likely to uilt form, which on the local None e asset or historic 9a – 9c ring air quality and occupation of 10a – 10d 1.35km north at nited for cyclists
Landscape R Ownscape 3 Cultural neritage 9 Air quality 10 Fransport	National that cont adversel would he landscape Develop area. Site is el improver new hom Site is w Bradford with a lin	Parks or A ains GI ele y alter the elp to limit to be and town Oment at the ele of the e	AONBs ements local to the mainscape Period with the mainscape Period w	. Howev of poter ownscap gnitude cannot LT could be LT thin a Coasingly LT tiple bus way Staycle patt LT	er, resintially here and I for pote be rule R unlikely IR AZ, the difficult IR stops tion. Sints.	dential igh visu andsca ential efed out. My to have the more of the decision of the more	development at this site could result in the loss and amenity, including trees, and it would therefore character. The site is adjacent to existing be fects, but at this stage a minor adverse effect of SP2, SP10, EN3, EN4, EN5, EN6, DS3 We a discernible effect on any sensitive heritage and sevelopment at this location could make achieve the pollution associated with the construction and SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Equent services. The nearest railway station is a good access for pedestrians, but somewhat limes SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	s of open greenfier fore be likely to uilt form, which on the local None e asset or historic 9a – 9c ring air quality and occupation of 10a – 10d 1.35km north at nited for cyclists
Landscape R Ownscape 3 Cultural neritage 9 Air quality 10 Fransport	National that cont adversel would he landscared below area. Site is en improven new hon Site is well bright a line site could be site could be site of the site o	Parks or A ains GI ele y alter the elp to limit to be and town Oment at the ele of the e	AONBs ements local to the mainscape P e site w P ated witts incre P of mul ge Rail unt of co	. Howev of poter ownscap gnitude e cannot LT or will be LT tiple bus way Staycle patt LT cositive of c	er, resintially here and I for pote be rule R unlikely IR AZ, the difficult IR s stops ation. Sints.	dential igh visu andsca ential efed out. My to have to have the has general manner.	development at this site could result in the loss and amenity, including trees, and it would therefore character. The site is adjacent to existing be fects, but at this stage a minor adverse effect of SP2, SP10, EN3, EN4, EN5, EN6, DS3 are a discernible effect on any sensitive heritage and sevelopment at this location could make achieve the pollution associated with the construction and SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 aquent services. The nearest railway station is a good access for pedestrians, but somewhat liming SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,	s of open greenfie fore be likely to uilt form, which on the local None e asset or historic 9a – 9c ring air quality and occupation of 10a – 10d 1.35km north at nited for cyclists
Landscape & townscape 8 Cultural heritage 9 Air quality	National that cont adversel would he landscared below area. Site is en improven new hon Site is well bright a line site could be site could be site of the site o	Parks or A ains GI ele y alter the elp to limit to be and town Oment at the ele of the e	AONBs ements local to the mainscape P e site w P ated witts incre P of mul ge Rail unt of co	. Howev of poter ownscap gnitude e cannot LT or will be LT tiple bus way Staycle patt LT cositive of c	er, resintially here and I for pote be rule R unlikely IR AZ, the difficult IR s stops ation. Sints.	dential igh visu andsca ential efed out. My to have to have the has general manner.	development at this site could result in the loss and amenity, including trees, and it would therefore character. The site is adjacent to existing be fects, but at this stage a minor adverse effect of SP2, SP10, EN3, EN4, EN5, EN6, DS3 We a discernible effect on any sensitive heritage and discernible effect on any sensitive heri	s of open greenfield ore be likely to wilt form, which on the local None e asset or historic 9a – 9c ring air quality and occupation of 10a – 10d 1.35km north at hited for cyclists
Landscape & townscape 8 Cultural heritage 9 Air quality 10 Transport 11 Housing	National that contadversel would he landscap Develop area. Site is et improvet new hom Site is was Bradford with a lin Site coultypes an	Parks or A ains GI ele y alter the elp to limit the end tow O ment at the ele the ele the ele to limit the ele the ele to limit the ele to limit the ele to limit the ele the	ONBs ements local to the mainscape Pesite we site we performed by the performance of the high performance performa	Howev of poter ownscap gnitude e cannot LT ould be LT thin a Creasingly LT tiple bus way Starycle patt LT consitive on cousing LT	er, resintially hole and I for pote be rule R unlikely IR AZ, the difficult IR IR IR IR IR IR IR IR IR IR IR IR IR	dential igh visu andsca ential efed out. My to have y to have refore of a due to H with free te has good with the has good and to ded in H	development at this site could result in the loss and amenity, including trees, and it would therefore character. The site is adjacent to existing be fects, but at this stage a minor adverse effect of SP2, SP10, EN3, EN4, EN5, EN6, DS3 We a discernible effect on any sensitive heritage and discernible effect on any sensitive heri	s of open greenfier fore be likely to uilt form, which on the local None e asset or historic 9a – 9c ing air quality and occupation of 10a – 10d 1.35km north at a nited for cyclists 11a pending on the

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
13 Social cohesion	without o	disrupting o	cohesiv oment l	eness of being of	of existing a scale	ng com	within an existing community in an area of high munity, encouraging participation and communi ay put pressure on local services and facilities	ty interaction,
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 opportu estaurants, places of worship and sports centre	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	new dev		could p	otentiall	y enhai	nce con	an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase nane. SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01,	
			-				CO2, CO3, DS1, DS5	
16 Health	south-ea	ist of a ger ts would ha exercise o	neral ho ave exc pportur	ospital, S cellent a nities, w	St Luke access t hich co	's Hosp o greer	n space, being in the immediate vicinity of Bowli rove both physical and mental health for the res	ng Park, providing sidents of the
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education							ary School, is 250m south of the site. The neare st of the site.	est secondary
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment							access to a broad range of high quality and dive the Bowling Employment Zone which is 100m	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		reasing th					could have a minor beneficial impact on the loc d services and enhancing the pool of potential e	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/099 – Westgate Hill Street	28.7	Greenfield land	Greenfield 100%	542 dwellings	SUE site/Preferred Option: SE47/H

Summary of assessment for SE/099: Significant adverse effects predicted due to the loss of greenfield land, residing within the green belt and due to having a water body within the site boundary. Minor adverse effects predicted for air quality, biodiversity, landscape, transport, access to services and distance to educational facilities. The site is well located to provide residents with good access to outdoor spaces and leisure spaces, including pubs, cultural spaces, jobs and health facilities. This site is particularly positive for Bradford's housing requirements.

		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 t the site is		uld consi	st of the I	oss of :	>0.4ha of greenfield land. Site coincides with	a coal MSA. ALC
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	improve	is within F d with the i likely to be	nclusio	n of GI ir	n develop	ment, a	e water flooding. The site's climate resilience although this is somewhat dependent on imp	e could be llementation and
5 Water			Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources		s not coinc to result in			se in wat			
6		-	P	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 indiversity value at the site and reduce local efficiency.	
90000.0	COMMON	-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National could restrees, ar adjacent	Parks or A sult in the I nd it would t to existing	AONBs oss of therefo	, howeve open gre ore be like ential buil	er the site enfield the ely to adv t form, w	is with nat cont versely hich wo	discernible effect on any landscape designat in the green belt. However, residential devel ains GI elements of potentially high visual are alter the local townscape and landscape chapted help to limit the magnitude for potential of and townscape cannot be ruled out.	opment at this site menity, including aracter. The site is
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	within 10 House'.	00m of the Tong Cons ter the sett	site bo servation ting of t	undary - on Area is hese ser	Grade II s 900m n nsitive he	Listed orth ea	on Scheduled Monuments. There are two L Building 'barn at Shawfield Farm' and 'The K st of the site. It is likely that new development ssets, particularly as large swathes of the si	ings Arm Public nt at this large site te are currently
		-	P	LT	IR.	<u> </u>	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v		xpected	to resul	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	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	at Low N	loor Railw	ay Stat	ion, this i	is outside	of the	ent services. The nearest railway station is a desired range. The site has good access for of cycle paths.	
		++	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an	nd tenures n criteria of	of the h	nousing is s H04 a	s provide nd H05 (1	d in line 10 or m	owards satisfying Bradford's housing needs, with the Local Plan policies. The developm ore homes, or an area of more than 0.5ha), as to reflect local need.	ent would meet the
	aspecis	Such as NC	Jusing I	TIIN AND E	anoruable T	- House	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4,	T

		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)
12 Accessible services		ts at the sing					to key services and amenities including the n	earest
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	without o	disrupting o	ohesiv ment b	eness of eing of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and communi put pressure on local services and facilities of	ty interaction,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		ts at the sit					range of culture and leisure opportunities inc	cluding pubs,
15 Safe & secure	location new dev	where ther	e are c could p	urrently i otentially	none, and enhance	d so an comm	SP1, SP3, SP4, SP16, H09, DS5, CO2 buld introduce new potential targets and victin increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	is 5.6km	north wes	t of the	nearest	hospital,	St Luke	g Medical Practice, this is outside of the desire's Hospital. Residents at the site would have unities for outdoor exercise and community er	good access to a
17 Education							SP6, SP14, SP16, EC3, DS5, CO2 School, is 2km west of the site. The nearest	
18		+	Р	LT	IR	Н	, these are both outside of the desired range SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment			within	2km of tl	ne Cutler	Height	broad range of high quality and diverse emps, Tong Street and Law Street employment z	ones.
19 Economy							SP6, SP14, SP16, EC1, EC2, EC3, EC4 Uld have a minor beneficial impact on the loce ervices and enhancing the pool of potential e	
	local bus	sinesses. A	n impr	ovement	in the bu	ıilt enviı	ronment could lead to an improved attractiver o help tackle local deprivation.	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/100 – Raikes Lane	22.18	Greenfield land	Greenfield 100%	582 dwellings	Preferred Option: SE46/H

Summary of assessment for SE/100: Significant adverse effects predicted due to the loss of greenfield land and residing within the green belt. Minor adverse effects predicted for air quality, biodiversity, landscape, transport, access to services and distance to educational facilities. The site is well located to provide residents with good access to outdoor spaces and leisure spaces, including pubs, cultural spaces, jobs and health facilities. This site is particularly positive for Bradford's housing requirements.

		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 & Buildings				LT uld consi:	IR st of the I	L loss of :	SP4, SP8, SP9, HO2, TR5 >0.4ha of greenfield land. Site coincides with	3a, 3b, 3c, 3d, 3e n a coal MSA. ALC
	Grade at	t the site is	3. P	LT	IR	L	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3,	4a – 4e
4 Climate change resilience	improve	d with the i	inclusio	n of GI ir	l ow risk o n develop	oment, a	EN7 e water flooding. The site's climate resilienc although this is somewhat dependent on imp	
5 Water		likely to be	Р	LT	ĪR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources				ould be	likely to r		erbody adjacent to both the north and south a minor increase in water consumption.	
6 Biodiversity & geodiversity		n. New dev					SP10, SP11, EN1, EN2, EN3, EN7, EN9 nd is likely to be of some biodiversity value is diversity value at the site and reduce local endings.	
7 Landscape &	National could res	Parks or A sult in the I	AONBs loss of	, howeve open gre	er the site enfield th	is with	SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designation the green belt. However, residential deverains GI elements of potentially high visual a	opment at this site
townscape	adjacent	t to existing	g reside	ential buil	t form, w	hich wo	alter the local townscape and landscape cha ould help to limit the magnitude for potential e and townscape cannot be ruled out.	
townscape	adjacent	t to existing	g reside	ential buil	t form, w	hich wo		
8 Cultural heritage	adjacent stage a l There is Farmhou It is likely	t to existing minor adverse one Listed use on oppy that new	reside erse effe P d Buildin posite si develo	ential buil ect on th LT ng within ide of roa pment at	t form, we local la R the site I ad'. There this large	hich wondscap M bounda e is also e site w	ould help to limit the magnitude for potential e and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3SP2, SP10,	effects, but at this 8a, 8b iikes Hall of the site (100m)
8 Cultural heritage	There is Farmhou It is likely particula Develop homes w	one Listeduse on oppy that new larly as largement would be expected.	g reside erse effe P Buildin osite si develo e swath P d not his	ential buil ect on th LT Ing within ide of roa pment at les of the LT ave a dis to resul	t form, we local la R the site I ad'. There this large site are IR scernible t in a min	hich wondscap M boundae is also e site wondscape H impact for increase.	ould help to limit the magnitude for potential e and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3SP2, SP10, EN3, EN4, EN5, EN6, DS3 ry (Grade II Listed 'Barn to south west of Rab a cluster of five listed buildings to the north yould alter the setting of these sensitive herit	8a, 8b sikes Hall of the site (100m) age assets, 9a – 9c occupation of new
8 Cultural heritage	There is Farmhou It is likely particula Develop homes w	one Listecuse on oppy that new urly as largement woul	g reside erse effe P Buildin osite si develo e swath P d not his	ential buil ect on th LT Ing within ide of roa pment at les of the LT ave a dis to resul	t form, we local la R the site I ad'. There this large site are IR scernible t in a min	hich wondscap M boundae is also e site wondscape H impact for increase.	puld help to limit the magnitude for potential e and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3SP2, SP10, EN3, EN4, EN5, EN6, DS3 ry (Grade II Listed 'Barn to south west of Rap a cluster of five listed buildings to the north rould alter the setting of these sensitive heritally greenfield. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and	8a, 8b sikes Hall of the site (100m) age assets, 9a – 9c occupation of new
8 Cultural heritage 9 Air quality	There is Farmhou It is likely particula Develop homes v associat Site is w Low Mod	one Listed use on oppy that new urly as large ment would be exed with ho relithin 600m or Railway	g reside erse effer P Building posite sidevelone swath P d not have expected mes an P of mul Station	ential buil ect on the LT Ing within ide of roa pment at hes of the LT ave a dis d to resul d transp LT tiple bus h, this is o	t form, we local la R the site I ad'. There is this large site are IR cernible t in a minort move IR stops with soutside or	hich wondscap M bounda e is also e site words with the side of t	puld help to limit the magnitude for potential e and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3SP2, SP10, EN3, EN4, EN5, EN6, DS3 ry (Grade II Listed 'Barn to south west of Rational action and alter the setting of these sensitive heritally greenfield. 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 the services. The nearest railway station is siried range. The site has good access for performing the services of cycle paths.	8a, 8b likes Hall of the site (100m) age assets, 9a – 9c occupation of new els due to pollutior 10a – 10d 5km south west at
8 Cultural heritage 9 Air quality	There is Farmhou It is likely particula Develop homes v associat Site is w Low Mod	one Listed use on oppy that new urly as large ment would be exed with ho relithin 600m or Railway	g reside erse effer P Building posite sidevelone swath P d not have expected mes an P of mul Station	ential buil ect on the LT Ing within ide of roa pment at hes of the LT ave a dis d to resul d transp LT tiple bus h, this is o	t form, we local la R the site I ad'. There is this large site are IR cernible t in a minort move IR stops with soutside or	hich wondscap M bounda e is also e site words with the side of t	puld help to limit the magnitude for potential e and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3SP2, SP10, EN3, EN4, EN5, EN6, DS3 ry (Grade II Listed 'Barn to south west of Rational Control of the setting of these sensitive heritally greenfield. 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 the services. The nearest railway station is sired range. The site has good access for performance of cycle paths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	8a, 8b likes Hall of the site (100m) age assets, 9a – 9c occupation of new els due to pollutior 10a – 10d 5km south west at
8 Cultural heritage 9 Air quality	There is Farmhou It is likely particular Develop homes wassociat Site is w Low Moo somewh	one Listed use on oppy that new urly as larged with ho or Railway at limited for the could maked tenures or criteria or	g resided rese efforces efforc	ential builect on the LT mg within ide of roapment at the LT ave a dist of transpublic tra	the site I ad'. There this large site are IR scenible tin a minort move IR stops withoutside of a limited in a provide and H05 (1	hich wondscap M boundate is also esite work current H impact for increments. H the frequence amount H button to do in line 10 or m	puld help to limit the magnitude for potential e and townscape cannot be ruled out. SP2, SP10, EN3, EN4, EN5, EN6, DS3SP2, SP10, EN3, EN4, EN5, EN6, DS3 ry (Grade II Listed 'Barn to south west of Rational action and alter the setting of these sensitive heritally greenfield. 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 the services. The nearest railway station is siried range. The site has good access for performing the services of cycle paths.	8a, 8b likes Hall of the site (100m) age assets, 9a – 9c occupation of new els due to pollutior 10a – 10d 5km south west at edestrians, but 11a , depending on the tent would meet the

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
12 Accessible services	Residents at the site would not have good access to key services and amenities including the nearest supermarket being 1.5km west along Tong Street.										
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
13 Social cohesion	without o	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.									
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure		ts at the sit nts, church					range of culture and leisure opportunities inc	cluding pubs,			
15 Safe & secure	location new dev	+/- P LT IR M SP1, SP3, SP4, SP16, H09, DS5, C02 15a The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.									
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	is locate Residen	d 5.1km fro	om the te woul	nearest l d have g	nospital, ood acce	St Luke ss to a	g Medical Practice, this is outside of the desires and a second of the desires and a s	· ·			
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education							School, is 2km west of the site. The nearest , these are both outside of the desired range				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment					he Cutler	Height	broad range of high quality and diverse emps, Tong Street and Law Street employment z	ones.			
19 Economy	as by inc	creasing th sinesses. <i>A</i>	e dema In impr	and for lo ovement	cal good	s and s iilt envir	SP6, SP14, SP16, EC1, EC2, EC3, EC4 uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential eronment could lead to an improved attractiver o help tackle local deprivation.	mployees for			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/102 – Grayswood Drive, Holme Wood	0.41	Green open spaces with small areas of hard standing	Predominantly greenfield	13 dwellings	Preferred Option: SE25/H

Summary of assessment for SE/102:

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

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

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

		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	Site is pr	redominan	tly gree	enfield. A			he site is 'Urban'. Site coincides with a coal MS				
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e			
change							flooding. However, development could lead to a	an increase in			
resilience	imperme	able surfa		mpared				T = =			
5 Water	Cita das	-	P	LI	IR 27 and	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							rithin 100m of a surface waterbody. Developme ater consumption.	nt at the site			
6	would be	- IIKEIY IO II	P D	IT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity	Site is an	reenfield co	ntainir	ng vario			s and it is likely to be of some biodiversity value				
&							biodiversity value at the site and reduce local e				
geodiversity	connecti										
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape							a discernible effect on any landscape designati				
&							development at this site could result in the loss				
townscape							ositive contribution towards the local landscape				
townscape	characte	r. New dev	/elopm	ent here			ly to adversely affect this and to alter the local of				
8 Cultural		0	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Developi area.	ment at the	e site w	ould be	unlikel	y to hav	ve a discernible effect on any sensitive heritage	asset or historic			
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
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.				
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Site is w	ithin 210m	of mul	tiple bus	s stops	with fre	quent services. The nearest railway station is 2	2.67km north-west			
Παπορυπ	at Bradfo	ord Interch	ange R	Railway S	Station.		as good access for pedestrians, but somewhat				
	with a lin	nited amou	int of c	ycle pat	hs.						
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an minimum	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.									
		+/-	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
12	There ar						ervices approximately 300m east of the site, in-				
Accessible							es are prevalent in the local area. Residents m				
services							est onto Tong Street to access a broader range				
		s to satisfy									
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
13 Social cohesion	without o	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure							o a diverse range of culture and leisure opportulationg Tong Street and Wakefield Road.	nities including				
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	east of a Resident outdoor	general h	ospital, te woul nd com	, St Luke ld have nmunity	e's Hos good a	pital. ccess to	medical centre, Holme Wood Health Centre. The adverse range of semi-natural habitats with control improve both physical and mental h	pportunities for				
17		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education							ary School, is 400m south of the site. The near	est secondary				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment							ess to a broad range of high quality and diverse the Cutler Heights Employment Zone which is					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		reasing th					could have a minor beneficial impact on the loc d services and enhancing the pool of potential e					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/111- Mead View, Holme Wood (1) / SE/181 - Mead View, Holme Wood	0.68	Site appears to be a mix of hard standing and existing buildings, with area of green open space and grasses	Mix	41 dwellings	Preferred Option: SE27/HC

Summary of assessment for SE/111:

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. 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 and employment areas. The site is partially greenfield, so is likely to be of some biodiversity and visual value in its current condition, and therefore minor adverse effects were predicted for a range of natural environment themed SA Objectives. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

		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)					
0 0 0			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f					
3 Land & Buildings							at the site is 'Urban'. Site coincides with a coa						
Jananigs	buildings	buildings within the site may present opportunities for reusing structures or construction materials.											
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change							a low and medium risk of surface water floodi						
esilience							that it would be avoided through a careful layo						
	However	r, aevelopr					e in impermeable surfaces, compared to curre						
5 Water	0:1	<u> </u>	P	LT	IR	<u> </u>	SP9, EN1, EN2, EN7, EN9	5a – 5e					
esources							rithin 100m of a surface waterbody. Development	ent at the site					
	would be	e likely to r	esuit in				ater consumption.	Go Cf					
6	Cita ia m	-		LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
Biodiversity							rious GI elements including trees and so the si The site coincides with Natural England's Gree						
&							rife site coincides with Natural England's Gree ely reduce the site's biodiversity value and wo						
geodiversity	habitat c	onnectivity	ai ueve	the like	t nere w	of arec	lery reduce the site's biodiversity value and wo	uid reduce local					
	Tiabilal C	-	P	LT	IR	M M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
	Dovoloni	mont at thi											
7		Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is partial greenfield and contains GI elements of potentially high visual											
_andscape							ost in the development. It is unclear whether the						
&							lopment, but at this stage a minor adverse effe						
townscape							despite the fact the site is adjacent to existing						
							ts. The development could be an opportunity t						
							n-keeping with the existing built form of the loc						
0.0.111		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None					
8 Cultural	Develop	ment at the	e site w	ould be	unlikel	y to hav	ve a discernible effect on any sensitive heritage	e asset or historic					
heritage	area.					•	, , ,						
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
Air auglitu	Develop	ment woul	d not h	ave a di	scernib	le impa	ct on an AQMA or CAZ. The construction and	occupation of new					
9 Air quality	homes w	ould be ex	xpected	d to resu	ılt in a r	ninor in	crease in air pollution in relation to existing lev	els due to pollutio					
	associat	ed with ho	mes ar	nd transp	port mo	vement							
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	10a – 10d					
10	Cito io	ithin 200	of mul	tiple bus	l otono	with fr-	TR6	2 0.4km north 1225					
Transport							quent services. The nearest railway station is						
		nited amou				Site na	as good access for pedestrians, but somewhat	minited for cyclists					
	willalli	inteu amot					SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,						
		+	Р	LT	IR	Н	HO9, HO10	11a					
	The site	could mak	e a mii	nor nosi	tive con	tributio	n towards satisfying Bradford's housing needs	depending on the					
11 Housing							ine with the Local Plan policies. The developm						
,	Lypus an	~ toriuros	O1 1110 1	.5451119	12 PIOVI			ionit would intoot th					
	minimum		fnolicie	s H04 s	and HO	5 (10 or	more homes or an area of more than 0.5ha)	that specify					
		n criteria o					more homes, or an area of more than 0.5ha), uses to reflect local need.	that specify					

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
12		+/-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
Accessible services	pharmac	There are of local shops and services in approximately 100m north of the site including a local supermarket and pharmacy. However, residents may have to travel up to 1km west on Wakefield Road or 900m south-west onto Tong Street to access a broader range of services and amenities to satisfy their daily needs.										
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
13 Social cohesion	without o	disrupting o	cohesiv oment b	eness of peing of	of existing a scale	ng comi	within an existing community in an area of high munity, encouraging participation and commun ay put pressure on local services and facilities	ity interaction,				
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure					hip and	parks a	o a diverse range of culture and leisure opportu along Tong Street and Wakefield Road.					
15 Safe & secure	location out. How	where ther vever, new	re are c develo	urrently pment o	no res	idential otentiall	SP1, SP3, SP4, SP16, H09, DS5, C02 would introduce new potential targets and victi receptors, and so an increase in crime at the s ly enhance community cohesion and wellbeing at the local risk of crime.	ite cannot be ruled				
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	east of a Resident outdoor	general h	ospital, te woul nd com velopm	St Luke d have munity	e's Hos good ac engage	pital. ccess to	medical centre, Holme Wood Health Centre. The a diverse range of semi-natural habitats with which could improve both physical and mental habitates.	opportunities for				
17		++	P .	LT	. IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education					y, is 85	0m wes	ary School is 350m south-west of the site. The st of the site.					
18 Employment							SP6, SP14, SP16, EC1, EC2, EC3, EC4 ess to a broad range of high quality and diverse the Cutler Heights Employment Zone which is					
19 Economy							SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the locd services and enhancing the pool of potential of					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/114 – Somerton Drive,					Preferred Option:
Holme Wood	0.27	Open green space	Greenfield	5 dwellings	SE28/H

Summary of assessment for SE/114:

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.

No major adverse effects have been predicted for the site, but minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site

		Effect on	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	Site is gr	reenfield. A	ALC Gr	ade at tl	he site	is 'Urba	n'. Site coincides with a coal MSA.				
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	able surfa	ces, co	mpared	to curr	ent leve					
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							rithin 100m of a surface waterbody. Developme	ent at the site			
103001003	would be	e likely to r		a mino			ater consumption.				
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity			biodive	ersity val	lue at th	ne site a	ould potentially be of some biodiversity value. It and reduce local ecological connectivity.	·			
7		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3 a discernible effect on any landscape designate	7a, 7b			
townscape 8 Cultural	characte but at thi	er. The site is stage a O	is adja minor a	acent to adverse LT	existing effect c	built for the lo	positive contribution towards the local landscaperm, which would help to limit the magnitude for ocal landscape and townscape cannot be ruled SP2, SP10, EN3, EN4, EN5, EN6, DS3	r potential effects, out. None			
heritage	Develop area.	ment at the				_	ve a discernible effect on any sensitive heritage				
		-	P	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	homes w		xpected	d to resu	ult in a r	ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing leves.				
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	at Bradfo	ord Interch	ange R	Railway S	Station.	Site ap	quent services. The nearest railway station is opears to be accessible via walking and cycling otentially deter people from walking or cycling	, the lack of			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.									
12		sucii as iit	ousing	mix and	anorua						
12		+	ousing P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2				
Accessible services	The nea	+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02 is 400m south of the site along Tong Street.	that specify			

		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				
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure		ts at the sit					o a diverse range of culture and leisure opportuing Street.	nities including			
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where ther	e are c could p	urrently otentiall	none, ly enhai	and so		out. However,			
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	east of a Resident outdoor	general h	ospital, te woul nd com	St Luke d have munity	e's Hos good a	pital. ccess to	medical centre, Tong Medical Practice. The site a diverse range of semi-natural habitats with c which could improve both physical and mental h	pportunities for			
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education							olic Primary School is 400m south-west of the s 1.2km north-west of the site.	ite. The nearest			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	opportur		centre	of Brad			ss to a broad range of high quality and diverse the Cutler Heights and Tong Street Employme				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		creasing th					could have a minor beneficial impact on the loc d services and enhancing the pool of potential e				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/118 – Kaycell Street,					Preferred
Bierley	0.62	PDL, vegetation	60% Greenfield	23 dwellings	Option: SE29/H

Summary of assessment for SE/118:

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

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d				
Buildings							ade ALC soils. Site is PDL and would constit he coal MSA.	ute an efficient				
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience		FZ1 and i eable surfa					ding. However, development could lead to a	n increase in				
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							n 100m of site. Development would result in ation to existing levels.	a minor net				
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
Biodiversity & geodiversity	brownfie	eld plot of li	mited bio	odiversity	value, d	evelopr	is directly impacted by development on the sign of the sent could be an opportunity to enhance the inectivity of the local and wider ecological near the second of the local and wider ecological near the second of	biodiversity				
7	value of	+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
Landscape & townscape		Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.										
8 Cultural		0	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	<u> </u>				
heritage	Develop	ment at the	e site wo	uld be ur I	nlikely to	have a	discernible impact on any heritage asset or SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	historic area.				
		-	Р	LT	IR	М	HO9	9a – 9e				
9 Air quality	homes v		xpected t	to result i	n a mino	r increa	n an AQMA or CAZ. The construction and o use in air pollution in relation to existing leve					
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e				
10 Transport	the site,		utside of	the desi	red range	e. The s	es. Bradford Interchange Railway Station is site has good access for pedestrians, but so					
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimun	nd tenures n criteria of	of the ho f policies	using is p H04 and	provided H05 (10	in line v or mo	Is satisfying Bradford's housing needs, dependent the Local Plan policies. The development re homes, or an area of more than 0.5ha), the to reflect local need.	nt would meet the				
12		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a				
Accessible services		uld offer reses along Ro			ess to key	/ servic	es and amenities, being within a 250m walk	of services and				
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
13 Social cohesion	high dep that may is within	orivation, e	ncouragi ure on lo ne A6177	ng partic cal servi which c	ipation ar ces and f ould pote	nd com acilities entially i	with high quality housing within an existing munity interaction, without the development or could alter the local sense of community impact on the quality of life of new residents pances.	being of a scale and place. Site				

		Effect on SA Objective								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure							al and leisure areas, being within a 250m w	alk of that varied		
	array of cultural and leisure spaces along Rooley Road.									
I		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	New residential development at the site would introduce new potential victims or targets of crime at 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.									
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5			
16 Health	Site is within 400m of the nearest GP surgery, Rooley Lane Medical Centre and 1km of Cygen Hospital, Bierley 1km south. Site would provide new residents with good access to the countryside and a diverse range of seminatural habitats, and outdoor exercise opportunities via the local PRoW network.									
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education	The nearest primary school, Newhall Community Primary School, is within 800m south west of the site. The nearest secondary school, Bradford Academy is within 500m north 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 Bradford 3km to the north of the site. Site is also within 5km of eleven Employment Zones surrounding Bradford.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy		ng the dem					d have a minor beneficial impact on the loca and enhancing the pool of potential employe			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/128 – Bierley Lane,			0 " 1 1	444 1 10	Preferred
Bierley	3.34	Grazing	Greenfield	114 dwellings	Option: SE30/H

Summary of assessment for SE/128:

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents here with good access to cultural spaces, jobs, buses, and schools, with particularly good access to health facilities. Residents may need to travel up to 1km to access some shops.

		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 – 3d			
3 Land & Buildings	Site coincides with the coal MSA. Site ALC is of Grade 3, which could potentially comprise BMV although this is uncertain. Development would result in the loss of a large (>0.4ha) parcel of greenfield and so would not constitute as an efficient use of land.										
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience		FZ1 and reable surfa	ces, com	pared to	current	levels.	ng. However, development could lead to an				
5 Water		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources				ion at thi	s locatio	n in rela	n 100m of site. Development would result in ation to existing levels.	1			
6 Biodiversity & geodiversity	network, coincide	- P LT IR M SP10, SP11, EN1, EN2, EN3, EN7, EN9 6a – 6h Site is adjacent to the Bierley Wood Local Wildlife Site, which is a priority habitat and part of the woodland habitat network, development here may indirectly impact these sites e.g. reduced air quality/disturbance. The site also coincides with Natural England's Green Infrastructure corridor. Development on this large greenfield site would likely see a reduction in the site's biodiversity value and local habitat connectivity.									
7	1	-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
Landscape & townscape	impacts		ality and o	character	of the lo	ocal are	National Park. The loss of greenfield could a. However, given the site is bounded by exeminor.				
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3				
heritage	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.										
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e			
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.										
40		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e			
10 Transport	Site is within 300m of several bus stops with frequent services. Low Moor Railway Station is 2km northwest of the site. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.										
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types ar	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.									
12		-	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a			
Accessible services							access to services, as residents would have or Tong Street (1km north east).	to go further than			
13 Social		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
13 Social cohesion	encoura	ging partic	ipation a	nd comm	nunity into	eractior	s with high quality housing within an existing n, without the development being of a scale to the local sense of community and place.				

SA Objective	Baseline trend	Effect on SA Objective									
		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	Site would benefit from excellent access to cultural and recreational spaces and places in and around the South Bierley area.										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	New residential development at the site would introduce new potential victims or targets of crime at 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.										
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	Site is 1km south of the nearest GP surgery, Rooley Lane Medical Practice and 2.8km north west of the nearest hospital, St Luke's Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.										
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education	The nearest primary school, Newhall Park Community Primary School, is within 800m north west of the site. The nearest secondary school, Bradford Academy is 1.3km from the site, putting it just outside the target range.										
40		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities with 11 Employment Zones within 5km.										
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		ng the dem					d have a minor beneficial impact on the loca and enhancing the pool of potential employe				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/129 – Shetcliffe Lane	6.55	Greenfield land	Greenfield 100%	229 dwellings	Alternative

Summary of assessment for SE/129: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, biodiversity and landscape. The site is well located to provide residents with good access to jobs, transport, services and health and educational facilities.

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend Score effect	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e		
Buildings		reenfield a t the site is		uld consi	st of the I	oss of :	>0.4ha of greenfield land. Site coincides with	a coal MSA. ALC		
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	with the		of GI in	developr	nent, alth		water flooding. The site's climate resilience c nis is somewhat dependent on implementation			
5 Water		+	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							vaterbodies within 100m of the site. Develop	ment at the site		
	would be	e likely to r				in wate	er consumption.	C- Ct		
6 Biodiversity	Sito io a	roonfield a	P	LT	IR c GL olon	L nonto c	SP10, SP11, EN1, EN2, EN3, EN7, EN9 nd is likely to be of some biodiversity value in	6a – 6f		
& geodiversity		n. New dev					nd is likely to be of some blodiversity value in diversity value at the site and reduce local e			
		-	Р	LT	IR	L	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		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	unlikely to	o have	a discernible impact on any heritage asset or	historic area.		
9 Air quality	homes v		xpected	d to resul	t in a min	or incre	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and cease in air pollution in relation to existing level			
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	Site is within 500m of multiple bus stops with frequent services. The nearest railway station is 2.5km north east at Low Moor Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.									
		+	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 types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.									
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
services	Residen	ts at the si	te wou	d have g	ood acce	ess to k	ey services and amenities including those on	Bierley Lane.		
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		
13 Social cohesion	without o	disrupting o	cohesiv oment l	reness of being of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and communi put pressure on local services and facilities	ty interaction,		
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
14 Culture &							range of culture and leisure opportunities inc	luding pubs,
leisure	restaura	nts, church	nes and	outdoor	leisure s	paces,	including Judy Woods to the south west.	
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	e are could p	urrently i otentially	none, and enhance	d so an comm	ould introduce new potential targets and victin increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	is 3.3km Residen	south eas	t of the te woul	nearest d have g	hospital, ood acce	St Luke ss to a	ng Medical Centre, this is outside of the desire e's Hospital. diverse range of semi-natural habitats with o	-
47		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
17 Education	The nea	rest primai	y scho	ol, St Joh	n's CofE	Prima	ry School, is 750m north of the site. The near	
Education							east of the site, this is outside of the desired	
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment							broad range of high quality and diverse emp zones in the south east Bradford.	loyment
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc	creasing th sinesses. <i>P</i>	e dema In impr	and for lo ovement	cal goods in the bu	s and s ilt envir	uld have a minor beneficial impact on the local ervices and enhancing the pool of potential e conment could lead to an improved attractiver to help tackle local deprivation.	mployees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential develop ment	Status
SE/177 – Brogden House Farm B,	5.0	Greenfield	0	203	A 14 4 i
Bierley	5.8	land/Green Belt	Greenfield 100%	dwellings	Alternative

Summary of assessment for SE/177: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, landscape and educational facilities. The site is well located to provide residents with good access to jobs, services, transport and health facilities.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
0.1 = = = 1.0			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
3 Land & Buildings		reenfield a					>0.4ha of greenfield land. Site coincides with	n a coal MSA. ALC
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change							water flooding. The site's climate resilience	
resilience		inclusion on the bear inclusion of the bear including the bear includi				ough th	nis is somewhat dependent on implementati	on and there is
5 Water		+	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							vaterbodies within 100m of the site. Develor er consumption.	ment at the site
6		-	Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	condition	n. New dev	elopme/	ent here	could red	luce bic	nd is likely to be of some biodiversity value odiversity value at the site and reduce local of inventory.	
<u> </u>		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	that cont adversel form, wh	tains GI ele y alter the	ements local to help to	of poten wnscape limit the	tially high e and lan magnitud	n visual dscape de for p	velopment at this site could result in the loss amenity, including trees, and it would there character. The site is adjacent to existing re otential effects, but at this stage a minor advalt.	fore be likely to esidential built
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	unlikely to	have :	a discernible impact on any heritage asset of	or historic area.
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v		xpected	I to resul	t in a min	or incre	on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Low Mod	ithin 700m or Railway	of multi Station	tiple bus , this is o	 stops wit outside of	l th frequ f the de		2km south west at
10 Transport	Low Mod	ithin 700m or Railway	of multi Station	tiple bus , this is o	stops wit outside of a limited a	th freque the de amount	TR6 lent services. The nearest railway station is sired range. The site has good access for p	2km south west at
	The site types an minimum	ithin 700m or Railway at limited f + could mak d tenures n criteria of	of multiple of cycling P The a mirror of the high policies	tiple bus to this is one to the this is one to the this is one to the this is one to the this is one to the this is the thin is the this is the this is the this is the this is the this is the this is the thin i	stops with stops with stops with stops with stops with stops a limited at the stops with	th frequence of the december o	TR6 ent services. The nearest railway station is sired range. The site has good access for period of cycle paths. SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 owards satisfying Bradford's housing needs with the Local Plan policies. The developmore homes, or an area of more than 0.5ha),	2km south west at edestrians, but 11a , depending on the tent would meet the
10 Transport 11 Housing 12 Accessible	The site types an minimum	ithin 700m or Railway at limited f + could mak d tenures n criteria of	of multiple of cycling P The a mirror of the high policies	tiple bus to this is one to the this is one to the this is one to the this is one to the this is one to the this is the thin is the this is the this is the this is the this is the this is the this is the thin i	stops with stops with stops with stops with stops with stops a limited at the stops with	th frequence of the december o	TR6 ent services. The nearest railway station is sired range. The site has good access for p 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 developm	2km south west at edestrians, but 11a , depending on the tent would meet the
11 Housing	The site types an minimum aspects	ithin 700m or Railway at limited f + could mak d tenures or criteria or such as ho	of multiple of multiple of station or cycling in the high policies outsing in the high policies outside the high policies	tiple bus to this is one to the thicker the thicker the thicker this is the thicker th	stops wit outside of a limited a IR ve contrit is provided and H05 (1 affordable	th frequence of the department	TR6 ent services. The nearest railway station is sired range. The site has good access for poof 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 developmore homes, or an area of more than 0.5ha), as to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	2km south west at edestrians, but 11a , depending on the that specify

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure							range of culture and leisure opportunities inc including Bierley Hall Woods to the north we				
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where the	e are c could p	urrently otentially	none, and enhance	d so an e comm	ould introduce new potential targets and victir increase in crime at the site cannot be ruled tunity cohesion and wellbeing, or increase national series of the street series of	out. However,			
16 Health	is 3.4km	south eas	t of a h te woul	ospital, S d have g	St Luke's ood acce	Hospita ess to a	ng Medical Centre, this is outside of the desire	•			
		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
17 Education	desired ı		neare	st second			ry School, is 1km north of the site, which is o g Leadership Academy, is 1.9km north east				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment							broad range of high quality and diverse emp zones in the south east Bradford.	oloyment			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	as by inc	creasing th sinesses. <i>P</i>	e dema n impr	and for lo ovement	cal good in the bu	s and s ıilt enviı	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e conment could lead to an improved attractive o help tackle local deprivation.	mployees for			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/green field split	Potential developme nt	Status
SE/178 – Brogden House Farm A, Bierley	1.44	Greenfield land/Green Belt	Greenfield 100%	50 dwellings	Alternative

Summary of assessment for SE/178: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, biodiversity, landscape, and educational facilities. The site is well located to provide residents with good access to jobs, services, transport and health facilities.

		Effect on	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect eman contained		Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
Olond 8			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e		
3 Land & Buildings	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. A Grade at the site is 3. Site is within the green belt.									
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e		
change							water flooding. The site's climate resilience of			
resilience		inclusion on the bear inclusion of the bear including the bear including the bear including the bear including the bear inclusion of the bear including th			ess.	ough tl	nis is somewhat dependent on implementation.	on and there is		
5 Water		+	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							vaterbodies within 100m of the site. Developer consumption.	ment 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 in odiversity value at the site and reduce local e			
<i>J</i>					ID	1	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7- 7h		
7 Landscane	National	Parks or A	AONBs	Howeve	er, reside	ntial de	discernible effect on any landscape designat velopment at this site could result in the loss	s of open greenfield		
Landscape &	National that contadversel form, wh	Parks or A tains GI eld by alter the	is locati AONBs ements local to help to	on would Howeve of poten wnscape limit the	d not resuer, reside tially high e and lan magnitud	ntial de n visual dscape de for p	discernible effect on any landscape designativelopment at this site could result in the loss amenity, including trees, and it would thereful character. The site is adjacent to existing reotential effects, but at this stage a minor adv	tion, including s of open greenfield fore be likely to esidential built		
Landscape & townscape	National that contadversel form, wh	Parks or A tains GI eld by alter the hich would	is locati AONBs ements local to help to	on would Howeve of poten wnscape limit the	d not resuer, reside tially high e and lan magnitud	ntial de n visual dscape de for p	discernible effect on any landscape designativelopment at this site could result in the loss amenity, including trees, and it would thereful character. The site is adjacent to existing reotential effects, but at this stage a minor adv	tion, including s of open greenfield fore be likely to esidential built		
Landscape & townscape 8 Cultural	National that contadversed form, whocal lan	Parks or A tains GI ele y alter the nich would dscape an	is locati AONBs ements local to help to d towns	on would However of poten ownscape limit the scape ca n/a	d not resuler, reside tially high and lan magnitud innot be r	ntial den visual dscape de for p ruled ou H	discernible effect on any landscape designativelopment at this site could result in the loss amenity, including trees, and it would thereful character. The site is adjacent to existing reotential effects, but at this stage a minor advit. SP2, SP10, EN3, EN4, EN5, EN6, DS3	tion, including sof open greenfield fore be likely to esidential built verse effect on the		
Landscape	National that contadversed form, whocal lan	Parks or A tains GI ele y alter the nich would dscape an	is locati AONBs ements local to help to d towns	on would However of poten ownscape limit the scape ca n/a	d not resuler, reside tially high and lan magnitud innot be r	ntial den visual dscape de for p ruled ou H	discernible effect on any landscape designativelopment at this site could result in the loss amenity, including trees, and it would thereful character. The site is adjacent to existing reotential effects, but at this stage a minor advant.	tion, including sof open greenfield fore be likely to esidential built verse effect on the		
Landscape & townscape 8 Cultural heritage	National that contadversel form, who local lan Develop Develop homes v	Parks or Atains GI ele y alter the nich would dscape an O ment at the ment woul	is location AONBs ements local to help to d towns n/a e site were P d not hexpected.	on would Howeve of poten pwnscape limit the scape ca n/a ould be u LT ave a dis	d not resulter, reside tially high e and lan magnitud nnot be resulted n/a unlikely to IR scernible t in a min	ntial den visual decape de for pruled ou Honore Home	discernible effect on any landscape designativelopment at this site could result in the loss amenity, including trees, and it would therefore character. The site is adjacent to existing resolution of the stage a minor advant. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asset of the solution of the stage asset of the stage asset of the solution of the stage asset of the solution of the solution of the stage asset of the solution of the stage asset of the solution of the solutio	ion, including s of open greenfield fore be likely to esidential built verse effect on the None or historic area. 9a – 9c occupation of new		
Landscape & townscape 8 Cultural heritage 9 Air quality	National that contadversel form, who local land Develop Develop homes wassociated	Parks or Atains GI eldy alter the sich would dscape and Oment at the ment would be eld with ho	is locati AONBs ements local to help to d towns n/a e site w P d not ha expected mes an	on would Howeve of poten ownscape limit the scape ca n/a ould be u LT ave a dis I to resul d transpe	d not resulter, reside tially high e and lan magnitud nnot be resulted in land	ntial den visual dscape de for pulled ou Hoo have Himpact for increments.	discernible effect on any landscape designativelopment 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 advit. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asset of 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 lev SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	ion, including sof open greenfield fore be likely to esidential built verse effect on the None or historic area. 9a – 9c occupation of new els due to pollution		
Landscape & townscape 8 Cultural heritage 9 Air quality	National that contadversel form, who local land Develop Develop homes wassociated.	Parks or Atains GI eldy alter the aich would dscape and Oment at the ment would be elded with how the aithin 500m Moor Railw	is location is local to AONBs ements local to help to d towns n/a e site was pected mes an P of mulay Station in the spected in the species in the spected i	on would. However of poten of poten of poten of poten of the scape can ould be used to result of transport of the scape can ould be used to result of transport of the scape of transport of the scape of transport of the scape of transport of the scape of transport of the scape o	d not resulter, reside tially high e and lan magnitud nnot be resulted in a minor move like tin a minor move like stops with soutside in a minor move like tin a minor move like tin a minor move like tin a minor move like stops with a minor move like tin a minor move like stops with a minor move like tin a minor move like stops with a minor move like tin a minor move like	ntial den visual dscape de for pulled ou Hoo have Himpact nor increments.	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 advit. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asset of 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 lev	ion, including sof open greenfield fore be likely to esidential built verse effect on the None or historic area. 9a – 9c occupation of new els due to pollution 10a – 10d 1.9km south west		
Landscape & townscape 8 Cultural heritage 9 Air quality	National that contadversel form, who local land Develop Develop homes wassociated.	Parks or Atains GI eldy alter the aich would dscape and Oment at the ment would be elded with how the aithin 500m Moor Railw	is location is local to AONBs ements local to help to d towns n/a e site was pected mes an P of mulay Station in the spected in the species in the spected i	on would. However of poten of poten of poten of poten of the scape can ould be used to result of transport of the scape can ould be used to result of transport of the scape of transport of the scape of transport of the scape of transport of the scape of transport of the scape o	d not resulter, reside tially high e and lan magnitud nnot be resulted in a minor move like to the stops with soutside the stops with soutside the stops with the stops wit	ntial den visual dscape de for pulled ou Honor increments. Hother frequence of the amount Honor increments.	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 advatt. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asset of 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 tent services. The nearest railway station is desired range. The site has good access for	ion, including so of open greenfield fore be likely to esidential built verse effect on the None None n historic area. 9a – 9c occupation of new els due to pollution 10a – 10d 1.9km south west		
Landscape & townscape 8 Cultural heritage 9 Air quality 10 Transport	National that come adversel form, who local land Develop Develop homes wassociated. Site is wat Low Mathematical Somewhat Low Mathematical to the somewhat land the somewhat	Parks or Atains GI ele y alter the nich would dscape an O ment at the - ment would be eled with ho + ithin 500m Aloor Railw at limited from the could maked tenures or criteria or	is locatic AONBs ements local to help to d towns n/a e site was pected mes an P of mulay Station cyclic P se a mir of the help foolicies.	on would. However of poten ownscape limit the scape can n/a ould be used to result d transputible busion, this issts with a large positiousing is H04 ar	d not resulter, reside tially high e and lan magnitud innot be resided in a minor move like to the stops with is outsided a limited in a minor move like the stops with its outsided a limited in a minor move like the stops with the	ntial den visual dscape de for pruled ou Honor increments. Hoth freque amount Housing the amount of the line of t	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 advatt. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asset of 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 asset in air pollution in relation to existing lever asset in services. The nearest railway station is desired range. The site has good access for the cycle paths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	ion, including so of open greenfield fore be likely to esidential built verse effect on the None or historic area. 9a – 9c occupation of new els due to pollution 10a – 10d 1.9km south west redestrians, but 11a , depending on the tent would meet the		
Landscape & townscape 8 Cultural heritage 9 Air quality 10 Transport 11 Housing	National that come adversel form, who local land Develop Develop homes wassociated. Site is wat Low Mathematical Somewhat Low Mathematical to the somewhat land the somewhat	Parks or Atains GI ele y alter the nich would dscape an O ment at the - ment would be eled with ho + ithin 500m Aloor Railw at limited from the could maked tenures or criteria or	is locatic AONBs ements local to help to d towns n/a e site was pected mes an P of mulay Station cyclic P se a mir of the help foolicies.	on would. However of poten ownscape limit the scape can n/a ould be used to result d transputible busion, this issts with a large positiousing is H04 ar	d not resulter, reside tially high e and lan magnitud innot be resided in a minor move like to the stops with is outsided a limited in a minor move like the stops with its outsided a limited in a minor move like the stops with the	ntial den visual dscape de for pruled ou Honor increments. Hoth freque amount Housing the amount of the line of t	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 advat. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asset of 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 lev SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 lent services. The nearest railway station is desired range. The site has good access for 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 developm ore homes, or an area of more than 0.5ha),	ion, including so of open greenfield fore be likely to esidential built verse effect on the None or historic area. 9a – 9c occupation of new els due to pollution 10a – 10d 1.9km south west redestrians, but 11a , depending on the tent would meet the		
Landscape & townscape 8 Cultural	National that contadversel form, who local lan Develop Develop homes vassociat Site is wat Low National Somewhat Low National Somew	Parks or Atains GI ele y alter the nich would dscape an O ment at the - ment would be ele ed with ho + ithin 500m Moor Railw at limited f + could mak d tenures n criteria or such as ho	is locati AONBs ements local to help to d towns n/a e site w P d not he expected mes an P of muli ay Stati or cycli P ce a mir of the he f policie pusing i	on would. However of poten ownscape limit the scape cannow and the scape	d not resulter, reside tially high e and lan magnitud innot be resulted in a minort move IR stops with is outside a limited in a minort move IR stops with is outside a limited in a minort move IR stops with is outside a limited in a minort move IR IR IR IR IR IR IR IR IR IR IR IR IR	ntial den visual dscape de for pulled ou Honor increments. H hother H hoth	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 advat. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and lease in air pollution in relation to existing lev SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 tent services. The nearest railway station is desired range. The site has good access for 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 developm ore homes, or an area of more than 0.5ha), as to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	ion, including so of open greenfield fore be likely to esidential built verse effect on the None or historic area. 9a – 9c occupation of new els due to pollution 10a – 10d 1.9km south west redestrians, but 11a , depending on the tent would meet the that specify		

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure							range of culture and leisure opportunities including Bierley Hall Woods to the west.	cluding pubs,			
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where the	re are c could p	currently outentially	none, and enhance	d so an e comm	ould introduce new potential targets and victir increase in crime at the site cannot be ruled tunity cohesion and wellbeing, or increase na SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	out. However,			
16 Health	is The si Residen	te is 3.4km	n south te woul	east of a	hospital	, St Luless to a	ng Medical Centre, this is outside of the desire re's Hospital. diverse range of semi-natural habitats with c	· ·			
		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
17 Education	desired		neare	st second			ry School, is 1km north of the site, which is o g Leadership Academy, is 1.9km north east				
10		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment							broad range of high quality and diverse emp zones in the south east Bradford.	loyment			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	as by ind local bus	creasing th sinesses. <i>A</i>	e dema An impr	and for lo	cal good in the bu	s and s ıilt envi	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e conment could lead to an improved attractive o help tackle local deprivation.	mployees for			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/046- Ned Lane, Holme Wood	2.92	Green open space	Greenfield, Green Belt	77 dwellings	SUE site/Preferred Option: SE13/G

Summary of assessment for SE/046:

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. 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. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. There is a small surface water body 30m south of the boundary, which could be impacted by the development.

		Effect on	SA Objective					Mitigation code(s)				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM Local Plan policies					
3 Land & Buildings			Р	LT	IR	Н		3a – 3f				
	Site is G	reenfiel	d and would c	onsist of tl	ne loss of >0.4	4ha of gree	enfield land. Site coincides wit	th a coal MSA.				
4 Climate		+	Р	LT	IR	M	EN1, EN2, EN3, EN7	4a – 4e				
change resilience	relation	to the ar	eas, it is expe	cted that i	t would be av	oided thro	of surface water flooding. Give ugh a careful layout of develop s, compared to current levels.					
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							Development at the site would ion to existing levels.	d be expected to result				
6 Biodiversity		-	Р	LT	IR	M	EN7, EN9	6a – 6f				
& geodiversity	could re Site (als	duce bio o Anciei	odiversity valu nt Woodland)	e at the sit is 500m no	e and reduce orth east of th	local ecole e site and	be of some biodiversity value. ogical connectivity. Black Carrall although not designated, the soldand is also 1.3km east of the	r Wood Local Wildlife site is adjacent to				
		-	Р	LT	IR	М	SP2 EN1 EN3 EN5 EN6 DS2	7a, 7b				
	Parks or current or New deversisting	· AONBs condition velopme resident	s. However, re n, potentially n nt here would	sidential d nakes a po be likely t which wou	levelopment a ositive contribution adversely a olid help to limi	t this site oution toward tion toward to this a t the magr	ect on any landscape designa could result in the loss of oper rds the local landscape and to nd to alter the local character. nitude for potential effects, but ruled out.	n greenfield that, in its ownscape character. The site is adjacent to at this stage a minor				
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	barn froi greenfie	nting roa ld site c	d', 'Numbers	18 and 20 y have an	and adjoining adverse effect	barn' and t on the se	Listed Buildings, namely 'Nur d' '25, Ned Lane'. New develop etting of these sensitive heritage getation.	ment at this open				
		-	Р	LT	IR	Н	CD7 CD0 CD15 TD2 TD6 EN8	9a – 9c				
9 Air quality	homes v	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.										
10 Transport		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
	railway	station is	3km north ea	ast at New	Pudsey Railv	vay Station	including those along Stirling n, which is outside the target d vith a limited amount of cycle p	listance. The site has				

		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimun	id tenure n criteria	es of the hous	ing is prov 04 and H0	ided in line wi 5 (10 or more	ith the Loc homes, o	ying Bradford's housing need: al Plan policies. The developr r an area of more than 0.5ha)	ment would meet the , that specify aspects
10.1	0401140	+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
12 Accessible services		esidents					illage store, appears to be 500 Road in order to access a broa	
13 Social		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
cohocion	encoura	ging pai	ticipation and	communit	y interaction,	without the	uality housing within an existile e development being of a scal ommunity and place.	ng community, le that may put pressure
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	bar. The	site has	s excellent acc	cess to nur	merous outdo	or leisure	pportunities including a churc spaces including Springfield C dren's play park) on Dane Hill	Community Gardens,
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location developi	where t ment co	here are curre	ntly none, enhance o	and so an incommunity co	crease in c	e new potential targets and vic crime at the site cannot be rule d wellbeing, or increase natur	ed out. However, new
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
116 Haalth	a hospita	al, St Lu	ke's Hospital.				Holme Wood Health Centre.	
		exercise	and commun				e of semi-natural habitats with rove both physical and mental	
47.51		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	
17 Education			nary school, C I Forster Acad				north west of the site. The near	arest secondary
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment							ange of high quality and divers phts Employment Zone, 1km w	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		asing th					inor beneficial impact on the lo ancing the pool of potential er	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/137– Land west of Ned Lane	2.04	Green open space	Greenfield, Green Belt	53 dwellings	SUE site/Preferred Option: SE31/H

Summary of assessment for SE/137:

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. 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, in close proximity to Ancient Woodland. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

		Effect or	SA Objective					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing CSPR and DM Local Plan policies	Mitigation code(s)
3 Land & Buildings			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is G	reenfiel	d and would c	onsist of th	ne loss of >0.4	4ha of gree	enfield land. Site coincides wit	th a coal MSA.
4 Climate		+	Р	LT	IR	M	EN1, EN2, EN3, EN7	4a – 4e
change resilience	relation	to the ai	eas, it is expe	cted that i	t would be av	oided thro	of surface water flooding. Give ugh a careful layout of develop s, compared to current levels.	
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							. Development at the site wou	ld be expected to result
O. Di a dia a maita a	in a min	or increa	ase in water co P	LT	n at this locati	on in relat	ion to existing levels. SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	develop Wood Lo	ment he	re could reduc	e biodiver Ancient V	sity value at t	he site and	buld potentially be of some bid d reduce local ecological conn n east of the site. Park/ Shackl	ectivity. Black Carr
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	Parks or current or New development	· AONBs condition relopme resident	s. However, re n, potentially n nt here would	sidential d nakes a po be likely to which wou	evelopment a sitive contributed adversely at lid help to limi	it this site oution toward fect this a t the magr	ect on any landscape designa could result in the loss of oper rds the local landscape and to nd to alter the local character. nitude for potential effects, but ruled out.	n greenfield that, in its wnscape character. The site is adjacent to at this stage a minor
		1	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	barn froi developi adverse	nting roa ment he ly alter t	nd' and 'Numb re, but it is co	ers 18 and nsidered to hese sensi	d 20 and adjoi be likely tha	ning barn'. t new deve	Il Listed Buildings, namely 'Nu . It is unclear how these may be elopment at this open greenfie hough any effects would be lir	be incorporated into new ld site would be likely to
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v	vould be		esult in a	minor increas		or CAZ. The construction and llution in relation to existing lev	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Broadsto	one Way	/. The nearest	railway st	ation is 2.8km	n north eas	including those along Copgrost at New Pudsey Railway Stalong Ned Lane.	tion. Site good access
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing							ying Bradford's housing needs al Plan policies. The developn	

			a of policies Ho mix and affor				or an area of more than 0.5ha)	, that specify aspects					
12 Accessible	Sucii as	+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
		Site would provide residents with good access to the various services and amenities available on Broadstone Way which is within 600m of the site.											
13 Social		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
cohesion	encoura	ging pai	rticipation and	communit	y interaction,	without th	quality housing within an existile e development being of a scal community and place.						
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	bar. The	Site would have good access to a range of culture and leisure opportunities including a church, takeaway outlet and par. The site has excellent access to numerous outdoor leisure spaces including Springfield Community Gardens, Valley Natural Play Park and an area of open space (with a children's play park) on Dane Hill Drive.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2						
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a ocation 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					
то пеаші	a genera Residen	al hospit ts at the exercise	tal, St Luke's he site would ha e and commur	Hospital. ive good a	ccess to a div	erse rang	Holme Wood Health Centre. The of semi-natural habitats with rove both physical and mental	opportunities for					
47 Education		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	·					
17 Education			nary school, C d Forster Acad				vest of the site. The nearest se	econdary					
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment							ange of high quality and divers ghts Employment Zone, 800m						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
,		asing th					inor beneficial impact on the lo ancing the pool of potential er						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/1 -		Site is partially PDL for commercial uses, with the			
Neville Rd /	1.57	remainder of the site	Mix	Employment	Preferred Option (retain): SE29/E
Lower Lane		greened over and potentially greenfield			OL23/L

Summary of assessment for EM/1:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. An additional major adverse effect arises for the climate change resilience SA Objective due to a large area in the centre of the site at medium and high risk of surface water flooding. Due to the relative size of this area, it may be difficult to avoid. Minor positive effects were predicted for other socio-economic themed SA Objectives due to the additional benefits of a new employment site, such as the potential for increasing the local offering of services and amenities and opportunities to learn new skills.

The site is a mix of PDL and greenfield. 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 – 3f			
3 Land & Buildings							the site is 'Urban'. Site coincides with a coal ect to the potential effects on the MSA.	MSA. Site would			
1 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change esilience	may be	ite is in FZ1. A large area in the centre of the site is at medium and high risk of surface water flooding which lay be difficult to avoid due to the size of this area relative to the site's size. Development could also lead to an crease in impermeable surfaces, compared to current levels.									
10/040 #		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources		te does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site buld be likely to result in a minor increase in water consumption.									
3		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity	be of sor	Site is a mix of PDL and greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.									
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & cownscape	National which we magnitude	Parks or A	AONBs. t it in the c ntial effe	The site developr ects, but	is a mix nent. Th	of PDL e site is	discernible effect on any landscape designati and greenfield, and contains GI elements in adjacent to existing built form, which would minor adverse effect on the local townscape	cluding trees, help to limit the			
3 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
neritage	Develop area.	ment at the	e site wo	ould be u	ınlikely t	o have	a discernible effect on any sensitive heritage	asset or historic			
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality		ment targe					velopment at this location could make achievine pollution associated with the construction a				
10		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
Transport							nearest railway station is 1.8km north-west at s for pedestrians and cyclists for cyclists.	Bradford			
14 Hausins		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	Site is al needs.	located for	employ	ment lar	nd and th	nerefor	e will not provide a contribution towards Brad	ford's housing			

		Effect on S	SA Object	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
services		The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.										
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None				
cohesion		This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.										
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None				
leisure		roposed fo of cultural				ent and	would be unlikely to have a discernible effect	t on the local				
		+	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	potential		pride in	the loca	al area. I	f the sit	ittered PDL with high-quality and secure deve e were to not be allocated and redeveloped, to e rates.					
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None				
то пеаш	Site is po		r employ	ment pu	irposes	and so	it would be unlikely to have a discernible effect	ct on this SA				
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	Site wou	ıld provide	new em	ploymer	nt land th	at offe	rs skills learning opportunities for local people	and employees.				
18		++	Р	ĹT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment	The prop	osed deve	elopmen	t would	provide i	new em	ployment opportunities in Bradford's city cent	tre.				
<u> </u>		++	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	that wou	ıld contribu	ite towar	ds the lo	ng term	succes	new employment space within the Bowling Enss of Bradford's economy. Due to the site's loot to the vitality of Keighley centre.					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/3 – Dick Lane	0.55	Site appears to be predominantly greenfield, with an area of hard standing used for car parking	Predominantly greenfield	Employment land	Preferred Option: SE43/E

Summary of assessment for EM/3:

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

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

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

		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	Site is pr	redominan	tly greer	nfield. Al	LC Grad	e at the	site is 'Urban'. Site coincides with a coal MS	A					
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience							oding. However, development could lead to a	n increase in					
resilierice	imperme	able surfa		npared t	o curren	t levels							
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		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
Biodiversity	Site is pr	redominan	tly greer	nfield co	ntaining	various		diversity value in					
&		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											
geodiversity	ecologic	al connect	ivity.										
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designation	7a, 7b					
Landscape & townscape	amenity, would he	including	trees, w the mag	hich wou nitude fo	uld be lo	st in the	ly greenfield and contains GI elements of pote development. The site is adjacent to existing cts, but at this stage a minor adverse effect or ed out.	built form, which					
		0	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None					
8 Cultural heritage	Develop area.	ment at the	e site wo	uld be ι	unlikely t	o have	a discernible effect on any sensitive heritage	asset or historic					
	arou.	-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
ff9 Air quality	homes w		xpected	to result	in a mir	impact or incre	on an AQMA or CAZ. The construction and opease in air pollution in relation to existing leve						
4.0		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	Bradford		ge Railv	vay Stati	ion. Site		nent services. The nearest railway station is 2 od access for pedestrians, but somewhat limi						
11 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	Site is al needs.	located for	remploy	ment la	nd and th	nerefore	e will not provide a contribution towards Bradt	ord's housing					
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
Accessible services		ision of ne and amen		oyment (developr	nent he	re could potentially help to enhance the local	offering of key					

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None				
cohesion							ent at a location where it is in proximity to sin affect the cohesion of residential communities					
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None				
leisure		roposed fo of cultural			•	ent and	would be unlikely to have a discernible effec	t on the local				
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	crime at	a location r, new dev	where th	nere are	currently	y none,	ment site would introduce new potential targe and so an increase in crime at the site canno ase natural surveillance, and so could help to	ot be ruled out.				
4C Haalth		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None				
16 Health	Site is po		r employ	ment pu	irposes	and so	it would be unlikely to have a discernible effe	ct on this SA				
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	Site wou	ıld provide	new em	ploymer	nt land th	at offer	rs skills learning opportunities for local people	and employees.				
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment	The prop	osed deve	elopmen	t would j	orovide r	new em	ployment opportunities in local area.					
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	success	he proposed development would deliver a new employment space that would contribute towards the long term uccess of Bradford's economy. The proposed development could also provide a significant boost to the vitality of										
	local are	d.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/12 – Staithgate		_		Employment	Preferred Option:
Lane North	12.18	Trees and vegetation	Greenfield	land	SE40/E

Summary of assessment for EM/12:

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.

The site is within 300m of the CAZ, and due to the size of the proposed development it could potentially make achieving air quality improvement targets within the CAZ more difficult. As a result, a significant adverse effect has been predicted for the air quality SA Objective. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a large greenfield site adjoining deciduous woodland priority habitat. There is a Grade II Listed Building 175m east of the site, and due to the proposed size of the development, the setting of this could be adversely altered.

		Effect on S	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	Site is gr MSA.	reenfield. <i>A</i>	ALC Gra	de at the	e site is (Grade 3	3, which could include BMV soils. Site coin	cides with a coal			
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate change resilience	at high a	ind mediur ment. How	n risk. It	is exped	cted that	these	a low risk of surface water flooding and a vareas could be avoided through a careful lead to an increase in impermeable surface	ayout of			
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	to water	A very small, unnamed surface waterbody falls within the site's boundary. Development here could pose a risk to water quality. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.									
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	biodivers reduce to priority h be affect	sity value ii ocal ecolog abitat. Od	n its curi gical cor sal Woo elopmer	rent con- nectivity d Ancier nt at the	dition. No The no t Woodl site such	ew dev orth we and, w	ncluding trees. The site is therefore likely to elopment here could reduce biodiversity versity of stern perimeter of the site adjoins deciduo hich is also an LWS, is 70m north west of ough impacts on root zones, loss of function	alue at the site and us woodland the site and could			
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National visual ar commercial	Parks or A menity, incl cial premis	AONBs. luding trees, which	The site ees, whi ch may h	contains ch would nelp to lir	s a larg d be los nit the	discernible effect on any landscape design the open greenfield area with GI elements of st in the development. To the north of the s magnitude for potential effects, but at this sape cannot be ruled out.	f potentially high ite is existing			
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	could po the exist	tentially ac	dversely ice of sc	alter the reening	e setting vegetati	of this on and	east of the site. Development at this large sensitive heritage asset, although this wou built form surrounding the Listed Building. asset.	ld be limited by			
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	quality in		nt target				e site, development at this location could no due to the pollution associated with the con				
	Jooupan	OIT OI TIGW	11011103.				SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4,				

							nearest railway station is 1.72km south-wes ians and cyclists for cyclists.	st at Low Moor				
11 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
TTTIOUSING	Site is a needs.	Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing										
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
services		ision of ne and amen		oyment	developr	ment he	ere could potentially help to enhance the loc	cal offering of key				
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None				
cohesion							nent at a location where it is in proximity to solversely 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		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.										
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	of crime	The construction and occupation of a new employment site would introduce new potential targets and victims of crime, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.										
40 1114		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	None				
16 Health	Site is p Objectiv		r employ	ment p	urposes	and so	it would be unlikely to have a discernible et	fect on this SA				
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
17 Education	Site wou	•	new em	ıploymeı	nt land th	nat offe	rs skills learning opportunities for local peop	ole and				
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment	The prop	osed deve	elopmen	t would		new en	ployment opportunities in Bradford.					
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	Zone, th		ontribute	e toward	s the lon	ig term	new employment space within the Euroway success of Bradford's economy. The proposal area.					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/14 – Westgate Hill Street	1.50	Green open	Greenfield	Employment	Preferred
3	1.00	space	O COMMON	land	Option:SE41/E

Summary of assessment for EM/14:

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

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site, which adjoins Tong Moor LNR and LWS. The southern perimeter is adjacent to Inmoor Dike, 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 – 3e
3 Land & Buildings	Site is gr MSA.	reenfield. A	ALC Gra	de at the	site is (Grade 3	B, which could include BMV soils. Site coincid	des with a coal
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience							oding. However, development could lead to a	an increase in
	imperme	able surfa		npared t				T == ==
5 Water	Sito's so	uthorn nor	P imotor is	LI	IR nt to Inm	M Door Dik	SP9, EN1, EN2, EN7, EN9 Se. Development here could pose a risk to wa	5a – 5e
resources	not withi		Develop	oment at	t the site		be expected to result in a minor increase in	
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	here cou	ıld reduce adjoins Tor	biodiver: ng Moor	sity valu LNR an	e at the d d LWS,	site and which d	d potentially be of some biodiversity value. Note that the solution of the second distribution of the second be exposed to increased recreational delopment at the site.	outh-west corner of
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National condition characte	Parks or A n, could po er. The site	AONBs. tentially is adjac	Howeve be maki ent to ex	r, develo ing a pos xisting si	opment sitive co imilar b	discernible effect on any landscape designati could result in the loss of open greenfield the ontribution towards the local landscape and t uilt form, which would help to limit the magni the local landscape and townscape cannot be	at, in its current ownscape tude for potential
0.0	Í	0	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
8 Cultural heritage	Develop area.	ment at the	e site wo	uld be u	inlikely to	o have	a discernible effect on any sensitive heritage	asset or historic
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v		kpected	to result	in a mir	or incre	on an AQMA or CAZ. The construction and cease 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	at Low N		ay Statio	n. Site l			ent services. The nearest railway station is 4 s for pedestrians, but somewhat limited for c	
11 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	Site is al needs.	located for	employ	ment lar	nd and th	herefore	e will not provide a contribution towards Brad	ford's housing
12 A consoible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services		vision of ne and amen		oyment o	developr	nent he	re could potentially help to enhance the loca	l offering of key

		Effect on S	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None			
cohesion							ent at a location where it is in proximity to sin affect the cohesion of residential communities				
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None			
leisure	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.										
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	The construction and occupation of a new employment site would introduce new potential targets and victims crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out However, new development could potentially increase natural surveillance, and so could help to combat the learning of crime.										
40 Haalth		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None			
16 Health	Site is pro		r employ	ment pu	irposes	and so	it would be unlikely to have a discernible effe	ct on this SA			
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education	Site wou	ld provide	new em	ploymer	nt land th	nat offer	s skills learning opportunities for local people	and employees.			
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment	The prop	osed deve	elopmen	t would j	orovide r	new em	ployment opportunities in Bradford.				
19 Economy	Zone, th	++ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 19a, 19b The proposed development would deliver 1ha+ of new employment space within the Westgate Hill Employment Zone, that would contribute towards the long term success of Bradford's economy. Due to the site's location, the proposed development could also provide a boost to the vitality of the local area.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/18 – Euroway Trading Estate,	0.11	Green open	0 " 1 1	Employment	Preferred
Commondale Way	0.51	space	Greenfield	land	Option:SE32/E

Summary of assessment for EM/18:

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

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, largely due to the potential impacts of new development on a 100% greenfield site and nearby deciduous woodland priority habitat.

		Effect on S	SA Object	tive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f	
Buildings	Site is gr MSA.	reenfield. A	ALC Gra	de at the	e site is	Grade 3	3, which could include BMV soils. Site coincid	des with a coal	
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience							oding. However, development could lead to	an increase in	
esilierice	imperme	able surfa						T = =	
5 Water	Cito doo	- o not opine	P	LT c CSD7	IR Zandia	M not with	SP9, EN1, EN2, EN7, EN9 Sin 100m of a surface waterbody. Developme	5a – 5e	
resources							er consumption.	in at the site	
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
o Biodiversity & geodiversity	condition connecti	n. New dev vity. Toad	elopmei Holes B	nt here c eck, Oal	could red kenshav	duce bio v LWS,	nd it is likely to be of some biodiversity value odiversity value at the site and reduce local e which is also an area of deciduous woodlandsely affected by development at the site.	cological	
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
Landscape & townscape	elements local tow	s of potent	ially high nd landso	n visual a cape cha	amenity, aracter,	includi althoug	could result in the loss of open greenfield the ng trees, and it would therefore be likely to a h the site is adjacent to existing similar built	dversely alter the	
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
heritage	Develop area.	ment at the	e site wo	ould be u	ınlikely t		a discernible effect on any sensitive heritage	asset or historic	
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality	homes v		xpected	to result	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	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport		Station. Si					nearest railway station is 860m south-west at ans, but somewhat limited for cyclists with a		
44 Hausias		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	Site is al needs.	llocated for	r employ	ment lar	nd and t	herefore	e will not provide a contribution towards Brac	lford's housing	
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
Accessible services		ision of ne and amen	•	oyment o	developr	ment he	ere could potentially help to enhance the loca	l offering of key	

		Effect on S	SA Object	ive				
SA Objective	Score of effect Score of effec		Mitigating or enhancing Local Planpolicies	Mitigation code(s)				
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
cohesion							ent at a location where it is in proximity to sin affect the cohesion of residential communities	
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
leisure	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.							
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	crime at	a location r, new dev	where th	nere are	currently	y none,	ment site would introduce new potential targe and so an increase in crime at the site canno ase natural surveillance, and so could help to	ot be ruled out.
4011		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
16 Health	Site is pro		r employ	ment pu	irposes	and so	it would be unlikely to have a discernible effe	ct on this SA
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education	Site wou	ıld provide	new em	ploymer	nt land th	at offer	s skills learning opportunities for local people	and employees.
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment	The prop	osed deve	elopmen	t would p			ployment opportunities in Bradford.	
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	would co		wards th	ne long t	erm suc	cess of	mployment space within the Euroway Employ Bradford's economy. The proposed developr	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/19 – Staithgate Lane, South	2.87	Green open space	Greenfield	Employment land	Preferred Option: SE42/E

Summary of assessment for EM/19:

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

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. There are three areas designated as LWS, LNR and/or deciduous woodland priority habitat within 30m of the site, which could be adversely affected by development here. A small surface waterbody is 60m east of the site; new development could pose a risk to the water quality.

		Effect on S	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3e			
Buildings	Site is gr MSA.	Site is greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a coal									
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	through		ayout is	expected	d to be a	voided	at a low, medium and high risk of surface was However, development could lead to an inc.				
[\\/atax		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources			<u>in a min</u>	or increa	ise in wa	iter con	of the site's boundary. Development at the s sumption at this location in relation to existin	ıg levels.			
		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9 nd it is likely to be of some biodiversity value	6a – 6f			
6 Biodiversity & geodiversity	connecti woodlan A separa adversel	ivity. Toad and priority hate area of ly affect the nces (this nces (this n	Holes B nabitat. F decidud e LWSs, would be	eck, Oal Railway T ous wood LNR an e limited	kenshaw Ferrace / dland pri nd areas given th	LWS i Raw Nority hat of prior e poter	odiversity value at the site and reduce local es 20m south of the site, which is also an area look LNR, which is also an LWS, is 30m sou bitat is 15m east of the site. New development habitat, such as through increases in recrutial development is employment land) or lost.	a of deciduous of the site. On the could reational ses of functionally			
-		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National elements and land	Parks or A s of potent	AONBs. ially high aracter, a	Howeve n visual a although	r, develo amenity, the site	pment and it	discernible effect on any landscape designat could result in the loss of open greenfield the would therefore be likely to adversely alter the existing similar built form, which would help	at contains GI e local townscape			
8 Cultural		0	P	LT	R	. M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop area.	ment at the					a discernible effect on any sensitive heritage	asset or historic			
9 Air quality	homes v		xpected	to result	in a mir	or incre	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing levels.				
	account	-	P	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Railway	Site is over 400m from the nearest bus stop. The nearest railway station is 980m south-west at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.									
		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	11a			

		Effect on S	SA Objec	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
	Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.											
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
services		ision of ne and amen		oyment o	developr	ment he	re could potentially help to enhance the loca	l offering of key				
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None				
cohesion						ent at a location where it is in proximity to sin affect the cohesion of residential communitie						
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None				
leisure		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.										
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, H09, DS5, CO2	15a				
15 Safe & secure	crime at	a location r, new dev	where the	nere are	currentl	ly noné,	ment site would introduce new potential targe and so an increase in crime at the site cann ase natural surveillance, and so could help t	ot be ruled out.				
40110046		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None				
16 Health	Site is propertive		r employ	ment pu	ırposes	and so	it would be unlikely to have a discernible effe	ect on this SA				
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	Site wou	ıld provide	new em	ploymer	nt land th	nat offer	s skills learning opportunities for local peopl	e and employees.				
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment	The prop	osed deve		t would		_	ployment opportunities in Bradford.					
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	would co		wards th	ne long t	erm suc	cess of	mployment space within the Euroway Emplo Bradford's economy. The proposed develop					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/21 – AH Marks Works, Wyke	F 40	Agricultural	0 511	Employment	Preferred Option:
Lane	5.42	fields	Greenfield	land	SE38/E

Summary of assessment for EM/21:

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.

An area covering approximately 15% of the site is at medium or high risk of surface water flooding. It is unclear if this could be entirely avoided through a careful layout of the development, and therefore a second major adverse effect has been predicted for the climate change resilience SA Objective.

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

The site is greenfield including trees and hedgerows, which would likely be lost in the development, and so minor adverse effects were predicted for a range of natural environment themed SA Objectives. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. There are two Grade II Listed Buildings within 120m of the site, the settings of which could be adversely affected by the development, particularly considering the size of the site.

		Effect on S	SA Objec	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	Site is gi	reenfield. <i>A</i>	ALC Gra	de at the	e site is (Grade :	3, which could include BMV soils. Site coin	cides with a coal			
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	flooding careful la	Site is in FZ1. An area covering approximately 15% of the site is at medium and high risk of surface water flooding and a slightly larger area is a low risk. It is unclear if this land could be entirely avoided through a careful layout of development. Development could also lead to an increase in impermeable surfaces, compared to current levels.									
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	water qu	A small, unnamed surface waterbody is within the site's boundary. Development here could pose a risk to water quality. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.									
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	be of sor		rsity val	ue in its	current	condition	ncluding trees and hedgerows. The site is ton. New development here could reduce bi				
	tilo olto t	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National elements the local	Parks or A s of potent	AONBs. ially high e and la	Howeven visual and scape	er, develo amenity, e charact	opment includi er, alth	discernible effect on any landscape design could result in the loss of open greenfield ing trees, and it would therefore be likely to nough the site is adjacent to existing similar cts.	that contains GI adversely alter			
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	Building	'1-4, Cow	Close L	ane'. Ne	w devel	opmen	g 'Cow Close Cottages'. 120m south is the t at this large open greenfield site would be age assets.				
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	new hon		be expe	cted to i	result in	a mino	on an AQMA or CAZ. The construction an rincrease in air pollution in relation to exist vements.				
10 Transport		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
το τταπορύτι							nearest railway station is 1.33km north at L access to the site for pedestrians and cycli				
11 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

		Effect on	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)			
	Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.										
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
services		vision of ne and amer		oyment	developr	nent he	ere could potentially help to enhance the loc	al offering of key			
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None			
cohesion							ent at a location where it is in proximity to solversely 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		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.									
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	of crime out. Hov	at a location	on where develop	e there a	are curre	ntly no	ment site would introduce new potential targine, and so an increase in crime at the site clincrease natural surveillance, and so could	annot be ruled			
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	None			
10 Health	Site is p Objectiv		r employ	ment p	urposes	and so	it 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		new em	ployme	nt land th	nat offe	rs skills learning opportunities for local peop	ole and			
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	The prop the exte	nt to which	elopmen the loss	t would s of agri	provide l cultural la	new em and cou	ployment opportunities in Bradford. Howev ald impact on employment opportunities in a	er, it is uncertain agriculture in the			
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	that wou to which	ıld contribu	ite towai f agricul	ds the letural lan	ong term d could i	succe:	mployment space adjacent to an existing er ss of Bradford's economy. However, it is un on local agricultural economy. The propose al area.	certain the extent			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/46 – Land to		Site appears to be a vacant			
the East of		plot of land that is			
Laisterdyke and	1.99	predominantly green open space. Some areas of the site	Predominantly greenfield	Employment land	Preferred Option: SE33/E
South of Leeds		appear to be hard standing that	greenileid	ianu	SE33/E
Road		has greened over.			

Summary of assessment for EM/46:

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

A major adverse effect arises for the climate change resilience SA Objective due to approximately 15% of the site being at medium and high risk of surface water flooding, and it being unclear whether this land could be entirely avoided through a careful layout of the development.

A second significant adverse effect has been predicted for the air quality SA Objective as a result of the site being partially within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. Minor positive effects were predicted for a range of 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. In addition, a significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a predominantly greenfield site. A Grade II Listed Building (2-34 Mortimer Row BD3) is adjacent to the northern perimeter of the site; development here would be likely to alter the setting of this sensitive heritage asset.

		Effect on S	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	Site is pr	Site is predominantly greenfield. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA.									
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change	Site is in	FZ1. An a	rea cove	ering app	proximat	tely 15%	6 of the site is at medium and high risk of sur	face water			
resilience							voided through a careful layout of developme aces, compared to current levels.	ent. Development			
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							in 100m of a surface waterbody. Developmenter consumption.	nt at the site			
6		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
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.										
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National amenity, townsca	Parks or A	AONBs. trees, ar dscape	The site nd develocharcte	is predo opment er, althou	minant at this s	discernible effect on any landscape designation by greenfield and contains GI elements of potal cite would therefore be likely to adversely alter site is surrounded by existing built form which	entially high visual r the local			
8 Cultural		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
heritage							Listed Building '2-34, Mortimer Row BD3'. No e likely to alter the setting of this sensitive he				
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
Site is falls partially within a CAZ, therefore development at this location could make achieving air quali improvement targets increasingly difficult, due to the pollution associated with the construction and occurrence employment development.											
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
TO TTAITSPOIL							ent services. The nearest railway station is 2 od access for pedestrians and cyclists.	.17km west at			

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
11 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
TTTIOUSING	Site is al needs.	located for	employ	ment lar	nd and tl	herefore	e will not provide a contribution towards Brad	ford's housing
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services		ision of ne and amen		oyment o	developr	ment he	re could potentially help to enhance the local	offering of key
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
cohesion							ent at a location where it is in proximity to sin affect the cohesion of residential communities	
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
leisure		roposed fo of cultural				ent and	would be unlikely to have a discernible effect	t on the local
		+	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	potential		pride in	the loca	al area. I	f the sit		
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	ırposes	and so	it would be unlikely to have a discernible effe	ct on this SA
17	_	+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education	Site wou	ıld provide	new em	ploymer			s skills learning opportunities for local people	and employees.
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment	The prop	osed deve	elopmen	t would j			ployment opportunities in Bradford.	
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	that wou		te towar	ds the lo	ong term	succes	mployment space adjacent to the Bowling En ss of Bradford's economy. The proposed dev	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/53 – Land East of Sticker Lane	1.35	Greenfield plot covered in scrub and trees	Greenfield	Employment land	Preferred Option: SE34/E

Summary of assessment for EM/53:

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

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

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

The site is greenfield and contains various GI elements including trees. Minor adverse effects were predicted for a range of natural environment themed SA Objectives due to the potential impacts of new development on such a site.

		Effect on S	SA Objec	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	Site is gr	reenfield. /	ALC Gra	de at the	site is '	Urban'.	Site coincides with a coal MSA.					
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	size of th	ne site in re	elation to	the are	as, it is e	expecte	at a low and medium risk of surface water f ad that it would be avoided through a careful o an increase in impermeable surfaces, com	layout of				
E Motor		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources							in 100m of a surface waterbody. Developmer consumption.	ent at the site				
6		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity & geodiversity	biodivers		n its cur	ent cond	dition. No		ncluding trees. The site is therefore likely to elopment here could reduce biodiversity val					
geodiversity	Teduce it	-	P P	IT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National contains adversel	Parks or A GI elemently alter the	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 greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the site is adjacent to existing built form									
8 Cultural		Julu Help I	o limit th									
heritage		Ould Help to	o limit th				character, although the site is adjacent to ell effects. SP2, SP10, EN3, EN4, EN5, EN6, DS3					
nemage	Develop	0	Р	e magni LT	tude of p	ootentia M	l effects.	existing built form None				
пенкауе	area.	O ment at the	P e site wo	e magni LT ould be u	tude of p R Inlikely to	ootentia M o have	I effects. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible effect on any sensitive heritag SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	None e asset or historic 9a – 9c				
	Site is fa	nent at the	P e site wo	e magni LT ould be u LT a CAZ, thasingly d	tude of p R Inlikely to IR nerefore	ootentia M o have H develo	I effects. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible effect on any sensitive heritag	None e asset or historic 9a – 9c air quality				
	Site is fa	O ment at the	P e site wo	e magni LT ould be u LT a CAZ, thasingly d	tude of p R Inlikely to IR nerefore	ootentia M o have H develo	I effects. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible effect on any sensitive heritag SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 pment at this location could make achieving	None e asset or historic 9a – 9c air quality				
9 Air quality 10 Transport	Site is fa improver new emp	oment at the	P e site wo P within a ets increa evelopn P of multi ange Ra	e magni LT buld be u LT a CAZ, thasingly dinent. LT ple bus sailway St	IR IR IR IR IR IR IR IR IR IR IR IR IR I	ootentia M o have H develo lue to th	I effects. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible effect on any sensitive heritag SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 pment at this location could make achieving the pollution associated with the construction SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	None e asset or historic 9a – 9c air quality and occupation of 10a – 10d 2.2km north-west				
9 Air quality 10 Transport	Site is fa improver new emp	oment at the analysis partially ment targe ployment cut the analysis of the an	P e site wo P / within a ts increa levelopn P of multi ange Ra unt of cy P	e magni LT buld be u LT a CAZ, th asingly d nent. LT ple bus s ailway St cle paths	IR nerefore ifficult, data ation. Since IR	ootentia M o have H develo lue to th H th frequ te has	I effects. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible effect on any sensitive heritag SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 pment at this location could make achieving the pollution associated with the construction SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ent services. The nearest railway station is good access for pedestrians, but somewhat SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None e asset or historic 9a – 9c air quality and occupation of 10a – 10d 2.2km north-west limited for cyclists				
9 Air quality	Site is fa improver new emp	oment at the analysis partially ment targe ployment cut the analysis of the an	P e site wo P / within a ts increa levelopn P of multi ange Ra unt of cy P	e magni LT buld be u LT a CAZ, th asingly d nent. LT ple bus s ailway St cle paths	IR nerefore ifficult, data ation. Since IR	ootentia M o have H develo lue to th H th frequ te has	I effects. SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible effect on any sensitive heritag SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 pment at this location could make achieving the pollution associated with the construction SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ent services. The nearest railway station is good access for pedestrians, but somewhat SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	None e asset or historic 9a – 9c air quality and occupation of 10a – 10d 2.2km north-west limited for cyclists				

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
12 Accessible services		vision of ne and amen		oyment o	developr	nent he	ere could potentially help to enhance the local	offering of key
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
cohesion							ent at a location where it is in proximity to sin affect the cohesion of residential communities	
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
leisure		roposed fo of cultural				ent and	would be unlikely to have a discernible effec	t on the local
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	crime at	a location r, new dev	where the	nere are	currentl	y none,	ment site would introduce new potential targe and so an increase in crime at the site canno ase natural surveillance, and so could help to	ot be ruled out.
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
то пеаш	Site is properties		r employ	ment pu	ırposes	and so	it would be unlikely to have a discernible effe	ct on this SA
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education	Site wou	ld provide	new em	ploymer	nt land th	nat offer	rs skills learning opportunities for local people	· ·
18		++	Р	LŤ	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment	The prop	osed deve	elopmen	t would p	orovide	new em	ployment opportunities in Bradford.	
		++	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	Zone, th		ontribute	towards	s the lon	ıg term	mployment space within 90m of the Bowling E success of Bradford's economy. The propose Il area.	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/54 – Land adjoining Lower Lane, Parry Lane and Sticker Lane	0.78	Green open space with a small area of hard standing in the western corner	Predominantly greenfield	Employment land	Preferred Option: SE35/E

Summary of assessment for EM/54:

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

A significant adverse effect has been predicted for the air quality SA Objective due to the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for other socio-economic themed SA Objectives due to the additional indirect benefits of a new employment site, such as the potential to increase 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 the greenfield aspects of the site.

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings	Site is pr	redominan	tly greer	nfield. Al	LC Grad	e at the	site is 'Urban'. Site coincides with a coal MS	SA.
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience		FZ1 and i able surfa					oding. However, development could lead to a	an increase in
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							in 100m of a surface waterbody. Developmeer consumption.	nt at the site
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	biodivers		n its curi	rent cond	dition. N		ncluding trees. The site is therefore likely to be elopment here could reduce biodiversity valu	
goodivoloity	1000001	-	P	LT	I IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
7 Landscape & townscape	National that cont adversel	Parks or Atains GI ele	AONBs. ements of local too	Howeve of potent wnscape	er, reside tially hig e and lar	ential de h visual ndscape	discernible effect on any landscape designation at this site could result in the loss amenity, including trees, and it would therefore character, although the site is adjacent to earlier to the site is adjacent to earlier the site is adjacent the site is adjacent the site is adjacent the site is adjacent to earlier the site is adjacent t	of open greenfield ore be likely to
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop area.	ment at the	e site wo	ould be u	inlikely t	o have	a discernible effect on any sensitive heritage	asset or historic
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	improver		ts increa	asingly d			nent at this location could make achieving air ne pollution associated with the construction	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Bradford		ge Railw	vay Stati	ion. Site		ent services. The nearest railway station is 2 od access for pedestrians, but somewhat lim	
11 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	Site is al needs.	located for	r employ	ment lar	nd and t	herefore	e will not provide a contribution towards Brad	ford's housing
		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

		Effect on S	SA Objec	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigation co				
12 Accessible services		vision of ne and amen		oyment o	developr	nent he	ere could potentially help to enhance the local	offering of key			
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None			
cohesion							ent at a location where it is in proximity to sin affect the cohesion of residential communities				
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None			
leisure		roposed fo of cultural				ent and	would be unlikely to have a discernible effec	t on the local			
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	crime at	a location r, new dev	where the	here are	currentl	y none,	ment site would introduce new potential targe and so an increase in crime at the site canno ase natural surveillance, and so could help to	ot be ruled out.			
40 Haalth		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None			
16 Health	Site is propertive	•	r employ	ment pu	ırposes	and so	it would be unlikely to have a discernible effe	ct on this SA			
17	,	+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education	Site wou	ld provide	new em	ploymer	nt land th	nat offer	rs skills learning opportunities for local people				
18		++	Р	LŤ	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment	The prop	osed deve	elopmen	t would p	orovide	new em	ployment opportunities in Bradford.				
		++	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	that wou		te towar	ds the lo	ong term	succes	mployment space adjacent to the Bowling Emess of Bradford's economy. The proposed deve				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE44/E- Shetcliffe Lane	0.42	PDL with hardstanding and some vegetation	Brownfield	Employment land	Preferred Option: SE44/E

Summary of assessment for SE44/E:

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

It is anticipated that effects on the natural environment-related SA Objectives would largely be neutral as the site is located within an existing urbanised industrial and commercial area. There may be the opportunity to enhance the development's impact on townscape character, visual amenity and biodiversity through high quality design and the delivery of biodiversity net gain.

		Effect on	SA Objecti	ve							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &		+	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings		DL compri oal MSA.	sing hard	Istanding a	and vegeta	ation. T	he ALC Grade at the site is Urban. The	site coincides			
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience				small par ce water flo			a low risk of surface water flooding. A sr				
		+/-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	GSPZ. [ent at the	site would			thin 100m of the site. Site does not coince esult in a minor increase in water consu				
6 Diadivaraity		0	n/a	n/a	n/a	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity		elopment eature of e			unlikely		t in any discernible effects on an ecolog	ical designation			
		0	n/a	n/a	n/a	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	and the existing	Yorkshire	Dales Na al and inc	tional Park lustrial are	t. The site	is not	y designated landscapes, such as the Nocated in Green Belt land. The site is loof this site is therefore likely to have a not	cated with an			
8 Cultural		0	n/a	n/a	n/a	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop	ment at th	is site wo	uld be unli	kely to ha	ve a di	scernible effect on any heritage assets of	of historic areas.			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	the site. due to th	Development would not have a discernible impact on an AQMA. The CAZ is approximately 1km north west of the site. Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new business premises and the potential transport movements and pollution associated with this.									
		+/-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	and Brad		change, t	hey are bo			Tong Street. The nearest railway station 3km from the site. There are good walk				
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
	Site is al	located fo	r employr	nent and t	herefore v	will not	provide a contribution towards Bradford'	s housing needs			
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
services		ision of ne and amer	•	yment dev	elopment	here c	ould potentially help to enhance the loca	I offering of key			
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
cohesion							at a location where it is in proximity to single affect the cohesion of residential cor				

		Effect on	SA Objecti	ve				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		roposed fo of cultural			lopment a	ınd wol	ald be unlikely to have a discernible effe	ct on the local
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	crime at Howeve	a location	where th	ere are cu	rrently no	ne, and	site would introduce new potential targ so an increase in crime at the site canr natural surveillance, and so could help t	not be ruled out.
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
то пеаш	Site is po		r employ	ment purpo	oses and	so it wo	ould be unlikely to have a discernible eff	ect on this SA
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education	Site wou		new emp	oloyment la	and that o	ffers sk	ills learning opportunities for local people	le and
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment	The prop	osed dev	elopment	would pro	vide new	employ	ment opportunities.	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy							ly 0.4ha of new employment space that tality of the local economy.	would contribute

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/099 – North of Westgate Hill and West of Tong Lane	5.27	Agricultural fields	Greenfield/ Green Belt	Employment land	Preferred Option: SE37/E

Summary of assessment for SE/099:

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

Significant adverse effects predicted for the Land and Buildings SA Objective due to the loss of greenfield land.

		Effect o	n SA Obj	ective				
SA Objective	Baseline trend	Score of effect	of nar of		Reversibilit y	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings							tute an entirely efficient use of land. Th n a coal MSA.	ere will be a
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience		clusion of	GI in dev	elopment,			ooding. The site's climate resilience cou somewhat dependent on implementation	
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	Developm	ent here c	ould pose	e a risk to	water qua	lity. De	t of the site directly adjacent to Ringshavelopment at the site would be expected attion to existing levels.	aw Beck. ed to result in a
6 Diadivaraity		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	reduce bio	odiversity v	/alue at th	e of some ne site and ally or inter	reduce lo	ocal eco		ment here could would not
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	developm and also 0 site is adja	ent at this Green Belt acent to ex	site would land. It was disting res	d result in vould there sidential bu	the loss of fore be like lilt form, w	of a largo kely to a which we	er the site is within the green belt. Reside open greenfield area of potential visualter the local townscape and landscapould help to limit the magnitude for potope and townscape cannot be ruled out.	ual amenity value e character. The ential effects, but
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Developm	ent would	not have	a discerni	ble impac	t on Sc	heduled Monuments. There are two L	
nontage	House'. To	ong Conse would alte	ervation A	rea is 800	m north o	d Buildir f the sit	ng 'barn at Shawfield Farm' and 'The K te. It is likely that new employment dev ge assets, particularly as large swathe	ings Arm Public elopment at this
	House'. To large site currently of	ong Conse would alte greenfield.	ervation A r the setti	area is 800 ing of these	m north o e sensitive	d Buildir f the sit e herita M	ng 'barn at Shawfield Farm' and 'The Kee. It is likely that new employment dev ge assets, particularly as large swathe SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	ings Arm Public elopment at this s of the site are
	House'. To large site currently of Developm likely to in	ong Conse would alte greenfield. - nent would crease air	ervation A r the setti P not have pollution	LT a discerni at the site	m north o e sensitive IR ble impac in relatior	d Buildir f the site herita M at on an n to exist	ng 'barn at Shawfield Farm' and 'The Kee. It is likely that new employment dev ge assets, particularly as large swathe SP7, SP9, SP15, TR2, TR6, EN8,	ings Arm Public elopment at this s of the site are 9a – 9d te would be description of
9 Air quality	House'. To large site currently of Developm likely to in	ong Conse would alte greenfield. - nent would crease air	ervation A r the setti P not have pollution	LT a discerni at the site	m north o e sensitive IR ble impac in relatior	d Buildir f the site herita M at on an n to exist	ng 'barn at Shawfield Farm' and 'The Ke. It is likely that new employment devige assets, particularly as large swathe SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 AQMA or CAZ. Development at this sisting levels due to the construction and ements and pollution associated with the SP7, SP9, DS4, HO9, TR1, TR2,	ings Arm Public elopment at this s of the site are 9a – 9d te would be description of
	House'. To large site currently of Developm likely to in new busin	ong Conse would alte greenfield. - ment would crease air ness premi - hin 400m o	P not have pollution ses and t P of multiple on is 4.94	LT a discerni at the site he potentia LT b bus stops km south w	IR ble impaction relation al transpo	M Buildir f the sit e herita M to an an to exist move H quent sew Moor	ng 'barn at Shawfield Farm' and 'The Ke. It is likely that new employment devige assets, particularly as large swathe SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 AQMA or CAZ. Development at this sisting levels due to the construction and ements and pollution associated with the	ings Arm Public elopment at this s of the site are 9a – 9d te would be a occupation of sis. 10a – 10d e Hill Street. The desired range.

		Effect or	n SA Obj	ective							
SA Objective	Baseline trend	Score of effect	Permanen ce	Duration	Reversibilit y	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services		The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.									
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
cohesion		This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.									
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.										
	_	+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.										
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.										
17 Education	Site would	+	P new emple	LT ovment lar	IR	L ers skill	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Eddodion	Site would provide new employment land that offers skills learning opportunities for local people and employees.										
18 Employment		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment	The propo	sed devel	opment v	vould provi	de new e	mploym	nent opportunities in Bradford.	1			
19 Economy		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
10 Loonomy		The proposed development would deliver new employment space that would contribute towards the long term success and help to significantly boost the vitality of Bradford's economy.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/063 – Westgate Hill			Greenfield, Green	7 dwellings	
Street, Tong	0.47	Vacant field	Belt (partial)	(based on 35dph)	Preferred Option: SE19/H

Summary of assessment for SE/063:

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

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site which is 130m north of the Tong Moor LWS and LNR. Two small surface waterbodies are within 100m of the site, the water quality of which could be at risk from the development.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)
3 Land &			Р	LT	IR	М	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings	Site is gr		LC Gr	ade at tl	he site i	s Grad	e 3, which could potentially include BMV soils.	Site coincides with
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	Site is in imperme	FZ1 and i able surfa	s not a ces, co	t risk of mpared	surface to curr	water ent leve	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							ithin 100m of the site boundary. Development on sumption at this location in relation to existing	
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9 sincluding trees and it is likely to be of some bi	6a – 6f
Biodiversity & geodiversity	ecologic Site is 13	al connecti 30m north	vity. of the esult o	· Γong Μα	oor LWS	S and L	ald reduce biodiversity value at the site and red NR, which could be exposed to increased recre ent at the site.	eational
7 Landscape & townscape	National and Gred landscap the local	Parks or A en Belt lan be and tow character.	ONBs d that, nscape The si	. Howevin its cue characterist	er, resi rrent co ter. Nev jacent te	dential andition w devel o existi effect	SP2, EN1, EN3, EN5, EN6, DS2, DS3 a discernible effect on any landscape designated development at this site could result in the loss, potentially makes a positive contribution towal opment here would be likely to adversely affecting built form, which would help to limit the magon the local landscape and townscape cannot be	of open greenfield rds the local t this and to alter nitude for potential
8 Cultural heritage	Develop area.	O ment at the	P e site w	LT ould be	R unlikel	M y to hav	SP2, SP10, EN3, EN4, EN5, EN6, DS3 ve a discernible effect on any sensitive heritage	None asset or historic
9 Air quality	homes w		pected	to resu	ılt in a r	ninor in	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 act on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levers.	
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Bradford		ge Rail	way Sta	ation. Si		equent services. The nearest railway station is good access for pedestrians, but somewhat lim	
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)	
	types an minimum	d tenures of criteria of	of the h	nousing es H04 a	is provi and H05	ded in I 5 (10 or	n towards satisfying Bradford's housing needs, ine with the Local Plan policies. The developme more homes, or an area of more than 0.5ha), tuses to reflect local need.	ent would meet the	
40		+/-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
12 Accessible services	600m so	uth-west o	of site, o	otherwis	e reside	ents are	ervices in proximity to the site. There is a conve e likely to be required to travel 1km south into B daily needs.		
13 Social		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a	
cohesion	interaction		the de	velopm	ent beir	ng of a s	ng community, encouraging participation and co scale that may put pressure on local services ar sce.		
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure	Site would have good access to a range of culture and leisure opportunities including a pub, takeaway and a number of outdoor leisure spaces.								
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	location new dev	where ther	e are c could p	urrently otentiall	none, a	and so	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	The site Resident Park and	is 5.4km s ts at the sit d East Bier	outh-eate would ley Gol	ast of St d have lf Club,	t Luke's good ac with opp	Hospit ccess to portunit	y, Tong Medical Practice, putting it outside the t	ding at Pit Hill	
17	•	++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
Education		rest primar Fong High					mary School, is 700m south of the site. The nea	arest secondary	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including a number of Employment Zones in close proximity to the site, such as the Westgate Hill Street Employment Zone which is adjacent to the site.								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	as by inc	creasing th ses. An imp	e dema provem	and for I ent in th	ocal go ne built	ods and environ	could have a minor beneficial impact on the loc d services and enhancing the pool of potential e ment could lead to an improved attractiveness elp tackle local deprivation.	employees for local	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/87- – Parry Lane	4.90	PDL with hardstanding and some trees	Brownfield	Employment land	Preferred Option SE36/E

Summary of assessment for EM/87:

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

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

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

The site is brownfield containing hardstanding and trees. There are pockets of land within the site that are at medium and high risk of surface water flooding, which is expected to be avoided through careful layout of the development.

SA Objective		Effect on S	A Objectiv	⁄e				Al Plan Mitigation code(s)		
	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies			
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f		
Buildings	Site is br	rownfield. A	ALC Grad	e at the sit	e is Urbar	<u>ո. Site </u>	coincides with a coal MSA.	1		
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	a careful	Site is in FZ1 and parts of the site are at a low, medium and high risk of surface water flooding which through a careful layout is expected to be avoided. However, development could lead to an increase in impermeable surfaces, compared to current levels.								
_ \ \		0	n/a	n/a	n/a	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources							vithin a GSPZ. Development at the sinction at this location in relation to exist			
6 Biodiversity & geodiversity		+/-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
							nt an opportunity to deliver biodiversit t any ecological designations. The ne			
	over 7km	n from the	site. n/a	n/a	n/a	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	Develope National The site commerce	n from the s O ment at this Parks or A largely cor	site. n/a s location ONBs. mprises happent. De	n/a would not	n/a result in a	M a discei ne vege		7a, 7b ation, including		
	Develope National The site commerce townsca	n from the O ment at thi Parks or A largely cor cial develo pe charact O	site. n/a s location ONBs. nprises hapment. Doer. n/a	n/a would not ardstandin evelopmen	n/a result in a g with son t at this si	M discerne vegete coul	SP2, EN1, EN3, EN5, EN6, DS2, DS3 mible effect on any landscape design etation, including trees. It is surround d therefore present an opportunity to SP2, SP10, EN3, EN4, EN5, EN6, DS3	7a, 7b ation, including ed by enhance 8a, 8b		
townscape 8 Cultural	Develope National The site commerce townsca	n from the O ment at this Parks or A largely cor cial develo pe charact O rest listed I	site. n/a s location ONBs. mprises hapment. Doer. n/a puilding is pproxima	n/a would not ardstandin evelopmer n/a Grade II I	n/a result in a g with son at this si n/a isted 'Mair	M discerne vegete coule	SP2, EN1, EN3, EN5, EN6, DS2, DS3 mible effect on any landscape design etation, including trees. It is surround d therefore present an opportunity to SP2, SP10, EN3, EN4, EN5, EN6, DS3 building to premises occupied by Ta Due to intervening built form, any important controls and services are supported by Ta Due to intervening built form, any important controls are supported by Ta Due to intervening built form, any important controls are supported by Ta Due to intervening built form, any important controls are supported by Ta Due to intervening built form, any important controls are supported by Ta Due to intervening built form, any important controls are supported by Ta Due to intervening built form, any important controls are supported by Ta Due to intervening built form, any important controls are supported by Ta Due to intervening built form, any important controls are supported by Ta Due to intervening built form, any important controls are supported by Ta Due to intervening built form, any important controls are supported by Ta Due to intervening built form, any important controls are supported by Ta Due to intervening built form, any important controls are supported by Ta Due to intervening built form, any important controls are supported by Ta Due to intervening built form, and the supported by Ta Due to intervening built form, and the supported by Ta Due to intervening built form, and the supported by Ta Due to intervening built form, and the supported by Ta Due to intervening built form, and the supported by Ta Due to intervening built form, and the supported by Ta Due to intervening built form, and the supported by Ta Due to intervening built form, and the supported by Ta Due to intervening built form, and the supported by Ta Due to intervening built form, and the supported by Ta Due to intervening built form, and the supported by Ta Due to intervening built form.	7a, 7b lation, including led by lenhance 8a, 8b lonks and Drums		
	Develope National The site commerce townsca The near Limited', likely to l	n from the O ment at this Parks or A largely cor cial develo pe charact O rest listed I which is a be very min	site. n/a s location ONBs. mprises hapment. Doer. n/a ouilding is pproxima nimal. P	n/a would not ardstandin evelopmer n/a Grade II I tely 240m	n/a result in a g with son at at this si n/a isted 'Mair west of the	M a discer ne vega ite coul M n office e site. I	SP2, EN1, EN3, EN5, EN6, DS2, DS3 rnible effect on any landscape design etation, including trees. It is surround d therefore present an opportunity to SP2, SP10, EN3, EN4, EN5, EN6, DS3 building to premises occupied by Ta Due to intervening built form, any imp SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	7a, 7b ation, including ed by enhance 8a, 8b nks and Drums pact on setting is 9a – 9c		
townscape 8 Cultural	Developing National The site commerce townscal The near Limited', likely to	ment at this Parks or A largely cor cial develope charact O rest listed I which is a be very min	site. n/a s location ONBs. mprises hapment. Doer. n/a ouilding is pproxima nimal. P tthin a CA	n/a would not ardstandin evelopmer n/a Grade II I tely 240m LT Z, therefor ingly diffici	n/a result in a g with son at at this si n/a isted 'Mair west of the	M a discer ne vego ite coul M n office e site. I	SP2, EN1, EN3, EN5, EN6, DS2, DS3 rnible effect on any landscape design etation, including trees. It is surround d therefore present an opportunity to SP2, SP10, EN3, EN4, EN5, EN6, DS3 building to premises occupied by Ta Due to intervening built form, any imp SP7, SP9, SP15, TR2, TR6, EN8, EN9,	7a, 7b ation, including ed by enhance 8a, 8b nks and Drums pact on setting is 9a – 9c air quality		
8 Cultural heritage 9 Air quality	over 7km Developing National The site commerce townsca The near Limited', likely to	ment at this Parks or A largely concial develope character Orest listed I which is a be very minus entirely with ment target on of new terms.	site. n/a s location ONBs. mprises hapment. Doer. n/a ouilding is pproximanimal. P tthin a CA ts increasemployme	n/a would not ardstandin evelopmer n/a Grade II I tely 240m LT Z, therefor ingly difficent land us	n/a result in a g with son at at this si n/a isted 'Main west of the IR re develop ult, due to ses. IR	M a discer ne vego ite coul M n office e site. I H ment a the po	SP2, EN1, EN3, EN5, EN6, DS2, DS3 rnible effect on any landscape design etation, including trees. It is surround d therefore present an opportunity to SP2, SP10, EN3, EN4, EN5, EN6, DS3 building to premises occupied by Ta Due to intervening built form, any imp SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 It this location could make achieving llution associated with the construction SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	7a, 7b ation, including ed by enhance 8a, 8b nks and Drums pact on setting is 9a – 9c air quality on and		
townscape 8 Cultural heritage	Developing National The site commerce townscar The near Limited', likely to	ment at this Parks or A largely concial develope charact Orest listed I which is a be very minus entirely wiment targe on of new +	site. n/a s location ONBs. mprises hapment. Doer. n/a ouilding is pproximanimal. P thin a CA ts increasemployme	n/a would not ardstandin evelopmer n/a Grade II I tely 240m LT Z, therefor ingly difficent land us LT approximat	n/a result in a g with son at at this si n/a isted 'Main west of the IR re develop ult, due to ses. IR ely 6 bus	M a discer ne vego ite coul M n office e site. I H ment a the po	SP2, EN1, EN3, EN5, EN6, DS2, DS3 rnible effect on any landscape design etation, including trees. It is surround d therefore present an opportunity to SP2, SP10, EN3, EN4, EN5, EN6, DS3 building to premises occupied by Ta Due to intervening built form, any imp SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 It this location could make achieving llution associated with the construction SP7, SP9, DS4, HO9, TR1, TR2, TR3,	7a, 7b ation, including ed by enhance 8a, 8b nks and Drums pact on setting is 9a – 9c air quality on and		

		Effect on S	A Objectiv	/e				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	Site is all housing		employn	nent land a	nd therefo	ore will	not provide a contribution towards Bra	adford's
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services		vision of ne rices and a		ment deve	elopment	here co	ould potentially help to enhance the lo	cal offering of
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
cohesion							t a location where it is in proximity to a ely affect the cohesion of residential co	
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
leisure		roposed for of cultural o			opment ai	nd wou	ld be unlikely to have a discernible eff	ect on the local
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	victims of	of crime, an	id so an ii	ncrease in	crime at t	he site	site would introduce new potential tar cannot be ruled out. However, new dould help to combat the local risk of c	evelopment
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
то пеаш	Site is p		r employn	nent purpo	ses and s	o it wo	uld be unlikely to have a discernible e	ffect on this SA
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
17 Education	Site wou employe		new emp	loyment la	nd that of	fers ski	Ils learning opportunities for local peo	ple and
18 Employment	The pror	++ cosed deve	P	LT would prov	IR vide new e	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ment opportunities in Bradford.	18a, 18b
		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	that wou		te toward	s the long	term succ	ess of	ment space within the Bowling Emplo Bradford's economy. The proposed d	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/85 – Land adjoining Rockhill Lane and Greenfield Lane	4.89	Vacant PDL plot	Brownfield	Employment land	PO Reserve

Summary of assessment for EM/85:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site falling entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. Minor positive effects were predicted for other socio-economic themed SA Objectives due to the additional benefits of a new employment site, such as the potential for increasing the local offering of services and amenities and opportunities to learn new skills.

The site is vacant PDL, so employment development here could be an efficient use of land and provide opportunities to deliver biodiversity net gains. New development could ensure that the site has a more positive influence on the local townscape character, though this is dependent on the implementation of the development.

The site has limited areas at medium and high risk of surface water flooding, meaning a minor adverse effect arises for the climate change resilience SA Objective, but given the comparatively large size of the site it is expected that these areas could be mostly avoided through a careful layout of the development.

		Effect on S	SA Object	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f				
Buildings		is PDL. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of the resource subject to the potential effects on the MSA.										
	land reso	ource subje	ect to the	e potenti	al effect	s on the						
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change	Site is in	FZ1 and h	nas som	e limited	areas a	t mediu	ım and high risk of surface water flooding, wi	th a larger extent				
resilience							tion to the areas of medium and high risk, it i					
	they cou	ld be some	ewhat av	oided th	rough a	careful	layout of development.	•				
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
o vvater resources							in 100m of a surface waterbody. Developme	nt at the site				
esources	would be	e likely to re	esult in a	a minor i	ncrease	in wate	er consumption.					
6		+	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity & geodiversity	value in biodivers	its current	conditio ation an	n. New o d would	developn be a god	nent he	g. It is considered likely that the site is of liming re would be unlikely to result in any discernity ortunity to deliver biodiversity net gains at the	ole effects on a				
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
Landscape & townscape	National be an op	Parks or Apportunity to	ONBs. o ensure	The site that this	is PDL v s locatio	with vac n has a	discernible effect on any landscape designaticant hard standing, and new development he more positive influence on the local townscan which incorporates GI elements of high visit	re may therefore ape character				
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
heritage	Develop	ment at the	e site wo	ould be u	ınlikely to	o have	a discernible effect on any sensitive heritage	asset or historic				
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality						velopm	ent at this location could make achieving air					
		nent targe bloyment la			iiiicuit, d	ue to tr	ne pollution associated with the construction a	and occupation of				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	at Bradfo		ange Ra	ilway St	ation. Si		ent services. The nearest railway station is 2 good access for pedestrians, but somewhat I					
11 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	Site is al	located for	employ	ment lar	nd and th	nerefore	will not provide a contribution towards Brad	ford's housing				

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services		ision of ne and amen		yment o	developn	nent he	re could potentially help to enhance the local	offering of key
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
cohesion							ent at a location where it is in proximity to sim affect the cohesion of residential communities	
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
leisure		roposed fo of cultural				ent and	would be unlikely to have a discernible effect	t on the local
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	crime at Howeve	a location	where the elopmen	nere are it could p	currently ootential	y none,	ment site would introduce new potential targe and so an increase in crime at the site canno ase natural surveillance, and so could help to	ot be ruled out.
4011		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
16 Health	Site is properties	•	r employ	ment pu	irposes	and so	it would be unlikely to have a discernible effe	ct on this SA
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education	Site wou	ld provide	new em	ploymer	nt land th	at offer	s skills learning opportunities for local people	and employees.
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment	The prop	osed deve					ployment opportunities in Bradford.	
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	would co		wards th	ne long t	erm suc	cess of	mployment space within the Bowling Employr Bradford's economy. The proposed developr	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/92 – The Old Boiler House,		Vacant PDL	5 (1)	Employment	50.5
Land adj. Factory Street	0.54	plot	Brownfield	land	PO Reserve

Summary of assessment for EM/92:

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

A significant adverse effect has been predicted for the air quality SA Objective due to the site being within 100m of the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. Minor positive effects were predicted for other socio-economic themed SA Objectives due to the additional benefits of a new

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.

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

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

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings		DL. ALC Gource subject					coincides with a coal MSA. Site would be ar	n efficient use of the
4 Climate change	14114 1000	+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is in	FZ1 and i				ater flo		
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							in 100m of a surface waterbody. Developm er consumption.	ent at the site
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	site is of any disc	limited bio	diversity ects on a ch as th	/ value ir a biodive	n its curr rsity des	ent cor signatio	g with one small building. It is considered to adition. New development here would be un and would be a good opportunity to delive of GI elements.	likely to result in er biodiversity net
						B 4	ODO ENA ENO ENE ENO DOO DOO	
7							SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designa	
7 Landscape & townscape	National developre the local	ment at thi Parks or A ment here townscape	s location ONBs. may the e charace	on would The site refore be ster throu	not resums PDL versions an opposed in the interest and the interest and the interest and interes	ult in a d with vac portunity		tion, including ouilding, and new sitive influence on
Landscape &	National developre the local	ment at thi Parks or A ment here	s location ONBs. may the e charace	on would The site refore be ster throu	not resums PDL versions an opposed in the interest and opposed in the interest and	ult in a d with vac portunity	discernible effect on any landscape designa cant hard standing and a small low-quality b to ensure that this location has a more pos	tion, including ouilding, and new sitive influence on
Landscape &	National developments south eadevelopments	ment at thi Parks or A ment here townscapes of high vi + ast perimet ment and ii	s location AONBs. may the e character sual am P ter of the nvestme	n would The site refore be cter throu enity val LT e site adj ent at this	not results PDL version and opposed an opposed ue. Roins the strownf	ult in a dwith vac portunity mplemodern M Grade ield site	discernible effect on any landscape designate cant hard standing and a small low-quality by to ensure that this location has a more posentation of a high-quality design which incomplete SP2, SP10, EN3, EN4, EN5, EN6, DS3 II Listed Building 'Former Dudley Hill Picture, which appears to be in a derelict and disu	tion, including building, and new sitive influence on porates GI
Landscape & townscape 8 Cultural	National developments south eadevelopments	ment at thi Parks or A ment here townscapes of high vi + ast perimet ment and ii	s location AONBs. may the e character sual am P ter of the nvestme	n would The site refore be cter throu enity val LT e site adj ent at this	not results PDL version and opposed an opposed ue. Roins the strownf	ult in a dwith vac portunity mplemodern M Grade ield site	discernible effect on any landscape designal cant hard standing and a small low-quality by to ensure that this location has a more posentation of a high-quality design which incomplete SP2, SP10, EN3, EN4, EN5, EN6, DS3 II Listed Building 'Former Dudley Hill Picture	tion, including building, and new sitive influence on porates GI
Landscape & townscape 8 Cultural	National developments South ear developments Site is wimprover	ment at thi Parks or A ment here townscapes of high vi + ast perimet ment and in e likely to h vithin 100m ment targe	s location AONBs. May the e character sual amplements of the envestment of a CA ts increase.	on would The site refore be cter throu enity val LT e site adj ent at this ance the LT .Z, there asingly d	not resured is PDL version of the individual control of the individual	ult in a continuation of the continuation of t	discernible effect on any landscape designation cant hard standing and a small low-quality by to ensure that this location has a more posentation of a high-quality design which incomplete SP2, SP10, EN3, EN4, EN5, EN6, DS3 II Listed Building 'Former Dudley Hill Picture, which appears to be in a derelict and disugnative heritage asset.	tion, including suilding, and new sitive influence on operates GI 8a, 8b e Palace'. New sed condition, 9a – 9c quality
Landscape & townscape 8 Cultural heritage	National developments South ear developments Site is wimprover	ment at thi Parks or A ment here townscapes of high vi + ast perimet ment and in e likely to h	s location AONBs. May the e character sual amplements of the envestment of a CA ts increase.	on would The site refore be cter throu enity val LT e site adj ent at this ance the LT .Z, there asingly d	not resured is PDL version of the individual control of the individual	ult in a continuation of the continuation of t	discernible effect on any landscape designal cant hard standing and a small low-quality by to ensure that this location has a more postentation of a high-quality design which incorporate SP2, SP10, EN3, EN4, EN5, EN6, DS3 II Listed Building 'Former Dudley Hill Picture, which appears to be in a derelict and disupensitive heritage asset. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 and at this location could make achieving air	tion, including suilding, and new sitive influence on operates GI 8a, 8b e Palace'. New sed condition, 9a – 9c quality
Landscape & townscape 8 Cultural heritage	National developments South ear developments Site is with improvement of the south ear of the south ear of the south ear development of the south ear of the southead ear of the south ear of the south ear of the south ear of the	ment at thi Parks or A ment here townscapes of high vi + ast perimet ment and in e likely to h vithin 100m ment targe ployment la + vithin 150m	s location AONBs. may the e character sual amplements of the envestment of a CA ts increated and uses of multiplements ange Ramange Ra	on would The site refore be cter throu enity val LT e site adj ent at this ance the LT Z, there asingly d s. LT ple bus s ailway St	not results is PDL viet an opposition in the strong ifficult, directly in the strong ifficult, directly in the strong ifficult, directly in the strong ifficult, directly in the strong ifficult, directly in the strong ifficult in the strong ifficult in the strong ifficult in the strong ifficult in the strong ifficult in the strong ifficult in the strong ifficult in the strong in	ult in a continuity of the con	discernible effect on any landscape designal cant hard standing and a small low-quality by to ensure that this location has a more postentation of a high-quality design which incorporate in the standard process of the stan	tion, including pullding, and new sitive influence on porates GI
Landscape & townscape 8 Cultural heritage 9 Air quality 10 Transport	National developments South ear developments Site is with improvement of the south ear of the south ear of the south ear development of the south ear of the southead ear of the south ear of the south ear of the south ear of the	ment at thi Parks or A ment here townscapes of high vi + ast perimet ment and in e likely to h vithin 100m ment targe ployment la + vithin 150m ord Interch	s location AONBs. may the e character sual amplements of the envestment of a CA ts increated and uses of multiplements ange Ramange Ra	on would The site refore be cter throu enity val LT e site adj ent at this ance the LT Z, there asingly d s. LT ple bus s ailway St	not results is PDL viet an opposition in the strong ifficult, directly in the strong ifficult, directly in the strong ifficult, directly in the strong ifficult, directly in the strong ifficult, directly in the strong ifficult in the strong ifficult in the strong ifficult in the strong ifficult in the strong ifficult in the strong ifficult in the strong ifficult in the strong in	ult in a continuity or tunity mplemore of the Grade is the continuity of the tunity of tunity	discernible effect on any landscape designal cant hard standing and a small low-quality by to ensure that this location has a more postentation of a high-quality design which incorporate in the property of	tion, including pullding, and new sitive influence on porates GI
Landscape & townscape 8 Cultural heritage 9 Air quality	South eadevelopments South eadevelopments Site is wimprovenew emp	ment at thi Parks or A ment here townscape s of high vi + ast perimet ment and in e likely to h rithin 100m ment targe ployment la + rithin 150m ord Interch mited amou	s location AONBs. May the e character sual ample of the envestment of a CA ts increated and uses of multiple ange Raunt of cycles.	on would The site refore be cter throu enity val LT e site adj ent at this ance the LT Z, there asingly d s. LT ple bus s ailway St cle paths	not results is PDL viete an oppough the iue. Rooins the strownfricts setting IR fore deviifficult, difficult, difficult, difficult. Sites with attention. Sites.	ult in a conviction and the conv	discernible effect on any landscape designal cant hard standing and a small low-quality by to ensure that this location has a more postentation of a high-quality design which incorporated in the property of	tion, including pullding, and new sitive influence on porates GI 8a, 8b e Palace'. New sed condition, 9a – 9c quality and occupation of 10a – 10d 2.42km north-west limited for cyclists

		Effect on S	SA Object	tive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
12 Accessible services		The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.											
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None					
cohesion							ent at a location where it is in proximity to sir affect the cohesion of residential communities						
14 Culture &		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None					
leisure		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.											
		+	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	potential		pride in	the loca	al area. I	f the sit	ittered PDL with high-quality and secure dev e were to not be allocated and redeveloped, rates.						
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None					
то пеаш	Site is propertive	•	r employ	ment pu	urposes	and so	it would be unlikely to have a discernible effe	ect on this SA					
17	•	+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education	Site wou	ıld provide	new em	ploymer	nt land th	nat offer	s skills learning opportunities for local people	e and employees.					
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment	The prop	osed deve					ployment opportunities in Bradford.						
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	would co		wards th	ne long t	erm suc	cess of	mployment space within the Bowling Employ Bradford's economy. The proposed develop						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM114 – Land South of New Farm	28.6	Agricultural	Greenfield and Green Belt, with small area of PDL and agricultural buildings	Employment land	Rejected

Summary of assessment for EM114:

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

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

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land and air quality due to the size and type of the development and proximity to the PRN and motorway network. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a predominantly greenfield and Green Belt site which contains trees and hedgerows in part of the site. Two Grade II listed buildings are situated in the north-east of the site, and it is likely that new employment development at this largely greenfield site would alter the setting of these sensitive heritage assets.

SA Objective	Baseline	Effect on	SA Object	tive								
	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 pr	redominan	tly greer	field. Sit	te is pred	lominant	ly ALC Grade 3.	1				
4 Climate change		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
resilience							w risk of surface water flooding. However, cared to current levels.	levelopment could				
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							site boundary or within 100m of the site. Deter consumption at this location in relation to	•				
6		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity & geodiversity	biodivers and redu	The site is greenfield containing various GI elements including trees and hedgerows and it is likely to be of some biodiversity value in its current condition. New development here could reduce the biodiversity value of the site and reduce local ecological connectivity. A GI corridor is identified towards the north west of the site and ecological features are noted towards the east of the site.										
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				

	Baseline	Effect on S	SA Objec	tive					
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
7 Landscape & townscape	National greenfied hedgero The site	Parks or A Id and Gre ws, and it is adjacen	AONBs. en Belt I would that to exis	However land that berefore the ting resident	r, new de contains be likely dential be	evelopmes GI elent to adveruilt form,	scernible effect on any landscape designation of this site could result in the significant nents of potentially high visual amenity, inclusely alter the local landscape character to a which would help to limit the magnitude for landscape cannot be ruled out.	loss of open uding trees and significant extent.	
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	the site. Howeve	It is unclear, it is cons	ar how th sidered t	nis area o o be like	of the sit ly that ne	e would ew emplo	and Cow Close Farm' are within the north-eact be incorporated into any wider development by ment development on this predominantly eneritage assets.	or landscaping.	
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality	business to polluti	s premises on associa	would bated with	e expec these b	ted to re usinesse	sult in a	n an AQMA or CAZ. The construction and o major increase in air pollution in relation to e ansport movements, which are likely to be out its proximity to the nearby motorway junct	existing levels due f significant scale	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	approxin	nately one	mile fro	m the sit	e to the	north. Si	or. The nearest railway station, Low Moor R te has limited access for pedestrians and maile from the site.		
11 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	Site is al needs.	llocated fo	r employ	ı ment lar	id and th	nerefore	। will not provide a contribution towards Bradf	I ord's housing	
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
services	_	vision of ne and amer	-	oyment o	developn	nent here	e could potentially help to enhance the local	offering of key	
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None	
cohesion	and sepa		n similar			-	nt at a location where it is within close proxingle. The total effect (divisive and cohesion fa		
14 Culture & leisure		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None	

Baselin		Effect on S	SA Object	tive				
SA Objective	trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		roposed fo of cultural				ent and v	vould be unlikely to have a discernible effect	on the local
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	crime at	a location r, new dev	where th	nere are	currently	none, a	ent site would introduce new potential target and so an increase in crime at the site canno se natural surveillance, and so could help to	t be ruled out.
		-	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
16 Health	its proxir		arm Che	mical W			uated within both the inner and middle COMs whole area – occupancy / population levels	
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education	Site wou	ld provide	new em	ploymen	t land th	at offers	skills learning opportunities for local people	and employees.
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment		nt to which	•			•	loyment opportunities in Bradford. However, dimpact on employment opportunities in agr	
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy							I ployment space that would contribute toward clopment could also provide a boost to the vi	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/064 – Lower Woodlands		Multiple farm			
Farm, Oakenshaw	6.62	buildings on site	90% Greenfield	Yield unknown	Discounted

Summary of assessment for SE/064:

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects are predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents here with good access to shops, jobs, buses, cultural spaces, schools, and health facilities. However, it is not within the target distance of all health, school and transport facilities.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Planpolicies	Mitigation code(s)
0 0			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c
3 Land & Buildings	Site is w	ithin a coa	MSA.	Site is p	redomi		grade 3 ALC and has the potential to contain E	BMV soils. Site is a
Juliulings	large gre	enfield site	e (>0.4	ha) and	therefo	re woul	ld be considered an inefficient use of the land	resource.
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
4 Climate							the site's southern boundary coincide with FZ2	
change							these areas could be avoided. There are small	
resilience							perimeter of the site. Development could lead	to an increase in
	imperme	able surfa				1		T
- 147	O	-	P .	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water	Site is no	ot in a GSF	² ∠. A s	urtace w	/aterbo	dy, in th	ne form of a run-off stream, is within the site bo	oundary, the quality
resources							the construction and occupation of the site. Si	te would likely
	result in	a minor inc	P	in water	IR			I Ca Ch
5	Cito'o oo	otorn norin				M	SP10, SP11, EN1, EN2, EN3, EN7, EN9 us Woodland Priority Habitat site and there are	6a – 6h
Biodiversity							result of development. Additionally, the site is	
&							ment here would reduce the site's biodiversity	
geodiversity							of a large area greenfield.	value and would
7	TCGGCC N	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape	Develop	ment would					National Park. The loss of a large greenfield si	
&							illity for existing residents. Given the residentia	
townscape							ation to character is not expected to be signific	
		-	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural	There ar	e two Grad	de II lis	ted build	lings w	ithin the	site boundary (Lower Woodlands Farmhouse	and Barn to east
heritage	of Lower	· Woodland	ds Farr	nhouse)	. It is ur	nknown	whether these buildings will be retained as pa	rt of the
	developr							it of the
		ment. How	ever, d	evelopn	ient ne	re woul	d negatively impact on the character of these a	assets.
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	essets. 9a – 9c
9 Air quality		- ment woul	P d not h	LT ave a di	IR scernib	M le impa	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and	assets. 9a – 9c occupation of new
9 Air quality	homes w	- ment would vould be ex	P d not h kpected	LT ave a did to resu	IR scernib Ilt in a r	M le impa ninor in	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev	assets. 9a – 9c occupation of new
9 Air quality	homes w	- ment woul	P d not h kpected	LT ave a did to resu	IR scernib Ilt in a r	M le impa ninor in	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levs.	assets. 9a – 9c occupation of new
9 Air quality	homes w	ment would vould be exed with ho	P d not h cpected mes ar	LT ave a di d to resu d transp	IR scernib Ilt in a r port mo	M le impa ninor in vement	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	assets. 9a – 9c occupation of new els due to pollution
	homes w associat	- ment would vould be ex ed with ho	P d not h kpected mes ar P	LT ave a di d to resu d transp LT	IR scernib ilt in a r port mo	M le impa ninor in vement H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	assets. 9a – 9c occupation of new els due to pollution 10a – 10d
10	homes wassociate	rent would be exped with how thin 400m	P d not he spected mes are P of sev	LT ave a di d to resu nd transp LT eral bus	IR scernib ilt in a r port mo IR stops v	M le impa ninor in vement H with free	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levis. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 quent services. Site is within 1km of Low Moor	assets. 9a – 9c occupation of new els due to pollution 10a – 10d Railway Station,
9 Air quality 10 Transport	homes wassociated	ment would be executed with how the same residual in the same residual i	P d not he pected mes ar P of several dents	LT ave a did to resund transp LT eral bus	IR scernib ilt in a r port mo IR stops v cely be	M le impa ninor in vement H with free situated	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 quent services. Site is within 1km of Low Moor within the 800m target distance. The site is very	assets. 9a – 9c occupation of new els due to pollution 10a – 10d Railway Station,
10	homes wassociated	ment would be executed with how the same residual in the same residual i	P d not hexpected mes are p of several colors are colors.	LT ave a did to resund transp LT eral bus would lik	IR scernib alt in a r port mo IR stops v sely be sthere is	M le impa ninor in vement H with free situated s a lack	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 quent services. Site is within 1km of Low Moor within the 800m target distance. The site is very of designated cycle paths in the local area.	assets. 9a – 9c occupation of new els due to pollution 10a – 10d Railway Station,
10	homes wassociated	ment would be executed with how the same residual in the same residual i	P d not he pected mes ar P of several dents	LT ave a did to resund transp LT eral bus	IR scernib ilt in a r port mo IR stops v cely be	M le impa ninor in vement H with free situated s a lack	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 quent services. Site is within 1km of Low Moor within the 800m target distance. The site is very of designated cycle paths in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,	assets. 9a – 9c occupation of new els due to pollution 10a – 10d Railway Station,
10 Transport	Site is w however pedestria	rent would be exped with hore than 400mm residence and cy	P d not he pected mes are P of several dents of several P P	LT ave a di d to resu end transp LT eral bus would lik lthough	IR scernib lit in a r port mo IR stops v cely be s there is	M le impa ninor in vement H with free situated s a lack L	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 quent services. Site is within 1km of Low Moor within the 800m target distance. The site is voof designated cycle paths in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	assets. 9a – 9c occupation of new els due to pollution 10a – 10d Railway Station, ery accessible for
10 Transport	Site is w however pedestria	ment would be expedient would be expedient would be expedient with horizontal manual m	P d not h kpected mes ar P of sevidents a clists a P P ion to l	LT ave a di d to resu d transp LT eral bus would lik lthough LT Bradford	IR scernib lit in a r port mo IR stops v tely be sthere is IR	le impa ninor in vement H with free situated s a lack L sing nee	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 quent services. Site is within 1km of Low Moor within the 800m target distance. The site is voof designated cycle paths in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 eds is currently unknown. It would be expected	assets. 9a – 9c occupation of new els due to pollution 10a – 10d Railway Station, ery accessible for 11a that the site would
10 Transport	Site is w however pedestria The site' make a i	ment would be executed with how the some resignants and cy the some resignants and cy the some resignants and cy the some resignants and cy the some resignants and cy the some resignants and cy the some resignants and cy the some resignants and cy the some resignants and cy the some resignants and cy the some resignants and cy the some resignants and cy the some resignants are some resignants and cy the some resignants and cy the some resignants are so	P d not hexpected mes ar P of several dents of clists are p lion to be live continued by the p lion to be live by the live by the p live by the p live by the p live by the p live by the live	LT ave a di d to resu d transp LT eral bus would lik llthough LT Bradford	IR scernib scernib lit in a r port mo IR stops v sely be s there is IR 's house	le impa ninor in vement H with free situated s a lack L sing nee ds satis	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 quent services. Site is within 1km of Low Moor within the 800m target distance. The site is voof designated cycle paths in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 eds is currently unknown. It would be expected frying Bradford's housing needs, depending on	assets. 9a – 9c occupation of new els due to pollution 10a – 10d Railway Station, ery accessible for 11a that the site would
10 Transport 11 Housing	Site is w however pedestria The site' make a i	ment would be executed with how the some resignants and cy the some resignants and cy the some resignants and cy the some resignants and cy the some resignants and cy the some resignants and cy the some resignants and cy the some resignants and cy the some resignants and cy the some resignants and cy the some resignants and cy the some resignants and cy the some resignants are some resignants and cy the some resignants and cy the some resignants are so	P d not hexpected mes ar P of several dents of clists are p lion to be live continued by the p lion to be live by the live by the p live by the p live by the p live by the p live by the live	LT ave a di d to resu d transp LT eral bus would lik llthough LT Bradford	IR scernib scernib lit in a r port mo IR stops v sely be s there is IR 's house	le impa ninor in vement H with free situated s a lack L sing nee ds satis	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 quent services. Site is within 1km of Low Moor within the 800m target distance. The site is voof designated cycle paths in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 eds is currently unknown. It would be expected frying Bradford's housing needs, depending on the the Local Plan policies.	assets. 9a – 9c occupation of new els due to pollution 10a – 10d Railway Station, ery accessible for 11a that the site would
10 Transport 11 Housing	Site is w however pedestria The site make a rand tenu	ment would be exed with how the property of th	P d not hexpected mes ar P of several dents of clists are p ion to be tive conhousing P	LT ave a di d to resu d transp LT eral bus would lik llthough LT Bradford of tribution g is prov	IR scernib scernib lit in a r port mo IR stops v sely be s there is IR 's house n toward vided in IR	M le impa ninor in vement H with free situated s a lack L sing nee ds satis line wit H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 quent services. Site is within 1km of Low Moor within the 800m target distance. The site is voof designated cycle paths in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 eds is currently unknown. It would be expected frying Bradford's housing needs, depending on the Local Plan policies. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	assets. 9a – 9c occupation of new els due to pollution 10a – 10d Railway Station, ery accessible for 11a that the site would the amount, types
10	Site is whowever pedestrial The site make a mand tenu	ment would be exed with how the some resignant and cy the secontribute minor positions of the the secontribute of the the secontribute of the the secontribute of the the secontribute of the the secontribute of the the secontribute of the the secontribute of the the secontribute of the the secontribute of the the secontribute of the secontribute of the secontribute of the secontribute of the secontribute of the second o	P d not hexpected mes are p of several dents of several dents of the correction to be dented by the correction to be dented by the correction to be dented by the correction to be dented by the correction of the	ave a di d to resu d transp LT eral bus would lik lithough LT Bradford tribution g is prov LT access	IR scernib lit in a r port mo IR stops v tely be sthere is IR 's house n toward vided in IR to a div	M le impa ninor in vement H with free situated s a lack L sing nee ds satis line wit H verse ra	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 quent services. Site is within 1km of Low Moor within the 800m target distance. The site is voof designated cycle paths in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 eds is currently unknown. It would be expected frying Bradford's housing needs, depending on the the Local Plan policies.	assets. 9a – 9c occupation of new els due to pollution 10a – 10d Railway Station, ery accessible for 11a that the site would the amount, types
10 Transport 11 Housing 12 Accessible	Site is whowever pedestrial The site make a mand tenu	ment would be exed with how the some resignant and cy the secontribute minor positions of the the secontribute of the the secontribute of the the secontribute of the the secontribute of the the secontribute of the the secontribute of the the secontribute of the the secontribute of the the secontribute of the the secontribute of the secontribute of the secontribute of the secontribute of the secontribute of the second o	P d not hexpected mes are p of several dents of several dents of the correction to be dented by the correction to be dented by the correction to be dented by the correction to be dented by the correction of the	ave a di d to resu d transp LT eral bus would lik lithough LT Bradford tribution g is prov LT access	IR scernib lit in a r port mo IR stops v tely be sthere is IR 's house n toward vided in IR to a div	M le impa ninor in vement H with free situated s a lack L sing nee ds satis line wit H verse ra	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 quent services. Site is within 1km of Low Moor within the 800m target distance. The site is voof designated cycle paths in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 eds is currently unknown. It would be expected flying Bradford's housing needs, depending on the Local Plan policies. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 ange of services and amenities in highly access	assets. 9a – 9c occupation of new els due to pollution 10a – 10d Railway Station, ery accessible for 11a that the site would the amount, types

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty					
13 Social cohesion	I tacilities or could alter the local sense of community and place. Site is adjacent to the Misch which would be likely										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure		ld have ex along Ch				erse ra	inge of culture and leisure opportunities in highl	y accessible			
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where ther	e are c could p	urrently otentiall	none, a y enhar	and so		out. However,			
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	Site wou for outdo	ld provide	new re	sidents commun	with go lity enga	od acce agemer	ow Moor Medical Centre. Site is within 5km of Sess to a diverse range of semi-natural habitats on the opportunities, which could improve both phys	with opportunities			
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education							Primary School. Appleton Academy, which proputting it outside of the desired range.	vides secondary			
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment							ss to a broad range of high quality and diverse nine Employment Zones.	employment			
		+	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 ces and enhancing the pool of potential employ				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/066 – Wilson Road, Wyke	3.33	Disused open space – mixture of hard standing and vegetated areas with horse grazing	Brownfield	No yield as currently in HSE zone.	Discounted

Summary of assessment for SE/066:

No significant adverse effects predicted for the site. Whilst the site is technically PDL, it appears to have been 'taken over' by nature and so minor adverse effects have been predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on such land. The site is well located to provide residents here with good access to buses, jobs, health facilities, and cultural spaces, with particularly good access to schools. Residents may need to travel up to 1km to access some services, such as shops.

		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	3b, 3c		
3 Land & Buildings	MSA wit	h which it on the contraction which	coincid	es. SE/0	066 is o	n a land	cient use of land, depending on the potential in dfill site and therefore there are likely to be issued before development could commence. The	ies with soil		
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	Site is in	Flood Zor	ne 1 an	d not at	risk of	surface	water flooding.			
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources	Site wou within the	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption. As a former landfill site, the water resources within the site could potentially be contaminated, which could pose a threat to human health, particularly during construction.								
6		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
Biodiversity & geodiversity		d state of t					re biodiversity designation. However, due to the educe the site's biodiversity value and decreas			
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b		
Landscape & townscape							Providing the development is in-keeping with topportunity to improve the local character.	the existing built		
8 Cultural		0	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
heritage	Develop	ment would	d be ur	likely to	have a	discer	nible impact on any heritage assets or historic	areas.		
		-	Р	LŤ	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	homes w	ment would would be exed ed with hou	<pre>cpected</pre>	d to resu	ılt in a r	ninor in	ct on an AQMA or CAZ. The construction and corease in air pollution in relation to existing levels.	occupation of new els due to pollution		
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
Transport							ervices and is within 1km of Low Moor Railway though there is a lack of designated cycle path			
		+	Р	LT	IR	L	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	make a ı	minor posit	tive cor	ntributio	n towar	ds satis	eds is currently unclear. It would be expected the fying Bradford's housing needs, depending on the Local Plan policies.	nat the site would the amount, types		
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		
Accessible services		offers residus					ey services and amenities, being 1km from ser	vices and		
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
13 Social cohesion	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		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure	The site	offers resid	dents v	vith goo	d acces	s leisur	e areas including Wyke Park which is within 60	0m of the site.	
		+/-	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.								
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	St Luke's with opp	s Hospital. ortunities f	Site we	ould pro loor exe	ovide ne ercise ar	w resid	ctice, putting it outside the desired range. Site is lents with good access to a diverse range of se munity engagement opportunities, which could his development	mi-natural habitats	
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
Education	Site is w	ithin 800m	of App	leton A	cademy	which	provides primary and secondary education.		
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
Employment							one and 1.1km of Euroway industrial site, provice portunities.	ling residents with	
		+	Р	LT	İR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	increasir business	ng the dem ses. An imp	and for	r local g ent in th	oods ar ne built	nd servi environ	could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ ment could lead to an improved attractiveness	ees for local	
	could en	courage fu	ırther ir	nward in	vestme	nt to he	elp tackle local deprivation.		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfiel d split	Potential development	Status
SE/072 – Carr House Gate, Wyke	3.66	Greenfield land	Greenfield 100%	128 dwellings	Discounted

Summary of assessment for SE/072: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, biodiversity, cultural heritage and landscape. The site is well located to provide residents with good access to jobs, services and transport and health facilities with significantly good access to educational facilities.

		Effect on	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect		Duration	Duration Reversibility Certainty		Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &		1	Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e	
Buildings		reenfield a		uld consi	st of the I	oss of :	>0.4ha of greenfield land. Site coincides wit	n a coal MSA. ALC	
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience	with the		of GI in	developr	nent, alth		water flooding. The site's climate resilience nis is somewhat dependent on implementati		
5 Water		+	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							vaterbodies within 100m of the site. Developer consumption.	ment 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 diversity value at the site and reduce local		
		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	National that cont adversel form, wh	Parks or A ains GI eld y alter the	AONBs ements local to help to	. Howeve of poten wnscape limit the	er, reside tially high e and lan magnitud	ntial de n visual dscape de for p	discernible effect on any landscape designa velopment at this site could result in the los amenity, including trees, and it would there character. The site is adjacent to existing rotential effects, but at this stage a minor addit.	s of open greenfield fore be likely to esidential built	
		-	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	generate						site. Short term negative effects would come ted that the development would detract from		
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality	homes w		xpected	to resul	t in a min	or incre	on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev		
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	Low Mod	or Railway	Station	n, this is o	outside of	f the de	ent services. The nearest railway station is sired range. The site has good access for p of cycle paths.		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	types an minimum	d tenures o criteria o	of the h	ousing is s H04 a	s provide nd H05 (1	d in line 10 or m	owards satisfying Bradford's housing needs with the Local Plan policies. The developmore homes, or an area of more than 0.5ha), as to reflect local need.	ent would meet the	
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
	Dooidon						 		
services	Resident	ts at the si	te woul	d have g	ood acce	ess to K	ey services and amenities including those of SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	n Woodside Road.	

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigation				
13 Social cohesion											
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, churches and outdoor leisure spaces, including Judy Woods to the south west.									
		+/-	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	CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	The site Residen	is within 4	.5km of te woul	f a hospit d have g	tal, St Lul ood acce	ke's Ho ss to a	ny Bank Medical Centre, this is outside of the	ŭ			
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education	The site	is adjacen		oleton Ac			both a primary and secondary educational f				
18 Employment	+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 1.5km from multiple employment zones in the south of Bradford, including being only 800m south west from the Low Moor employment zone.										
		+	Р	LT	İR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	as by inc	creasing th sinesses. <i>P</i>	e dema An impr	and for lo ovement	cal good in the bu	s and s iilt envir	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e conment could lead to an improved attractive to help tackle local deprivation.	employees for			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/077 – Sumer Hall Ings,	0.50	Agricultural		V. 1111	5.
Delf Hill	2.59	land	Greenfield	Yield Unknown	Discounted

Summary of assessment for SE/077:
A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents here with good access to buses, jobs, health facilities, and cultural spaces, with particularly good access to schools. Residents may need to travel up to 1km to access some services, such as shops.

		Effect on	SA Object	ive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigating or enhancing Local Plan policies			
2 Land 9			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d		
3 Land & Buildings	Site coincides with the coal MSA. Site is a large (>0.4ha) greenfield site and so would not constitute an efficient use of land. The site is predominately on urban land with small areas of Grade 4 land on the western perimeter.									
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience		FZ1 and in a same a surface su					ding. However, development could lead to a	n increase in		
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							n 100m of site. Development would result in ation to existing levels.	a minor net		
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
Biodiversity & geodiversity		ment on th					ns directly impacted by development on the same a reduction in the site's biodiversity value ar			
7		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
Landscape & townscape							National Park. The loss of a large area of g	reenfield would		
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3			
heritage	Develop	ment at th	e site wo	uld be ur	nlikely to	have a	discernible impact on any heritage asset or	historic area.		
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e		
9 Air quality	homes v		xpected t	to 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			
40		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e		
10 Transport	it outside		sired ran	ge. The s			ces. Site is 1.65km west of Low Moor Railwa cess for pedestrians, but somewhat limited			
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	make a i	minor posi	tive contr	ribution to	owards s	atisfyin	s currently unknown. It would be expected the g Bradford's housing needs, depending on the Local Plan policies.			
12		-	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a		
Accessible services		ld offer rea					services and amenities, being 1.4km from the	ne closest		
		+	Р	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		

		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)		
13 Social cohesion	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.									
14 Culture &		+	Р	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure		Site would offer residents with good access to leisure areas, being within close proximity to of an array of leisure spaces including Harold Park and the countryside, via local footpaths.								
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe &	New res	idential de	velopme	nt at the	site woul	d introd	luce new potential victims or targets of crime	e at a vacant		
secure			•				otentially enhance community cohesion and ombat the local risk of crime.	wellbeing, or		
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	Site is w	ithin 800m	of Low N	Moor Med	dical Pra	ctice an	d 4km of St Luke's Hospital. Site would prov	ide new		
İ		s with good nities via th				e and a	diverse range of semi-natural habitats, and	outdoor exercise		
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education	Site is w	ithin 850m	of Apple	ton Acad	demy whi	ich prov	rides primary and secondary education.			
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
Employment							proad range of high quality and diverse empl nin 500m and within 5km of Bradford City Ce			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	The con	struction a	nd occup	ation of	new hom	es coul	d have a minor beneficial impact on the loca	al economy,		
19 Economy	increasir business	•	and for I	ocal goo	ds and se	ervices	and enhancing the pool of potential employe	ees for local		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/081 – Manchester Road	0.27	PDL, Runswick Motor company	Brownfield	No yield.	Discounted

Summary of assessment for SE/081:

No significant adverse effects predicted for the site. Minor adverse effects predicted for the water resources SA Objective, as predicted for most sites. Given the site's current use is for a motor company, it is unclear how new development may impact on air quality. The site would be a good opportunity to deliver biodiversity net gains and improvements to the local character, given its current condition and use. The site is well located to provide residents with good access to shops, jobs, cultural spaces, and buses, with particularly good access to schools and health facilities.

		Effect on S	SA Objec	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c
3 Land & Buildings	MSA wit materials	h which it o	coincide prove th	s. It is ur e resour	nknown i ce-effici	if the ex	ent use of land, depending on the potential im xisting buildings on-site could be re-used but f any development. Site is entirely situated wit	the re-use of
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	Site is in Flood Zone 1 and at low risk of surface water flooding.							
5 Water		-	P	LT	IR .	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources						n wate	e within, adjacent to or within 100m of the site r consumption.	
6		+	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversity	England	's GI netwo	ork (Spe	n Valley	Greenw	ay & C	biodiversity designation. Site is situated entire canal Road), as this site is currently a 100% be ance the biodiversity value of the site.	ely within a Natural rownfield,
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape & townscape							roviding the development is in-keeping with the unity to improve the local character.	ne existing built form
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop	ment at the		ould be u			a discernible impact on any heritage asset or	historic area.
9 Air quality	indirectly as a mot	affect the	air qual	lity withir	ı it, maki	ing rea	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09 vever the site is only 20m south of an AQMA a ching air quality targets more difficult, however the development would see an improvement	er as it current use is
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	putting it	outside ta	rget dist	tance for	a railwa	y statio	ent services. Site is 2.2km from Low Moor Ra on. The site is very accessible for pedestrians in the local area.	
		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	make a ı	minor posi	tive cont	ribution	towards	satisfy	s is currently unknown. It would be expected t ing Bradford's housing needs, depending on t the Local Plan policies.	
12		+	P	LT	IR 	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	
Accessible services							ge of services and amenities in highly accessi g Manchester Road.	ble locations being
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	ocial Development at this site would situate new residents within an existing community, encouraging participation							al services and

		Effect on S	SA Object	tive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure		lld have ex along Ma			a diver	se rang	ge of culture and leisure opportunities in highl	y accessible	
		+/-	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.								
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	access t	o a diverse nent oppor	e range o	of semi-r	natural h	abitats	Luke's Hospital. Site would provide new resi- with opportunities for outdoor exercise and c oth physical and mental health for the resider	ommunity	
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
Education		ithin 800m y Grange i					e west and Bankfoot Primary School to the n	orth. Co-op	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 3km of Bradford City Centre and 5km of 10 Employment Zones (e.g. Paradise Green and Thornton Road).								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	increasir business	ng the dem ses. An imp	nand for proveme	local god int in the	ods and built en	service vironme	ould have a minor beneficial impact on the loc is and enhancing the pool of potential employ ent could lead to an improved attractiveness to tackle local deprivation.	ees for local	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status	
SE/117 – Furnace Inn Street,	()	PDL, rocky field	80% Brownfield		Discounted	
Cutler Heights	0.23	and picnic area		Yield Unknown		

Summary of assessment for SE/117:

Significant adverse effect predicted for the air quality SA Objective due to the site being within a CAZ. No other significant adverse effects predicted. Whilst the site is predominately PDL, much of it appears to be open space and greened over, and the effects associated with development on such land has led to minor adverse effects being predicted for most natural environment themed SA Objectives. The site is well located to provide residents here with good access to buses, jobs, shops, cultural spaces, and health facilities, with particularly good access to schools.

		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	3b, 3c			
3 Land & Buildings							ute as an efficient use of land, depending on the entirely situated within a coal MSA. The ALC grant at the entirely situated within a coal MSA.				
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	Site is in Flood Zone 1 and at low risk of surface water flooding.										
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.										
6		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
Biodiversity & geodiversity	England connecti	Site would have no adverse effects on a sensitive biodiversity designation. Site is partially situated within Natural England's GI network and the loss of some vegetation could reduce the site's biodiversity value and ecological connectivity. Residential development here would likely reduce the site's biodiversity value and would reduce local habitat connectivity due to the loss of vegetated areas.									
7		+/-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
Landscape & townscape	local are	a, the site	could p	orovide a	an oppo	ortunity	Development, if in-keeping with the existing be to improve the local character. However, the lo iminish tranquillity at the site.				
8 Cultural	pioriio di	0	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
heritage	Develop	ment at the	site w	ould be	unlikel	y to hav	ve a discernible impact on any heritage asset o	r historic area.			
9 Air quality	air pollut		site in r	elation t	to existi	ng leve	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 hake it difficult to achieve clean air targets due tels, due to the construction and occupation of new pollution.				
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Railway	Site is within 80m of the nearest bus stops with frequent services. The site is 2km east of Bradford Interchange Railway Station, putting it outside of the desired range. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.									
	J	0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	make a	minor posi	tive cor	ntributio	n towar	ds satis	eds is currently unknown. It would be expected fying Bradford's housing needs, depending on the Local Plan policies.				
12		+	Р	LŤ	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
Accessible services							inge of services and amenities in highly access supermarket and within 150m of the site.	ible locations			
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
13 Social cohesion	encoura pressure A617, w	ging partice on local s	ipation ervices be like	and cor and face ly to im	nmunity cilities c pact on	/ interactor could the qua	dents within an existing community of high depiction, without the development being of a scale alter the local sense of community and place. ality of life of new residents here as a result of or	that could put Site is adjacent to			

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure	Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations along Sticker Lane to the east and Leeds Road to the north.								
		+/-	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.								
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	Commur	nity Hospita	al to the	e north v	west of	the site	side of the preferred 800m range. Site is 1.1km . Residents would have excellent access to gre ts with opportunities for outdoor exercise and s	en spaces and a	
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
Education	Site is 30	00m West	of Fear	nville P	rimary S	School	and 1km South of Laisterdyke Leadership Acad	demy.	
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
Employment							ss to a broad range of high quality and diverse 11 Employment Zones.	employment	
		+	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	r local g ent in th	oods ar ne built (nd servi environ	could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ ment could lead to an improved attractiveness of tackle local deprivation.	ees for local	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/122 – Greenhill Mills,					
Florence Street	0.80	PDL, retail lot	Brownfield	No yield	Discounted

Summary of assessment for SE/122:

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

		Effect on	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
21 and 9		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5SP4, SP8, SP9, HO2, TR5	3b, 3c			
3 Land & Buildings	a large ir	ndustrial si	te, the in	troductio	n of new	housin	se of land depending on potential impacts or g would constitute an efficient form of land up of the land is urban.				
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience	Site is w	ithin FZ1 a	and not a	t risk of s	surface w	ater flo	oding.				
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources			Z. No si	urface wa	aterbodie	s within	n 100m of site. Development would result in ation to existing levels.				
6		+	P	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
Biodiversity & geodiversity							ensitive biodiversity designation and develop alue of the site.	oment would			
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
Landscape & townscape							viding the development is in-keeping with thortunity to improve the local character.	ne existing built			
0.0		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3				
8 Cultural heritage		ment at thi					servation Area. Development at site would bic areas.	e unlikely to have			
O Air quality			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality		The site is entirely situated within a CAZ and so development could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.									
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
Transport	which ha		services	s. The site	e is very		ices. Site is 1.8km of Bradford Interchange lible for pedestrians and cyclists although the				
		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	make a r	minor posi	tive contr	ibution to	owards s	atisfyin	s currently unknown. It would be expected to g Bradford's housing needs, depending on to e Local Plan policies.				
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services							of services and amenities in highly accessit along Leeds Road.	ole locations,			
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			

		Effect on S	SA Object	ive						
SA Objective	Baseline trend Score of effect Duration A Score of effect Duration B Score of effect D Score of effect D Score of effect D Score of effect D Score of effect D Score of effect D Score of effect D Score of effect D Score of effect D Score of effect D Score of effect D Score of effect D Score	Mitigating or enhancing Local Plan policies	Mitigation code(s)							
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.									
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure		rs resident and leisure					d leisure areas, being within 500m walk of a	varied array of		
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	locations	where cu	rrently th	ere are r	none, but	it could	luce new potential victims or targets of crime d potentially enhance community cohesion a ombat 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	Residen	ts would h	ave exce	llent acc	ess to ou	ıtdoor s	is within 750m of Leeds Road Community I pace, which can have positive health effect d Seymour Park.			
17		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education	Site is w	ithin 800m	of Feve	rsham Pr	imary Ac	ademy	. Site is 1.4km north of Bradford Foster Acad	demy.		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with the centre of Bradford 1.5km to the west of the site and ten other employment sites within 5km.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy,									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/164 – Whitehall Road, Wyke	0.15	Site appears to be comprised of a residential garden and some existing buildings	Mix	4 dwellings (based on 35dph)	Alternative

Summary of assessment for SE/164:

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.

No major adverse effects have been predicted for the site, but minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a partial greenfield site.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
3 Land & Buildings	if the bui	ildings with	in the s	site perir	meter w	ould be	at the site is 'Urban'. Site coincides with a coal e incorporated into new development here and onstruction materials.	MSA. It is unclear , if so, they would
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	avoided		careful	layout o	of devel	opment	a low risk of surface water flooding which is ext. However, development could lead to an increeds.	
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							ithin 100m of a surface waterbody. Developme ater consumption.	ent at the site
6		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity		condition. N					ements and it is likely to be of some biodiversit reduce biodiversity value at the site and reduce	
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape &	National						a discernible effect on any landscape designat	
townscape	local tow		trees, a ld land:	and resid scape cl	dential d haracte	develop	enfield and contains GI elements of potentially ment at this site would therefore be likely to act the site is adjacent to existing built form when the site is adjacent to existing built form when the site is adjacent to exist the site is adjacent the site is adjacent to exis	versely alter the
townscape	local tow limit the	nscape ar magnitude O	trees, and lands of pote	and resid scape chential eff	dential d naracte fects. R	develop r althou	oment at this site would therefore be likely to act the site is adjacent to existing built form who SP2, SP10, EN3, EN4, EN5, EN6, DS3	dversely alter the lich would help to
	local tow limit the	nscape ar magnitude O	trees, and lands of pote P site w	and residescape chential eff	dential d haracte fects. R unlikely	develop r althou M y to hav	ment at this site would therefore be likely to act of the site is adjacent to existing built form who specified in SP2, SP10, EN3, EN4, EN5, EN6, DS3 we a discernible effect on any sensitive heritage.	None asset or historic
townscape 8 Cultural	local tow limit the Develop area.	nscape ar magnitude O ment at the	trees, and lands of pote P site w	and resid scape clential eff LT rould be	dential of haracte fects. R unlikely	develop r althou M y to hav	ment at this site would therefore be likely to acign the site is adjacent to existing built form who sp2, SP10, EN3, EN4, EN5, EN6, DS3 re a discernible effect on any sensitive heritage SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	None e asset or historic 9a – 9c
8 Cultural heritage	Develop homes w	vnscape ar magnitude O ment at the	trees, and lands of pote P e site w P d not ha	and residescape cleential effortial	dential denaracte fects. R unlikely IR scernib	develop r althou M y to hav H le impa	ment at this site would therefore be likely to acide the site is adjacent to existing built form when the site is adjacent to existing built form when the site is adjacent to existing built form when the site is adjacent to existing built form when the site is adjacent to exist the site is adjacent to exi	None e asset or historic 9a – 9c occupation of new
8 Cultural heritage 9 Air quality	Develop area. Develop homes wassociate	rnscape ar magnitude O ment at the rement would be executed with how	trees, and lands of pote P P P P P P P P P P P P P P P P P P P	and residescape cleential effective LT vould be LT ave a did to resure LT LT ave LT LT LT LT LT LT LT LT LT LT LT LT LT	dential of haracte fects. R unlikely IR scernibilit in a noort more	develop r althou M y to hav H le impa ninor in vement H	ment at this site would therefore be likely to acide the site is adjacent to existing built form when the site is adjacent to existing built form when the site is adjacent to existing built form when the site is adjacent to existing built form when the site is adjacent to existing built form when the site is adjacent to exist the site	None asset or historic 9a – 9c occupation of new els due to pollution
8 Cultural heritage	Develop area. Develop homes wassociate Site is was Low Moo	rnscape ar magnitude O ment at the remaining r	trees, and lands of pote P P P P P P P P P P P P P P P P P P P	and residescape cleential effective LT would be LT ave a did to result LT LT LT tiple bus	dential of haracte fects. R unlikely IR scernibilt in a noort more IR s stops	My to have He impaninor in wement H	ment at this site would therefore be likely to acide the site is adjacent to existing built form when the site is adjacent to existing built form when the site is adjacent to existing built form when the site is adjacent to existing built form when the site is adjacent to existing built form when the site is adjacent to exist the site	None asset or historic 9a – 9c occupation of new els due to pollution 10a – 10d 1.8km north-east at
8 Cultural heritage 9 Air quality	Develop area. Develop homes wassociate Site is was Low Moo	rnscape ar magnitude O ment at the remaining r	trees, and lands of pote P P P P P P P P P P P P P P P P P P P	and residescape cleential effective LT would be LT ave a did to result LT LT LT tiple bus	dential of haracte fects. R unlikely IR scernibilt in a noort more IR s stops	My to have He impaninor in wement H	ment at this site would therefore be likely to acide the site is adjacent to existing built form when the site is adjacent to existing built form when the site is adjacent to existing built form when the site is adjacent to existing built form when the site is adjacent to existing built form when the site is adjacent to exist the site	None asset or historic 9a – 9c occupation of new els due to pollution 10a – 10d 1.8km north-east at
8 Cultural heritage 9 Air quality	Develop area. Develop homes wassociate Site is was Low Modamount of the site types an minimum	magnitude O ment at the ment would would be exited by the could maked tenures on criteria of	trees, and lands of pote Pe site we site we pected mes an Pe of mul Station ths. Pe a mirrof the harmonic policies	and residescape cleential effective and transport of the country o	dential of haracte fects. R unlikely IR scernibult in a noort moon IR s stops as good IR tive contist provided the stop of th	M y to have He impaninor in vement H access Htribution ded in I 5 (10 or	ment at this site would therefore be likely to acide the site is adjacent to existing built form when the site is adjacent to existing built form when the site is adjacent to existing built form when the site is adjacent to existing built form when the site is adjacent to existing built form when the site is adjacent to existing leving the site is adjacent to existing leving. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 quent services. The nearest railway station is a for pedestrians, but somewhat limited for cycles.	None asset or historic 9a – 9c occupation of new els due to pollution 10a – 10d 1.8km north-east at lists with a limited 11a depending on the ent would meet the

12 Accessible services	The nearest area of key services and amenities appears to be 600m west along Griffe Road.										
13 Social	+ P LT IR H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	3a									
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 &	DS4	4a									
leisure	Residents at the site would have good access to a range of culture and leisure opportunities include restaurants, churches and a community centre in the centre of Wyke.	ding pubs,									
15 Safe & secure	+/- P LT IR M SP1, SP3, SP4, SP16, HO9, DS5, CO2 15a The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
	++ P LT IR H SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	6a, 16b									
16 Health	Residents would be within 800m of the nearest medical centre, Sunnybank Medical Centre. The site is 5.4km south of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, including at Cleckheaton Golf Club, which could improve both physical and mental health for the residents of the development.										
17 Education		7a – 17c secondary									
18 Employment											
19 Economy		oloyees for local									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/159 – Whitehall Road, Wyke	1.03	Site appears to be comprised primarily of an agricultural field, with an area of hard standing and some buildings in the north of the site.	Predominantly greenfield	36 dwellings	Alternative

Summary of assessment for SE/159:

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

Minor positive effects were predicted for most other socio-economic themed SA Objectives due to the benefits of new residential

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 and local services and amenities.

As a predominantly greenfield site, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site has a very limited extent of land at low, medium and high risk of surface water flooding along the southern perimeter, but this is expected to be avoided through a careful layout of the development.

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f		
3 Land & Buildings	with a co	oal MSA. It	is uncl	lear if th	e buildi	ngs witl	he site is Grade 3, which could include BMV so nin the site perimeter would be incorporated int t opportunities for reusing structures or constru-	o new		
4 Climate		-	P	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	its south	Site is in FZ1 and has a very limited extent of land at a low, medium and high risk of surface water flooding along its southern perimeter which through a careful layout is expected to be avoided. However, development could lead to an increase in impermeable surfaces, compared to current levels.								
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							rithin 100m of a surface waterbody. Developme ater consumption.	ent at the site		
6		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
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.									
,	J	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National amenity, townsca magnitude	Parks or A including pe and lan	AONBs trees, a dscape ntial ef	. The site and development of the contract of	e is pre elopme eter. The	edomina nt at thi e site is	a discernible effect on any landscape designation antly greenfield and contains GI elements of possite would therefore be likely to adversely altonear to existing built form, which would help to a minor adverse effect on the local landscape of the second	tentially high visual er the local limit the		
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None		
heritage	Develop area.	ment at the		ould be			e a discernible effect on any sensitive heritage			
	_	-	P .	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality Development would not have a discernible impact homes would be expected to result in a minor incr associated with homes and transport movements.							crease in air pollution in relation to existing leve			
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
Transport	at Low M		ay Stat	ion. Site			quent services. The nearest railway station is 1 ess for pedestrians, but somewhat limited for c			
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.												
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	enities	appears to be 600m west along Griffe Road.						
13 Social		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
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		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and a community centre in the centre of Wyke.											
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	where ther	e are c could p	urrently otentiall	none, a	and so	would introduce new potential targets and victing an increase in crime at the site cannot be ruled number to cohesion and wellbeing, or increase name.	out. However,					
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	south of Resident outdoor	a general ts at the sit	nospita e woul ncludin develo	il, St Lu d have g at Cle	ke's Ho good ac ckheato	spital. ccess to	medical centre, Sunnybank Medical Centre. The a diverse range of semi-natural habitats with collub, which could improve both physical and medical could improve both physical and medical could improve both physical and medical could improve both physical and medical could improve both physical and medical could improve both physical and medical centre.	pportunities for					
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education	The near	rest primar	y scho	ol, Wort	thinghea	ad Prim	ary School, is 450m north of the site. The near	est secondary					
	school, A		cadem				of the site.	100 10h					
18 Employment	regional city to the north. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.												
		+	Р	LŤ	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 econo							employees for local to the area, which					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/126 – Wyke Lane, Oakenshaw	5.26	Agricultural fields delineated by hedgerow and trees	Greenfield, Green Belt	184 dwellings (based on 35dph)	Alternative

Summary of assessment for SE/126:

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a large, 100% greenfield and Green Belt site which contains trees and is adjacent to Judy Wood LWS, which is also an area of Ancient Woodland and deciduous woodland priority habitat. There are a number of small waterbodies within 100m of the site; development here would pose a risk to the water quality of these. 200m north of the site is a Grade II* Listing Building and given the size of the site and that it sits upon raised ground, development here could minorly adversely alter the setting of this sensitive heritage asset.

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigation						
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f					
Buildings	Site is gr MSA.	Site is greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a coal											
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	site in re	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.											
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources							ow Wood, are within 100m of the site. Developin water consumption at this location in relation SP10, SP11, EN1, EN2, EN3, EN7, EN9						
6 Biodiversity & geodiversity	biodivers reduce lo The sout deciduou such as The site	sity value in ocal ecolog th-western us woodlar through a falls withir	n its cu gical co perimend prior loss of a SSS	rrent co onnectivi eter of the ity habite function of Impac	ndition. ity. ne site a tat. New nally link et Risk Z	New de de de de de de de de de de de de de	s including trees. The site is therefore likely to be evelopment here could reduce biodiversity valuable. Judy Wood LWS, which is also an area of Ancippment at the site could adversely affect this set or construction effects on root zones. For urther consideration of the likely risks should be undertaken if necessary.	e at the site and ent Woodland and ensitive woodland, e undertaken at the					
7 Landscape & townscape	National and Gree therefore	Parks or A en Belt lan be be likely	ONBs d that of to adve	. Howev contains ersely alt	er, resi GI eler ter the l	dential ments c ocal tov	SP2, EN1, EN3, EN5, EN6, DS2, DS3 a discernible effect on any landscape designated development at this site could result in the loss of potentially high visual amenity, including tree wascape and landscape character, although the magnitude of potential effects.	of open greenfield s, and it would					
8 Cultural heritage	of this la		reenfie	eld, with	sits ato	p raise	SP2, SP10, EN3, EN4, EN5, EN6, DS3 Iding 'Woodside Cottage, Woodside Farmhous d ground that is likely viewable from a distance ge asset.						
9 Air quality	Develop homes w	- ment woul	P d not h cpected	LT ave a di d to resu	IR iscernib ult in a r	H le impa ninor in	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing leve						
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
10 Transport	at Low M		ay Stat	ion. Site			quent services. The nearest railway station is 2 ess for pedestrians, but somewhat limited for c	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types and minimum	d tenures of criteria of	of the h	ousing s H04 a	is provi	ded in I 5 (10 or	n towards satisfying Bradford's housing needs, ine with the Local Plan policies. The developmemore homes, or an area of more than 0.5ha), tases to reflect local need.	ent would meet the
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 400m east along Griffe Road.	
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	without d	lisrupting o	ohesiv ment b	eness of being of	of existing a scale	ng com	within an existing community in an area of high munity, encouraging participation and commun ay put pressure on local services and facilities	ity interaction,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							o a range of culture and leisure opportunities in in the centre of Wyke.	cluding pubs,
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new deve	where ther	e are c could p	urrently otentiall	none, a y enhar	and so nce con	would introduce new potential targets and victing an increase in crime at the site cannot be ruled naminity cohesion and wellbeing, or increase name.	out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	of a gene Resident	eral hospita s at the sit	al, St L e woul	uke's Ho d have o ould imp	ospital. good ac prove bo	cess to	medical centre, Sunnybank Medical Centre. The a diverse range of semi-natural habitats with a sical and mental health for the residents of the	opportunities for development.
17		++	Р	LT	IR	<u>L</u>	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education	The Site						my which provides primary and secondary educ SP6, SP14, SP16, EC1, EC2, EC3, EC4	
18 Employment	Bradford the regio	would prov , including	ide resthe the the the the the the the the the	sidents w w Moor th. It is	with goo Employ uncerta	od acce ment 2 in the e	iss to a broad range of employment opportunition. Yone 1.3km north-east, as well as slightly furthe extent to which the loss of agricultural land coul	er afield towards
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc	reasing th	e dema er, it is	and for I	ocal go	ods and	could have a minor beneficial impact on the lood services and enhancing the pool of potential country which the loss of agricultural land could impa	employees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/070 – The Knowle, Whitehall Road, Wyke	1.78	Site is a mix of hardstanding and buildings as well as greenfield and open space	Mix (predominantly Green Belt)	61 dwellings (based on 35dph)	Discounted

Summary of assessment for SE/070:

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

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a largely greenfield and Green Belt site containing trees and hedgerows, There is a small waterbody 25m east of the site, the water quality of which could be impacted by the development. There is a limited extent of land at low, medium and high risk of surface water flooding in part associated with the waterbody, but it is expected that this could be avoided through careful layout of the development.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigating				
3 Land &		1	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings		Site is a mix of PDL and greenfield. ALC Grades at the site are Grade 3, which could include BMV soils, and 'Urban'. Site coincides with a coal MSA.									
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	associate	ed with a s	mall w	ater boo	ly. Thro	ugh a c	a low, medium and high risk of surface water f careful layout is expected that these areas coul e in impermeable surfaces, compared to curre	d be avoided.			
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							site. Site is not within a GSPZ. Development a onsumption at this location in relation to existing				
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity	likely to I		biodiv	ersity va	alue in i	its curre	elements including trees and hedgerows. The sent condition. New development here could red				
geodiversity	value at	-	P	I IT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National potential alter the limit the	Parks or A ly high visu local town	ONBs ual amoscape for po	. The sit enity, inc and land tential e	e is larg cluding dscape	gely gre trees, a charac	a discernible effect on any landscape designat eenfield and on Green Belt land which contains and development at this site would therefore be ter. The site is adjacent to existing built form, w is stage a minor adverse effect on the local lar	GI elements of elikely to adversely which would help to			
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop	ment at the	e site w	ould be	unlikel	y to hav	ve a discernible effect on any sensitive heritage	asset or historic			
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	homes w		pected	d to resu	ılt in a r	ninor in					
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
Transport	Site is within 200m of multiple bus stops with frequent services. The pearest railway station is 1.8km port										
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	The site	could mak	e a miı	nor posi	tive con	tributio	n towards satisfying Bradford's housing needs,	depending on the					
	minimum	types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.											
12	aopoolo	+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
Accessible services	The nea	rest area c	f key s	ervices	and am	enities	appears to be 600m west along Griffe Road.						
40.0:-1		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	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		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and a community centre in the centre of Wyke.											
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location out. How	where ther ever, new	e are d	currently opment o	no res	idential otentiall	would introduce new potential targets and victir receptors, and so an increase in crime at the s y enhance community cohesion and wellbeing, at the local risk of crime.	ite cannot be ruled					
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	south of Resident outdoor	a general ts at the si	hospita te woul ncludin devel	al, St Lu ld have g at Cle opment.	ke's Ho good ac ckheato	spital. ccess to	medical centre, Sunnybank Medical Centre. The a diverse range of semi-natural habitats with c Club, which could improve both physical and m	opportunities for ental health for					
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education							nary School, is 675m north of the site. The neast of the site.	·					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	Bradford	would prov , including city to the	the Lo	sidents w Moor	with goo Employ	od acce yment Z	ess to a broad range of employment opportunitie Zone 1.3km north, as well as slightly further afie	es in the south of ld towards the					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	as by inc	reasing these. An imp	e dema provem	and for I ent in th	ocal go ne built	ods and environ	could have a minor beneficial impact on the lood services and enhancing the pool of potential ement could lead to an improved attractiveness elp tackle local deprivation.	employees for local					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/104 – Lower Wyke			Greenfield, Green	87 dwellings (based on	
Lane, Wyke	2.51	Agricultural fields	Belt	35dph)	Alternative

Summary of assessment for SE/104:

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

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

As a greenfield and Green Belt site containing trees with an area of TPO woodland 25m to the north, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The northern corner of the site adjoins the Lower Wyke Conservation Area, and 20m north is a Grade II Listed Building; development at this large, open greenfield and Green Belt site would be likely to adversely alter the setting of these heritage assets/areas.

		Effect on SA Objective											
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f					
Buildings		Site is greenfield. ALC Grade at the site is predominantly Grade 3, which could include BMV soils. Site coincides with a coal MSA.											
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 area	s, it is ex	xpected	I that it	nd at a low risk of surface water flooding. Given would be avoided through a careful layout of d e in impermeable surfaces, compared to curren	evelopment.					
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources							approximately 100m north of a small, unnamed likely to result in a minor increase in water con-						
	0.00001	-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
6 Biodiversity & geodiversity	Site is greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. An area of TPO woodland is 25m north of the site, which could be exposed to increased recreational disturbances, or potentially construction related impacts on root zones, as a result of development at the site.												
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
Landscape & townscape	National that cont	Parks or A ains GI ele	AONBs ements	. Howev	er, resi ntially h	dential igh vist	a discernible effect on any landscape designat development at this site could result in the loss all amenity, including trees, and it would theref ape character.	of open greenfield					
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
8 Cultural heritage	Listed Bu	uilding 'Bla	nkney	Grange	Farmh	ouse ar	yke Conservation Area. 20m north of the site is nd Barn'. New development at this large open on the nearby Listed Building and Conservation Ar	greenfield site					
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	homes w		xpected	d to resu	ılt in a r	ninor in	act on an AQMA or CAZ. The construction and acrease in air pollution in relation to existing levels.						
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	at Low M topograp	loor Railw	ay Stat on a h	ion. Site ill), and	appea the lacl	rs to be	equent services. The nearest railway station is a caccessible via walking and cycling, although to signated cycle paths in the local area, could potential.	he local					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an minimum	d tenures n criteria o	of the h	nousing es H04 a	is provi and H05	ded in I 5 (10 or	n towards satisfying Bradford's housing needs, ine with the Local Plan policies. The developm more homes, or an area of more than 0.5ha), uses to reflect local need.	ent would meet the					

		Effect on SA Objective										
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
Accessible services	The nea Bailiff Br		f key s	ervices	and am	enities	appears to be 500m south-west on Birkby Lane	e in the centre of				
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
13 Social cohesion	without o	disrupting o	ohesiv oment l	eness of being of	of existing a scale	ng comi	within an existing community in an area of high munity, encouraging participation and communiay put pressure on local services and facilities of	ty interaction,				
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	Site would have good access to a range of culture and leisure opportunities including a church, pub and the locuntryside.							pub and the local				
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	The site Residen outdoor	is 6.4km s ts at the si	outh of te woul ncludin	a gene d have g at Cro	ral hosp good ac w Nest	oital, St ccess to	Sunnybank Medical Centre, putting it outside the Luke's Hospital. o a diverse range of semi-natural habitats with coolf Club, which could improve both physical and	pportunities for				
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education		the nearest primary school, Bailiff Bridge Junior and Infant School, is 600m south-west of the site. The nearest econdary school, Lightcliffe Academy, is 1.2km south-west of the site.										
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	The site would provide residents with good access to a broad range of employment opportunities in the south of Bradford and Brighthouse, including the Low Moor Employment Zone 2.4km north, as well as slightly further afield towards the regional city to the north. 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	as by inc	creasing th	e dema er, it is	and for I	ocal go	ods and	could have a minor beneficial impact on the loc d services and enhancing the pool of potential e o which the loss of agricultural land could impac	employees for local				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/088 – 1 -2 Sugden		PDL, a derelict			
Street, Low Moor	0.25	house and vegetation	60% Greenfield	5 dwellings	Commitment

Summary of assessment for SE/088:

No significant adverse effects predicted for the site. Whilst the site is partial greenfield, in its current condition new development here could be an opportunity to deliver biodiversity net gains and improvements to the local character. The site is well located to provide residents with good access to shops, jobs, cultural spaces, health facilities and schools, with particularly good access to public transport options.

		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 – 3f		
3 Land & Buildings	Site is PDL and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.									
l Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change esilience							ce water flooding. However, development could current levels.	d lead to an		
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
esources							are within, adjacent to or within 100m of the site ter consumption.	9.		
		+/-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
Siodiversity Quality of the state of the st	Natural I	England's (GI netv	vork. Th ite, how	e site is ever as	partial the ren	re biodiversity designation. Site is situated entingly vegetated; therefore development here could naining area is brownfield, development could at the site.	reduce the		
,	оррони	+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b		
Landscape & cownscape		he local ar			uld prov	vide an	Providing the development is in-keeping with to opportunity to improve the local character.			
3 Cultural		0	<u>P</u>	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
neritage	Develop	ment at the	e site w F	ould be	unlikel	y to hav	ve a discernible impact on any heritage asset o SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	r historic area. 9a – 9c		
Air quality	homes w		d not h	ave a di d to resu	scernib ılt in a r	le impa ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing leve	occupation of new		
1.0		++	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 with frequent services and is within 600m of Low Moor Railway Station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.									
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
1 Housing							n towards satisfying Bradford's housing needs, ine with the Local Plan policies.	depending on the		
12		+	Р	LT	İR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		
Accessible services							inge of services and amenities in highly access ties along Checkheaton Road.	ible locations		
10.0: !		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		
3 Social cohesion	commun	ity interact	ion, wi	thout the	e develo	opment	dents within an existing community, encouragin being of a scale that could put pressure on loc nity and place.			
		+	P	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
								•		

SA Objective		Effect on SA Objective									
	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
14 Culture &	Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible										
leisure	locations	along Ch					_				
		+	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.										
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	Site is 1.6km east of Low Moor Medical Centre and 4km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development										
47		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education	Site is 800m west of Woodlands CE Primary School, putting it outside of the desired range. Appleton Academy,										
Education							outh west of the site, again putting it outside of				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 5km of nine Employment Zones.										
		+	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. 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
SE/109 – Shetcliffe Lane	3.47	Open field	Greenfield	106 dwellings	Commitment: SE26/H

Summary of assessment for SE/109:

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

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site containing trees. The site is 100m north of High Royds Beck, and development here could pose a risk to the water quality.

		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	Site is gr	reenfield. A	LC Gr	ades at	the site	are Gr	ade 4 and Grade 5. Site coincides with a coal	MSA.
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	flooding.	Given the developm	size of	f the site	in rela	tion to t	flooding, with a very limited area at medium risthe areas, it is expected that it would be avoide could lead to an increase in impermeable surfa	ed through a careful
E 10/-4		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	Site does	s not coinc evelopmen	ide wit	h a GSF site wo	uld be l	site is	approximately 100m north of High Royds Beck result in a minor increase in water consumption	a, at its closest
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity & geodiversity	biodivers		n its cu	rrent co	ndition.		s including trees. The site is therefore likely to levelopment here could reduce biodiversity values.	
,		-	Р	LT	İR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National	Parks or A	AONBs	. Howev	er, resi	dential	a discernible effect on any landscape designat development at this site could result in the loss	
	adversel would he	y alter the	local to the ma	ownscap gnitude	e and I for pote	landsca ential ef	ual amenity, including trees, and it would there pe character. The site is adjacent to existing befects, but at this stage a minor adverse effect of	fore be likely to uilt form, which
townscape	adversel would he	y alter the elp to limit	local to the ma	ownscap gnitude	e and I for pote	landsca ential ef	ual amenity, including trees, and it would there pe character. The site is adjacent to existing b	fore be likely to uilt form, which
	adversel would he landscap	y alter the elp to limit to be and tow O	local to the ma nscape P e site w	ownscap gnitude cannot LT	e and I for pote be rule R unlikel	andsca ential ef ed out. M y to hav	ual amenity, including trees, and it would there pe character. The site is adjacent to existing be fects, but at this stage a minor adverse effect of SP2, SP10, EN3, EN4, EN5, EN6, DS3 re a discernible effect on any sensitive heritage.	fore be likely to uilt form, which on the local
townscape 8 Cultural	adversel would he landscap Develop area.	y alter the elp to limit to be and tow Oment at the	local to the ma inscape P e site w	ownscap gnitude e cannot LT rould be	pe and I for pote be rule R unlikel	andsca ential ef ed out. M y to hav	ual amenity, including trees, and it would there pe character. The site is adjacent to existing b fects, but at this stage a minor adverse effect of SP2, SP10, EN3, EN4, EN5, EN6, DS3 re a discernible effect on any sensitive heritage SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	fore be likely to uilt form, which on the local None asset or historic 9a – 9c
townscape 8 Cultural	Develope homes w	y alter the elp to limit to be and tow Oment at the ment would	local to the ma rnscape P e site we P d not hexpected	ownscap gnitude e cannot LT rould be LT ave a did to resu	pe and I for pote be rule R unlikel IR scernib	andsca ential efed out. My to hav He impa	pal amenity, including trees, and it would there pe character. The site is adjacent to existing be fects, but at this stage a minor adverse effect of SP2, SP10, EN3, EN4, EN5, EN6, DS3 are a discernible effect on any sensitive heritage SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levis.	fore be likely to uilt form, which on the local None e asset or historic 9a – 9c occupation of new
8 Cultural heritage 9 Air quality	Develope homes wassociate	y alter the elp to limit to e and tow Oment at the end would be executed by the end of t	local to the mainscape Pe site with Ped not how pected mes and Ped not how pected mes and Ped not how pected mes and Ped not how pected mes and Ped not how pected mes and Ped not how pected mes and Ped not how pected mes and ped not how pected mes and ped not how pected mes and ped not how pected mes and ped not how pected mes and ped not how pected mes and ped not how pected mes and ped not how pected mes and ped not how pected mes and ped not how ped not h	ownscap gnitude cannot LT rould be LT ave a did to resu d transp	pe and I for pote be rule R unlikel IR scernibult in a roort mo	andsca ential efed out. My to hav Hele impa minor in vement	pal amenity, including trees, and it would there pe character. The site is adjacent to existing be fects, but at this stage a minor adverse effect of SP2, SP10, EN3, EN4, EN5, EN6, DS3 are a discernible effect on any sensitive heritage SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levins. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	fore be likely to uilt form, which on the local None e asset or historic 9a – 9c occupation of new els due to pollution 10a – 10d
8 Cultural heritage	Develope homes wassociate	y alter the elp to limit to be and town Omment at the end would be exed with how this ithin 300m	local to the mainscape P e site w P d not hexpected mes ar P of mulange R	ownscap gnitude cannot LT vould be LT ave a did to resu d transp LT tiple bus	pe and I for pote be rule be rule R unlike! IR scernibult in a roort mo IR s stops Station.	andscaential efed out. My to have the impairment of the impairment out the impairment ou	pal amenity, including trees, and it would there pe character. The site is adjacent to existing be fects, but at this stage a minor adverse effect of SP2, SP10, EN3, EN4, EN5, EN6, DS3 are a discernible effect on any sensitive heritage. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing leves. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 quent services. The nearest railway station is as good access for pedestrians, but somewhat	None e asset or historic 9a – 9c occupation of new els due to pollution 10a – 10d 3.5km north-west
8 Cultural heritage 9 Air quality	Develope homes wassociate	y alter the elp to limit to e and town Oment at the rould be expeditely within 300m ord Interch	local to the mainscape P e site w P d not hexpected mes ar P of mulange R	ownscap gnitude cannot LT vould be LT ave a did to resu d transp LT tiple bus	pe and I for pote be rule be rule R unlike! IR scernibult in a roort mo IR s stops Station.	andscaential efed out. My to have the impairment of the impairment out the impairment ou	pal amenity, including trees, and it would there pe character. The site is adjacent to existing be fects, but at this stage a minor adverse effect of SP2, SP10, EN3, EN4, EN5, EN6, DS3 are a discernible effect on any sensitive heritage SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing leves. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 equent services. The nearest railway station is services.	None e asset or historic 9a – 9c occupation of new els due to pollution 10a – 10d 3.5km north-west
8 Cultural heritage 9 Air quality	Develope homes wassociate Site is wat Bradfo with a lin The site types an minimum	y alter the elp to limit to be and town Omment at the would be exped with hor ord Interchanted amount of tenures on criteria of	local to the main scape Pe site we site we sare are personal ange Runt of composition of the hard folicies.	cownscap gnitude e cannot LT vould be LT ave a did to resu d transp LT tiple bus aliway S ycle pat LT nor posit nousing es H04 a	pe and I for pote be rule be rule R unlike! IR scernibult in a roort mo IR stops Station. hs. IR IR IR IR IR IR IR IR IR IR IR IR IR I	andscaential efed out. M y to have Hele impaminor in vement H with free Site ha H htributio ded in I 5 (10 or	pal amenity, including trees, and it would there pe character. The site is adjacent to existing be fects, but at this stage a minor adverse effect of SP2, SP10, EN3, EN4, EN5, EN6, DS3 are a discernible effect on any sensitive heritage of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 and AQMA or CAZ. The construction and crease in air pollution in relation to existing leves. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 quent services. The nearest railway station is as good access for pedestrians, but somewhat SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,	fore be likely to uilt form, which on the local None e asset or historic 9a – 9c occupation of new els due to pollution 10a – 10d 3.5km north-west limited for cyclists 11a , depending on the tent would meet the

	Baseline trend	Effect on SA Objective									
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
12 Accessible services	There are a number of local shops and services in proximity to the site, including a post office in the centre of Bierly. However, to access a broader range of services and amenities, residents may need to travel 1km northwest towards toe Goose Hill area.										
12 Social		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants and churches along Tong Street and Bierley Lane.										
		+/-	Р	LT	ĪR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where ther elopment o ould help t	re are o could p to comb	currently otentiall pat the l	none, a y enhar ocal risl	and so nce com k of crin	would introduce new potential targets and victing an increase in crime at the site cannot be ruled naminity cohesion and wellbeing, or increase name. SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01,	out. However, atural surveillance,			
		++	Р	LT	IR	Н	CO2, CO3, DS1, DS5	16a, 16b			
16 Health	east of a Resident outdoor	general h	ospital te wou nd com	St Luke d have munity	e's Hos _l good ac	pital. ccess to	medical centre, Tong Medical Practice. The site of a diverse range of semi-natural habitats with only which could improve both physical and mental habitates.	opportunities for nealth for the			
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education		The nearest primary school, St John's CE Primary School is 275m north-east of the site. The nearest secondary school, Bradford Academy, is 1.5km north-west of the site.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	opportur	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Tong Street and Law Street Employment Zones which are within 650m of the site.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	The construction and accumation of new homes could have a minor handfold impact on the level account.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential developmen t	Status
SE/163 – Ned Lane, Holme Wood	54.25	Greenfield land/Green Belt	Greenfield 100%	1,899 dwellings	Alterna tive

Summary of assessment for SE/163: Significant adverse effects predicted due to the loss of greenfield land, water resources and biodiversity. Minor adverse effects predicted for air quality, water resources, biodiversity, landscape, cultural heritage, transport and access to educational facilities. The site is well located to provide residents with good access to jobs, services and health. Most adverse effects are due to the significant size of the site, a resident in one area may have suitable access to all amenities whilst a resident at the other end of the site might have poorer access, however the size of the site and amount of potential dwellings is also a significant benefit of the site.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend Score of effect Baseline Unitarity S					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	coal and
	sandstor	ne MSA's.	ALC G	rade at th	<u>ne site is</u>	3. Site	is within the Green Belt. SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3,	
4 Climate		+	Р	LT	IR	L	500, 509, 5010, 5015, 1109, ENT, ENZ, ENS, EN7	4a – 4e
change	The site	is within F	Z1 and	is at low	risk of s	urface v	water flooding. The site's climate resilience of	could be improved
resilience						ough th	nis is somewhat dependent on implementation	on and there is
	likely to	be a net lo					LODO ENA ENO ENZ ENO	T = - = -
5 Water	Sito door	c not coinc	P sido wit	LT h a GSD	IR 7. thoro i	M	SP9, EN1, EN2, EN7, EN9 erbody within the site boundary (Holme Bec	5a – 5e
resources							e in water consumption.	k). Development at
6			P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity							nd is likely to be of some biodiversity value i	
&							diversity value at the site and reduce local	ecological
geodiversity	connecti	vity as the	re are r	nultiple g	rassiand IR	habita	t networks within the site. SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National that cont	Parks or Atains GI ele	AONBs ements	. Howeve of poten	er, reside	ntial de	discernible effect on any landscape designativelopment at this site could result in the loss amenity, including trees, and it would theref	of open greenfield
to willoupe	form, wh		help to	limit the	magnitud	dscape de for p	character. The site is adjacent to existing reotential effects, but at this stage a minor adv	esidential built
	form, wh	ich would dscape an -	help to d town: P	limit the scape ca LT	magnitud nnot be r IR	dscape de for p uled ou H	character. The site is adjacent to existing repotential effects, but at this stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3	esidential built verse effect on the 8a, 8b
8 Cultural	form, wh local land There ar noise ge	ich would dscape an - e multiple	help to d town: P listed bue to consetting.	limit the scape ca LT buildings on struction	magnitud nnot be r IR within 10 on, howev	dscape de for p ruled ou H Om aro /er it is	character. The site is adjacent to existing reotential effects, but at this stage a minor advatt. SP2, SP10, EN3, EN4, EN5, EN6, DS3 und the site. Short term negative effects work expected that the development would also contains the site.	esidential built erse effect on the 8a, 8b uld come from the letract from the
8 Cultural heritage	form, wh local land There ar noise ge current g	ich would dscape an - re multiple nerated du greenfield s	help to d towns P listed b ue to co setting. P	limit the scape ca LT cuildings onstruction	magnitud nnot be r IR within 10 on, howev	dscape de for p ruled ou H Om aro ver it is	character. The site is adjacent to existing repotential effects, but at this stage a minor advant. SP2, SP10, EN3, EN4, EN5, EN6, DS3 und the site. Short term negative effects work expected that the development would also compared to the stage of the	8a, 8b Illustrate from the letract from
8 Cultural	There ar noise ge current g	ich would dscape an - re multiple nerated du greenfield s - ment woul	help to d town: P listed bue to consetting. P d not have	limit the scape ca LT uildings onstruction LT ave a dis	magnitudennot be rill IR within 10 on, however IR cernible t in a min	dscape de for p ruled ou H 0m aro ver it is H impact nor incre	character. The site is adjacent to existing repotential effects, but at this stage a minor advat. SP2, SP10, EN3, EN4, EN5, EN6, DS3 und the site. Short term negative effects work expected that the development would also compared to the stage of the s	8a, 8b Idential built werse effect on the 8a, 8b Idential come from the letract from the 9a – 9c occupation of new
8 Cultural heritage	There ar noise ge current commends was sociated	ich would dscape an	help to d town: P listed bue to cosetting. P d not h xpected mes an	limit the scape ca LT uildings onstruction LT ave a dist to result to LT LT	magnitudennot be riled IR within 10 on, however IR cernible t in a minort mover IR	dscape de for p ruled ou H 0m aro /er it is H impact nor incre ments. H	character. The site is adjacent to existing repotential effects, but at this stage a minor advant. SP2, SP10, EN3, EN4, EN5, EN6, DS3 und the site. Short term negative effects work expected that the development would also considered that the development would also construction and ease in air pollution in relation to existing lever SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	8a, 8b uld come from the letract from the 9a – 9c occupation of new els due to pollution
8 Cultural heritage	There ar noise ge current g Developinmes wassociate Site is was railway s	ich would dscape an	help to d town: P listed bue to co setting. P d not h expected mes ar P n of mu 8km no	limit the scape ca LT uildings onstruction LT ave a dist to result to the LT litiple bus orth at New Arthur the LT litiple bus orth at New Arthur the scape can be seen to	magnitudennot be represented in a minort move lR stops wiew Pudse	dscape de for p ruled ou H 0m aro ver it is H impact nor incre ments. H ith frequey Raily	character. The site is adjacent to existing repotential effects, but at this stage a minor advat. SP2, SP10, EN3, EN4, EN5, EN6, DS3 und the site. Short term negative effects work expected that the development would also considered in an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev.	8a, 8b uld come from the letract from the ga – 9c occupation of new lets due to pollution 10a – 10d ange. The nearest ge. The site has
8 Cultural heritage 9 Air quality	There ar noise ge current commes we associate Site is we railway sigood accommend to the second to	ich would dscape an - e multiple nerated du greenfield s	help to d town: P listed bue to cosetting. P d not have teem are p nof mu.8km noedestriae	limit the scape ca LT uildings onstruction LT ave a dist to result to transport LT ltiple bus orth at Nens, but s	magnitude innot be represented in a minort move of the stops will be represented in a minort move of the stops will be represented in a minort move of the stops will be represented in a minort move of the stops will be represented in a minor move of the stops will be represented in the stop will be represented in the stop will be represented in the stop	dscape de for p ruled ou H 0m aro ver it is H impact for incre ments. H ith frequey Raily t limited L	character. The site is adjacent to existing repotential effects, but at this stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3 und the site. Short term negative effects work expected that the development would also considered the development would also considered that the development would also considered the development would also considered the development would also considered that the development would also considered the development would also considered the development would also considered the development would also considered the development would also considered the development would also considered the development would also considered the development would also considered the developme	8a, 8b Ill dome from the letract from the letract from the letract from the letract from of new less due to pollution loange. The nearest ge. The site has aths.
8 Cultural heritage 9 Air quality	There ar noise ge current comment of the site amount of housing policies I	ich would dscape an - e multiple nerated du greenfield s	help to d town: P listed bue to cosetting. P d not have teames an P p nof mu .8km no edestriae P ke a mauld poted in line 105 (10	limit the scape ca LT construction LT ave a dist to result the scort at Nens, but set LT ajor positentially me with the or more	magnitude nnot be represented in a minort move of the stops will be represented in a minort move of the stops will be represented in a minort move of the stops will be represented in a minort move of the stops will be represented in a minor o	dscapede for pruled ou H Om arover it is H impact for increments. H ith frequey Raily t limited L ibution appropriate in around a policion and around a policion and around a policion and around a policion and around a policion and around a policion and around a policion and around a policion and around a policion and around a policion and around a policion and around a policion and around a policion and around a policion and around a policion around a policion a polic	character. The site is adjacent to existing repotential effects, but at this stage a minor advant. SP2, SP10, EN3, EN4, EN5, EN6, DS3 und the site. Short term negative effects work expected that the development would also considered the development would also considered that the development would also considered the development would also considered the development would also considered that the development would also considered the development would also considered the development would also considered the development would also considered the development would also considered the development would also considered the development would also considered the development would also considered the developme	8a, 8b Ild come from the letract from t
8 Cultural heritage 9 Air quality 10 Transport	There ar noise ge current comment of the site amount of housing policies I	ich would dscape an - e multiple nerated du greenfield se - ment would be exed with ho - ithin 1.1km station is 3 cess for pe ++ would mal of land couls provided	help to d town: P listed bue to cosetting. P d not have teames an P p nof mu .8km no edestriae P ke a mauld poted in line 105 (10	limit the scape ca LT construction LT ave a dist to result the scort at Nens, but set LT ajor positentially me with the or more	magnitude nnot be represented in a minort move of the stops will be represented in a minort move of the stops will be represented in a minort move of the stops will be represented in a minort move of the stops will be represented in a minor o	dscapede for pruled ou H Om arover it is H impact for increments. H ith frequey Raily t limited L ibution appropriate in around a policion and around a policion and around a policion and around a policion and around a policion and around a policion and around a policion and around a policion and around a policion and around a policion and around a policion and around a policion and around a policion and around a policion and around a policion around a policion a polic	character. The site is adjacent to existing repotential effects, but at this stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3 und the site. Short term negative effects work expected that the development would also considered that the development would also considered that the development would also considered that the development would also considered that the development would also considered that the development would also considered that the development would also considered that the development would also considered that the development to existing level SP7, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, TR6 Lent services, this is outside of the desired range of the desired range of the desired that the development amount of cycle process. SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 towards satisfying Bradford's housing needs itive contribution, depending on the types are cies. The development would meet the minimal transfer of the developm	8a, 8b Ild come from the letract from t

		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	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
13 Social cohesion	without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.												
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure	restaura	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Black Carr Wood to the north, Springfield community gardens to the west and Holme Wood which the site surrounds.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	where the	e are c	urrently otentially	none, and enhance	d so an comm		out. However,					
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	The site Resident	is within 4	.8km of te woul	[:] a hospit d have g	al, St Lul ood acce	ke's Ho	, Tong Medical Practice, this is outside of the spital. diverse range of semi-natural habitats with o						
		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
17 Education	desired r		neares				demy, is 1.5km south west of the site, which i g Leadership Academy, is 2.1km south of the						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	Site would provide residents with good access to a broad range of high quality and diverse employment												
		+	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, such												

Bradford South West

- 1.1.21 Thirty-nine Preferred Option potential housing sites and three potential employment sites have been identified within Bradford South West.
- 1.1.22 Significant negative effects have been identified in relation to climate change resilience (SA Objective 4) for sites SW/035, SW/057, and SW/139 due to potential flood risk. Proposals are to incorporate sustainable urban drainage to help mitigate flood risk. Alternative site layouts are to be explored with a view to avoiding the areas of highest flood risk.
- 1.1.23 Significant negative effects have been identified in relation to air quality (SA Objective 9) for sites SW/029, SW/031, SW/036, SW/043, SW/048A, SW/052, SW/139 and SW/148. Development proposals should demonstrate how any adverse impacts on any nearby Air Quality Management Areas and/or Clean Air Zones (CAZ) will be avoided and how positive impacts will be delivered. In addition, a mitigation programme is to be prepared for development within CAZs.
- 1.1.24 Significant negative effects have been identified in relation to transport (SA Objective 10) for SW/124. Development proposals are to facilitate high rates of walking and cycling for accessing the site and travelling to key services and amenities. In addition, development proposals are to provide clear, safe and amenable walking links between the site and nearby bus stops. Major developments are to support community transport infrastructure, where feasible.
- 1.1.25 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for sites SW/10A (smaller site), SW/10B, SW/002, SW/005B, SW/006, SW/007, SW/013, SW/017, SW/021B, SW/022, SW/034A, SW34B, SW/045, SW/057, SW/059, SW/060, SW/065, SW/066, SW/124, SW/139 and SW/155. This is largely due to the loss of >0.4ha of greenfield land.
- 1.1.26 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 for a number of sites in south west Bradford. These sites have scored a major negative in relation to the biodiversity and geodiversity SA Objective.
- 1.1.27 Significant beneficial effects have been identified in relation to transport (SA Objective 10) for site SW/048A and in relation to social cohesion (SA Objective 13) for sites SW/013, SW/031, SW/033, SW/108, SW/119, SW/122 and SW/134.
- 1.1.28 Significant beneficial effects have been identified in relation to health (SA Objective 16) for sites SW/002, SW/013, SW/10A (smaller site), SW/017, SW/029, SW/031, SW/033, SW/036, SW/043, SW/052, SW/057, SW/065, SW/066, SW/088, SW/098, SW/108, SW/119, SW/122, SW/139, SW/148, SW/155, and SW/160.
- 1.1.29 Significant beneficial effects have been identified in relation to education (SA Objective 17) for sites SW/10B, SW/002, SW/013, SW/017, SW/029, SW/031, SW/033, SW/035 SW/036, SW/043, SW/048A, SW/052, SW/057, SW/060, SW/061B, SW/066, SW/098, SW/108, SW/122, SW/124, SW/139, SW/148, SW/155, SW/156, and SW/160.
- 1.1.30 Sites SW/005B, SW/006, SW007, SW/045 and SW/059 are the only sites which score negatively (minor) in relation to education (SA Objective 17).
- 1.1.31 While the majority of sites are likely to have a beneficial or neutral effect on cultural heritage (SA Objective 8), sites SW/002, SW/10A (smaller site), SW/013, SW/022, SW/034A, SW/34B, SW/035, SW/036, SW/045, SW/059, SW/066, SW/124, SW/139 and SW/10B score negatively (minor). Green infrastructure within or adjacent to these sites should be preserved and enhanced as much as practicable to screen potential negative impacts on setting and maximise positive impacts.
- 1.1.32 With regards to the potential employment sites, significant negative effects have been identified in relation to air quality (SA Objective 9) for all sites. Development proposals should demonstrate how any adverse impacts on any nearby Air Quality Management Areas and/or Clean Air Zones (CAZ) will be avoided and how positive impacts will be delivered. In addition, a mitigation programme is to be prepared for development within CAZs. A major adverse

- effect is predicted in relation to land and buildings (SA Objective 3) for EM/8 due to the loss of greenfield land.
- 1.1.33 Significant positive effects have been identified in relation to employment (SA Objective 18) and economy (SA Objective 19) for EM12 and EM8, whilst for SE/047 a minor positive has been predicted for SA Objective 19.
- 1.1.34 In Bradford South West, there is also one Discounted site (SW/026), five Commitments (SW/075, SW/142, SW/150, SW/157 and SW/158), nine Rejected sites (SW/001, SW/040, SW/054, SW/055, SW/100, SW/105, SW/111, SW/159 and SW/161) and four Alternatives (SW/039, SW/10A, SW/10B and SW/034B) These are assessed below.

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

PO Ref	Site		SA Objective																	
1 O IXEI	Ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SW1/H	SW/002	-	-		-	-		-	-	-	+	+	+	+	+	+/-	++	++	+	+
SW2/H	SW/005B	-	-		+	-		-	0	-	+	+	+	+	+	+/-	+	-	+/-	+
SW3/H	SW/006	-	-		-	-		-	0	-	+	+	+	+	+	+/-	+	-	+	+
SW4/H	SW/007	-	-		+	-		-	0	-	+	+	+	+	+	+/-	+	-	+	+
SW5/H	SW/10A (smaller site)	-	-		+	+		-	-	-	+	+	+	+	+	+/-	++	+	+	+
SW6/H	SW/10B	-	-		+	-	-	-	-	-	+	+	+	+	+	+/-	+	++	+	+
SW7/H	SW/013	-	-		+	-		-	-	-	+	+	+	++	+	+/-	++	++	+	+
SW8/H	SW/017	-	-		-	-		-	0	-	+	+	-	+	+	+/-	++	+	+	+
SW9/H	SW/021B	-	-		+	-		-	0	-	+	+	-	+	+	+/-	+	+	+	+
SW10/H	SW/022	-	-		+	-		-	-	-	+	+	-	+	+	+/-	+	+	+	+
SW11/H	SW/029	-	-	+/-	+	-	-	-	0		+	+	+	+	+	+/-	++	++	+	+
SW12/H	SW/031	-	-	+/-	+	-	+	+	+		+	+	+	++	+	+/-	++	++	+	+
SW13/H	SW/033	-	-	+/-	+	-	+/-	+	+	-	+	+	+	++	+	+/-	++	++	+	+
SW14/H	SW/034A	-	-		-	-	-	-	-	-	+	+	-	+	+	+/-	+	+	+	+
SW15/H	SW/035	-	-	+/-		-		-	-	-	+	+	+	+	+	+/-	+	++	+	+
SW16/H	SW/036	-	-	+/-	-	-	+/-	+	+/-		+	+	+	+	+	+/-	++	++	+	+
SW17/H	SW/043	-	-	+/-	+	-	+/-	+	+		+	+	+	+	+	+/-	++	++	+	+
SW18/H	SW/045	-	-		-	-		-	-	-	+	+	-	+	+	+/-	+	-	+	+
SW19/H	SW/048A	-	-	+/-	+	-	+	+	0		++	+	+	+/-	+	+/-	+	++	+	+
SW20/H	SW/052	-	-	-	+	-	-	-	0		+	+	-	+	+	+/-	++	++	+	+
SW21/H	SW/057	-	-			-		-	0	-	+	+	-	+	+	+/-	++	++	+	+
SW22/H	SW/059 (part)	-	-		+	-		-	-	-	+	+	-	+	+	+/-	+	-	+	+
SW23/H	SW/060	-	-		+	-	-	-	0	-	+	+	+	+	+	+/-	+	++	+	+
SW24/H	SW/061B	-	-	+/-	+	-	+/-	+	0	-	+	+	+	+	+	+/-	+	++	+	+
SW25/H	SW/065	-	-		+	-	+	-	0	-	+	+	-	+	+	+/-	++	+	+	+
SW26/H	SW/066	-	-		-	-	-	-	-	-	+	+	-	+	+	+/-	++	++	+	+
SW27/H	SW/083	-	-	+/-	+	-		+	+	-	+	+	+	+	+	+/-	+	+	+	+
SW28/H	SW/088	-	-	+/-	+	-	-	+	0	-	+	+	-	+	+	+/-	++	+	+	+
SW29/H	SW/098	-	-	+/-	+	-	+	+	+	-	+	+	+	+	+	+/-	++	++	+	+
SW30/H	SW/108	-	-	-	+	-		-	0	-	+	+	-	++	+	+/-	++	++	+	+
SW31/H	SW/119	-	-	+/-	+	-	-	+	0	-	+	+	+	++	+	+/-	++	+	+	+
SW32/H	SW/122	-	-	+/-	+	-	+	+	0	-	+	+	+	++	+	+/-	++	++	+	+
SW33/H	SW/124	-	-		+	-		-	-	-		+	+/-	+	+	+/-	+	++	+/-	+
SW34/H	SW/134	-	-	+/-	+	-	-	-	0	-	+	+	+	++	+	+/-	+	+	+	+



Summary table of effect scores predicted for employment site options in Bradford South West (Preferred options):

PO Ref	Site		SA Objective																	
	Ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SW48/E	EM8	-	-		-	-	-	-	0		+	0	+	0	0	+/-	0	+	++	++
SW47/E	EM/112	-	-	+	-	-	-	-	-		+	0	+	0	0	+/-	0	+	++	++
SW47/E	SW/047	-	-	+/-	-	-	-	+	+/-		+	0	+	0	0	+/-	0	+	++	+

Key:

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

Site reference and Name	e reference and Name Size Exis (ha) uses		Brownfield/greenfield split	Potential development	Status
SW/002 – Back Fold, Clayton	1.55	Grazing	Predominantly greenfield, containing some buildings	30 dwellings	Preferred Option: SW1/H

Summary of assessment for SW/002:

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

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

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

		Effect on	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d
3 Land & Buildings							ite has urban grade ALC soils. Develop field and so would not constitute as an	
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	the site. number	It is unclea	ar if this gs being	land cou consider	ld be entred at the	irely av	urface water flood risk that runs through oided through a careful layout of development could lead to an increase i	opment given the
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							n 100m of site. Development would res	sult in a minor net
	increase	in water o	onsump P	I T	IIS IOCATIO	on in rei	ation to existing levels. SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	Develop biodivers The HRA	ment on the sity value a A Screenir	nis large and local ng proces	and pred I habitat ss has id d thus ca	dominant connecti lentified t annot be	ly greei vity. hat like ruled o	frastructure corridor (which is not a con nfield site would likely see a reduction i ly significant effects on the South Penn ut at this stage.	n the site's ine Moors
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	negative	impacts o	on the qu	ality and	l charact the alter	er of the	r National Park. The loss of greenfield e local area. However, given the site is character would be minor.	
		-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
8 Cultural heritage	and deve	elopment o	of open s mity to th	space, or	oen view	s and g	n proximity to a number of Listed Build reenfield which contains some high qua d Grade II Listed Buildings, could have	ality visual
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09	9a – 9e
9 Air quality	of new h	nomes wou	ıld be ex	pected to	o result i	n a min	on an AQMA or CAZ. The construction or increase in air pollution in relation to ort movements.	
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
10 Transport	north ea	st of the si	ite, puttir	ng it outs	ide of the	e desire	ces. Bradford Forster Square Railway Sed range. The site has good access for of cycle paths.	
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

		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)							
	the type:	s and tenu	res of th	e housin	ig is prov	ided in	ds satisfying Bradford's housing needs line with the Local Plan policies. The do d H05 (10 or more homes, or an area o	evelopment							
	0.5ha), t	hat specify	y aspect:	s such a	s housing	g mix ar	nd affordable houses to reflect local nee	ed.							
12 Accessible		+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a							
services		ld offer re the wider			ess to ke	y servi	ces and amenities along Bradford Road	adjacent to the							
		+	P	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a							
13 Social cohesion	of high of a scale t	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.													
14 Culture &		+	Р	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a							
leisure							ral and leisure areas, being within 500r Road and the wider Clayton area.	m of a varied							
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a							
15 Safe & secure	vacant lo	ocation wh	ere curr	ently the	re are no	ne, but	duce new potential victims or targets of could potentially enhance community of could help to combat the local risk of cr	ohesion and							
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b							
16 Health	with goo		to the co	untryside	e and a d		St Luke's Hospital. Site would provide n range of semi-natural habitats, and out								
		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b							
17 Education		ithin 400m o the north		ton St Jo	hn C of I	E Prima	iry School and 800m of Beckfoot Thorn	ton Secondary							
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b							
18 Employment		ts would h				oyment	opportunities with five Employment Zo	nes within 5km							
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b							
19 Economy	econom		ng the d	emand fo	new hor	nes cou	alld have a minor beneficial impact on the services and enhancing the pool of p	e local							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/005B – Westminster Avenue	1.72	Grazing	Greenfield	60 dwellings	Preferred Option: SW2/H

Summary of assessment for SW/005B:

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

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

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

		Effect on	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
O Land 9			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d
3 Land & Buildings							Site has Grade 4 ALC soils. Development work would not constitute as an efficient use of land	
4 Climate	1033 01 8	+ +	P P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience		FZ1 and in FZ1 and in FZ1					ing. However, development could lead to an	increase in
_ \\/_t==	•	-	P	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							in 100m of site. Development would result in lation to existing levels.	a minor net
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	site's no develop the loss The site of the lik	rth western ment here of greenfic falls within ely risks si	n corner would re eld. n a SSSI hould be	coincide educe the Impact underta	es with Ne site's b Risk Zor ken at t	latural E piodiver ne for th he site I	ons directly impacted by development on the England's Green Infrastructure corridor. Residusity value and would reduce local habitat con the South Pennine Moors SAC/SPA/SSSI. Further evel and consultation with Natural England utilified that likely significant effects on the South	dential nectivity due to ther consideration ndertaken if
7	SPA/SA	C are trigg	ered and	thus ca	annot be	ruled o	out at this stage SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Landscape	Develop	ments wou					or National Park. The loss of greenfield could	
& townscape	impacts	on the qua	ality and	characte	er of the	local ar	rea and cause a minor negative impact on the loss of visual amenity.	
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop	ment at the	e site wo	ould be u	ınlikely t	o have	a discernible impact on any heritage asset or	historic area.
<u> </u>		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
9 Air quality	homes v		xpected	to result	in a mir	or incre	on an AQMA or CAZ. The construction and cease in air pollution in relation to existing leve	
40		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
10 Transport	site, putt		ide of the	e desired	d range.	The site	ices. Bradford Interchange Railway Station is e has good access for pedestrians, but some	
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimun	nd tenures n criteria o	of the ho f policies	ousing is H04 an	provide d H05 (d in line 10 or m	rds satisfying Bradford's housing needs, deposite with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), the sto reflect local need.	ent would meet the
12 Accessible	•	+	Р	LT	IR	М	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services	Site wou	ıld offer re	sidents o	good acc	ess to k	ey serv	ices and amenities in the wider Clayton area.	
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

	Effect on S	SA Object	ive									
Baseline trend	Score of effect	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
encoura	ging partici	pation a	nd comr	munity ir	nteractio	on, without the development being of a scale						
	+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
							varied array of					
	+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
New res	idential de	velopme	nt at the	site wo	uld intro	oduce new potential victims or targets of crim	e at a vacant					
							3, 1					
	+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5						
Site is o	er 1km fro	m the c	losest G	P Surge	ry, Cow	gill Surgery, putting it outside of the desired	range. Site is					
within 5k	m of St Lu	ke's Hos	spital. Si	ite would	provid	e new residents with good access to the coul	ntryside and a					
	-	Р	LT	IR	L		17a, 17b					
					y Schoo		School, both of					
	+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Residen	ts would ha	ave good	daccess	to emp	loymen							
	+	Р	LT	IR	Н		19a, 19b					
The con	struction a	nd occur	oation of									
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												
	Develop encourary pressures Site wou cultural a location increase Site is ow within 5k diverse resident site to the impact of the consincreasing business	Baseline trend Score of effect Development at the encouraging participressure on local state of the encouraging participressure on local state of the encouraging participressure on local state of the encouraging participressure on local state of the encouraging participressure on local state of the encouraging encourage of the encouraging of the encouraging of the encouraging participressor of the encouraging participressor of the encouraging of the encouraging of the encouraging of the encouraging of the encouraging of the encouraging of the encourage of the	Baseline trend Score of effect Development at the site wo encouraging participation a pressure on local services of the cultural and leisure spaces +/- P New residential development location where currently the increase natural surveillance + P Site is over 1km from the clayton which are outside the desire to the east around Bracking impact on employment opp + P The construction and occupincreasing the demand for least around from the clayton which are outside the desirement of the construction and occupincreasing the demand for least around from the clayton which are outside the desirement of the clayton which are outside the clayton which are outside the desirement of the clayton which are outside the clayton which are outside the desirement of the clayton which are outside the clayton which are outside the clayton which are outside the clayton which are outside the clayton which are outside the clayton which are outside the clayton which are outside the clayton which are outside the clayton which are outside the clayton which are outside the clayton which are outside the clayton which are outside the clayt	Development at the site would situate necouraging participation and compressure on local services and facily and leisure spaces in the word word with the location where currently there are rincrease natural surveillance, and surveillance, and surveillance are rincrease natural surveillance, and surveillance are rincrease natural surveillance, and surveillance are rincrease natural surveillance, and surveillance are rincrease natural surveillance. And surveillance are rincrease natural surveillance and surveillance are rincrease natural surveillance. And surveillance are rincrease natural surveillance and surveillance and surveillance and surveillance and surveillance are range of semi-natural habit are outside the desired range which are outside the desired range are reconstruction and occupation of increasing the demand for local good businesses. However, it is uncertainted.	Development at the site would situate new encouraging participation and community in pressure on local services and facilities or or the would offer residents with good access cultural and leisure spaces in the wider Clater	Baseline trend Score of effect Development at the site would situate new resident encouraging participation and community interactions pressure on local services and facilities or could all the pressure on local services and facilities or could all the pressure on local services and facilities or could all the pressure on local services and facilities or could all the pressure on local services and facilities or could all the pressure on local services and facilities or could all the pressure of local the pressure of local the pressure of local the pressure of local the pressure of local the pressure of local the pressure of local the pressure of local the pressure of local the pressure of local the pressure of local the pressure of local the pressure of local the pressure of local the pressure of local goods and service businesses. However, it is uncertain the extent to the local the pressure of local goods and service businesses.	Development at the site would situate new residents with high quality housing within an existing encouraging participation and community interaction, without the development being of a scale pressure on local services and facilities or could alter the local sense of community and place. + P LT IR M SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 Site would offer residents with good access to cultural and leisure areas, being within 800m of a cultural and leisure spaces in the wider Clayton area. +/ P LT IR M SP1, SP3, SP4, SP16, HO9, DS5, CO2 New residential development at the site would introduce new potential victims or targets of crim-location where currently there are none, but could potentially enhance community cohesion and increase natural surveillance, and so could help to combat the local risk of crime. + P LT IR M SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5 Site is over 1km from the closest GP Surgery, Cowgill Surgery, putting it outside of the desired within 5km of St Luke's Hospital. Site would provide new residents with good access to the courd diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PROW in the course of semi-natural habitats, and outdoor exercise opportunities via the local PROW in the sexification of the desired range. +/- P LT IR L SP6, SP14, SP16, EC3, DS5, CO2 Site is within 1km of Clayton Village Primary School and 1.3km of Beckfoot Thornton Secondary which are outside the desired range. +/- P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 Residents would have good access to employment opportunities with five Employment Zones we site to the east around Bradford. However, is uncertain the extent to which the loss of agriculture in repeating the demand for local goods and services and enhancing the pool of potential employ businesses. However, it is uncertain the extent to which the loss of agricultural land could impact					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/006 - Ferndale, Clayton	2.13	Grazing	Greenfield	56 dwellings	SUE Site / Preferred Option: SW3/H

Summary of assessment for SW/006:

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

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

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

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
0.1 1.0		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d
3 Land & Buildings							Site has Grade 4 ALC soils. Development wo	
Ballalligo	loss of a	large (>0.	4ha) are	a of gre	enfield a	nd so v	would not constitute as an efficient use of lan	d
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	the size	of the site	in relation	n to the	areas, i	t is exp	at a low, medium and high risk of surface water ected that it would be avoided through a care of an increase in impermeable surfaces, comp	eful layout of
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							nin 100m of site. Development would result in elation to existing levels.	a minor net
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9 frastructure corridor. Residential developme	6a – 6h
6 Biodiversity & geodiversity	The site South Pe undertak process	is located ennine Mo en at the s	approxir ors SAC site level ied that	nately 4 /SPA/SS and cor likely sig	.7km ea: SSI Impa nsultation	st of the act Risk n with I	uce local habitat connectivity due to the loss of e South Pennine Moors SAC/SPA/SSSI. The c Zone. Further consideration of the likely risk Natural England undertaken if necessary. The on the South Pennine Moors SPA/SAC are to	site falls within the s should be e HRA Screening
7	ournot b	-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape & townscape	impacts	on the qua	ality and	characte	er of the	local a	or National Park. The loss of greenfield could rea and cause a minor negative impact on the ne loss of visual amenity.	
8 Cultural	and door	0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
heritage	Develop	ment at the	e site wo	uld be u	ınlikely t		a discernible impact on any heritage asset of	r historic area.
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
9 Air quality	homes w		xpected	to result	in a min	or incr	on an AQMA or CAZ. The construction and cease in air pollution in relation to existing level	
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
Transport	the site,		utside o	f the des	sired ran	ge. Th	rices. Bradford Interchange Railway Station is e site has good access for pedestrians, but s	
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures n criteria of	of the ho f policies	ousing is H04 an	provide d H05 (1	d in line 10 or m	ords satisfying Bradford's housing needs, dep with the Local Plan policies. The development fore homes, or an area of more than 0.5ha), the ses to reflect local need.	ent would meet the
12 Accessible		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
services	Site wou	ld offer res	sidents o	ood acc	ess to k	ey serv	rices and amenities in the wider Clayton area	
					IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	

		Effect on S	SA Object	ive						
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
13 Social cohesion	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.									
14 Culture &	•	+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure		lld offer res and leisure					ural and leisure areas, being within 800m of a ea.	varied array of		
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	location	where curi	ently the	ere are r	none, bu	t could	oduce new potential victims or targets of crime potentially enhance community cohesion and combat the local risk of crime.			
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b		
16 Health	within 5k	m of St Lu	ike's Hos	spital. Si	ite would	provid	vgill Surgery, putting it outside of the desired r te new residents with good access to the cour or exercise opportunities via the local PRoW n	ntryside and a		
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education		ithin 1km o e outside t				y Scho	ol and 1.6km of Beckfoot Thornton Secondary	School, both of		
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
Employment		ts would had e east aro			s to emp	loymen	t opportunities with five Employment Zones w	rithin 5km of the		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy		ng the dem					ould have a minor beneficial impact on the local sand enhancing the pool of potential employ			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/007 - Brook Lane, Clayton	1.12	Grazing	Greenfield	35 dwellings	Preferred Option: SW4/H

Summary of assessment for SW/007:

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

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

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

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		1	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d
Buildings							Site has Grade 4 ALC soils. Development wou vould not constitute as an efficient use of land	
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience		FZ1 and rable surfa					ing. However, development could lead to an i	ncrease in
	imperme	able Sulla		прагесст	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water	Site is no	nt in a GSI	27 Nos	urface w			in 100m of site. Development would result in	
resources							elation to existing levels.	a minor not
•			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6	The site	coincides	with Nat	ural End			frastructure corridor. Residential developmen	
Biodiversity							ice local habitat connectivity due to the loss of	
& geodiversity	HRA Scr	eening pro	ocess ha	as identif	ied that	likely si	gnificant effects on the South Pennine Moors	SPA/SAC are
geodiversity	triggered	and thus	cannot b	oe ruled	out at th	is stage	e.	
7		•	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Landscape							or National Park. The loss of greenfield could	
&							rea and cause a minor negative impact on the	local residents
townscape	and user						ne loss of visual amenity.	T
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
heritage	Develop	ment at the		ould be ι			a discernible impact on any heritage asset or	
		-	P	L LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
9 Air quality	homes w		xpected	to result	in a mir	or incre	on an AQMA or CAZ. The construction and o ease in air pollution in relation to existing leve	
40		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
10 Transport	Site is w	ithin 500m	of bus s	stops wit	h freque	nt serv	ices. Bradford Interchange Railway Station is	5.75km east of
Transport	the site,	putting it c	outside o	f the des	sired ran	ge. The	e site has good access for pedestrians, but so	mewhat limited
	for cyclis	ts with a li	mited ar	mount of	cycle pa	aths.		
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures o criteria o	of the ho f policies	ousing is 3 H04 an	provide d H05 (d in line 10 or m	rds satisfying Bradford's housing needs, depose with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), thes to reflect local need.	nt would meet the
12 Accessible		+	Р	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
services	Site wou	ld offer res	sidents c	good acc	ess to k	ey serv	ices and amenities in the wider Clayton area.	•
		+	Р	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	encoura	ging partic	ipation a	and comi	munity ir	nteraction	ts with high quality housing within an existing on, without the development being of a scale ter the local sense of community and place.	
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

		Effect on S	SA Object	tive								
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
14 Culture &							ural and leisure areas, being within 800m of a	varied array of				
leisure	cultural a	and leisure	spaces	in the w	ider Cla	yton ar	ea.					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location	where curi	rently the	ere are r	none, bu	t could	oduce new potential victims or targets of crim potentially enhance community cohesion and combat the local risk of crime.					
		+	Р	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Site is over 1km from the closest GP Surgery, Cowgill Surgery, putting it outside of the desired range. Site is											
							le new residents with good access to the cou					
	diverse r	ange of se	mi-natu	ral habit	ats, and	outdoo	or exercise opportunities via the local PRoW n	etwork.				
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	Site is w	ithin 1km o	of Clayto	n Village	e Primar	y Scho	ol and 1.6km of Beckfoot Thornton Secondary	y School, both of				
Luucalion	which ar	e outside t	he desir	ed range	е.							
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment		ts would have east aro			s to emp	loymen	at opportunities with five Employment Zones w	vithin 5km of the				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	increasir	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/greenfiel d split	Potential development	Status
SW/10A – Langberries, Clayton (smaller site)	6.95	Greenfield land/Green Belt	Greenfield 100%	150 dwellings	Preferred Option: SW5/H

Summary of assessment for SW/10A:

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

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

Significant positive effects are predicted in relation to the health SA Objective, largely due to the site's proximity to healthcare

facilities.

Minor adverse effects predicted for air quality, landscape, cultural heritage 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					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
O Land O			Р	LT	IR	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.	a coal and a	
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change							water flooding. The site's climate resilience c		
resilience		inclusion on the bear of the b				ough th	nis is somewhat dependent on implementation	on and there is	
5 Water		+	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							vaterbodies within 100m of the site. Developer consumption.	ment at the site	
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 Biodiversity & geodiversity	condition connecti The HR	n. New devivity. There	elopme are als g proce	ent here so multip ess has i	could rec le grassla dentified	luce bio and hab that like	nd is likely to be of some biodiversity value in diversity value at the site and reduce local e bitat networks within the site boundary. By significant effects on the South Pennine Natage.	cological	
		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	National that con 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 high e and lan magnitud	ntial de n visual dscape de for p	discernible effect on any landscape designativelopment at this site could result in the loss amenity, including trees, and it would thereformaracter. The site is adjacent to existing repotential effects, but at this stage a minor advart.	of open greenfield ore be likely to sidential built	
		-	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	generate						site. Short term negative effects would come ted that the development would also detract		
		-	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	or incre	on an AQMA or CAZ. The construction and cease in air pollution in relation to existing level		
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	Bradford	l Interchan	ge Rail	way Stat	tion, this	is outsid	ent services. The nearest railway station is 4 de of the desired range. The site has good a a limited amount of cycle paths.		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	types an minimun	nd tenures n criteria o	of the h	nousing is es H04 a	s provide nd H05 (1	d in line 10 or m	owards satisfying Bradford's housing needs, with the Local Plan policies. The developmore homes, or an area of more than 0.5ha), to reflect local need.	ent would meet the	

		Effect on S	A Obje	ctive						
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		
services	Resident	ts at the sit	e woul	d have g	ood acce	ss to ke	ey services and amenities including those on	Highgate Road.		
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		
13 Social cohesion	without o	disrupting o	ohesiv ment b	eness of being of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and communi put pressure on local services and facilities of	ty interaction,		
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure							range of culture and leisure opportunities including Horton Bank country park to the ea			
		+/-	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 i otentially	none, and enhance	d so an comm	ould introduce new potential targets and victin increase in crime at the site cannot be ruled tunity 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	Bradford Resident	Royal Infi	rmary. e woul	d have g	ood acce	ss to a	rth east of the site. The site is within 4km of a diverse range of semi-natural habitats with o			
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education							ry School, is 570m north east of the site. The 4km north of the site, this is outside of the de			
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
Employment							broad range of high quality and diverse emp zones in the south Bradford and Bradford cit			
		+	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, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfiel d split	Potential development	Status
SW/10A – Langberries, Clayton (full site)	16.11	Greenfield land/Green Belt	Greenfield 100%	362 dwellings	Alternative

Summary of assessment for SW/10A: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, landscape, cultural heritage and access to educational facilities. The site is well located to provide residents with good access to jobs, services, transport and health facilities.

Significant positive effects are predicted in relation to health and education SA Objectives, largely due to the proximity of facilities and services to the site.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
Buildings							>0.4ha of greenfield land. Site coincides wi	th a coal and a
	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	The site	is within F	71 and	is at low	risk of s	urface v	water flooding. The site's climate resilience	could be improved
resilience							his is somewhat dependent on implemental	
		be a net lo				J	, ,	
5 Water		+	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							waterbodies within 100m of the site. Develo	pment at the site
	would be	e likely to r				in wate	er consumption.	
6	0:1		P	LT _.	IR	<u>l Ļ</u>	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity &							nd is likely to be of some biodiversity value	
geodiversity							odiversity value at the site and reduce local bitat networks within the site boundary.	ecological
geodiversity	COTTTECT	vity. There	p D	I T	IR IR	i i	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Develop	ment at thi	s locati			ıltin.a.o	discernible effect on any landscape designation	
7							evelopment at this site could result in the los	
Landscape							amenity, including trees, and it would there	
& townscape	adversel	y alter the	local to	wnscape	e and lan	dscape	character. The site is adjacent to existing	residential built
townscape				limit the	magnitud	de for p	otential effects, but at this stage a minor ad	verse effect on the
	local lan	dscane an						verse effect off the
		ascape an	d towns	scape ca	nnot be i			verse effect off the
0.0 1/		-	Р	LT	nnot be i	ruled or H	sp2, Sp10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	generate	e multiple	P listed b	LT	IR IR surround	ruled ou H ing the	ıt.	8a, 8b
	generate	- e multiple	P listed b	LT	INOT be IN IR Surround wever it is	H ing the	site. SP2, SP10, EN3, EN4, EN5, EN6, DS3 site. Short term negative effects would conted that the development would also detracted	8a, 8b ne from the noise ct from the current
heritage	generate greenfie	e multiple ed due to d d setting.	P listed b construct	LT buildings ction, how	Innot be I IR surround vever it is	ruled ou H ing the s expec	SP2, SP10, EN3, EN4, EN5, EN6, DS3 site. Short term negative effects would conted that the development would also detracted that the SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	8a, 8b ne from the noise et from the current 9 9a – 9c
heritage	generate greenfie Develop	e multiple ed due to de setting.	P listed beconstructed P d not he	LT puildings stion, how LT ave a dis	IR surround vever it is	ruled ou H ing the s expec	site. SP2, SP10, EN3, EN4, EN5, EN6, DS3 site. Short term negative effects would conted that the development would also detracted	8a, 8b ne from the noise of from the current 9a - 9c Toccupation of new
8 Cultural heritage 9 Air quality	generate greenfiel Develop homes v	e multiple ed due to de setting.	P listed beconstructed P d not hexpected	LT buildings stion, how LT ave a dis	IR Surround wever it is IR IR IR IR IR IR IR IR IR IR IR IR IR	ruled ou H ing the sexpect H impact nor incre	site. SP2, SP10, EN3, EN4, EN5, EN6, DS3 site. Short term negative effects would conted that the development would also detract that the development would also detract 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 let	8a, 8b ne from the noise of from the current 9a - 9c I occupation of new
heritage 9 Air quality	generate greenfiel Develop homes v associat	e multiple ed due to d setting. - ment would be ed with ho	P listed beconstructed by P d not hexpected mes an	LT puildings ction, how LT ave a dist to result transport	IR Surround wever it is IR IR cernible t in a mir ort move	Himpact a rents.	SP2, SP10, EN3, EN4, EN5, EN6, DS3 site. Short term negative effects would conted that the development would also detract 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 let SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	8a, 8b ne from the noise ext from the current 9a – 9c d occupation of new vels due to pollution 10a – 10d
heritage	Develop homes w associat	e multiple ed due to cd setting. - ment woul yould be ed with ho + ithin 500m	P listed beconstructed by P d not have becomes an P of mul-	LT ave a dist to result transport LT tiple bus way Stat	IR surround wever it is IR cernible t in a mir ort move IR stops wir ion, this	H impact nor increments.	SP2, SP10, EN3, EN4, EN5, EN6, DS3 site. Short term negative effects would conted that the development would also detract 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 leterate SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 sent services. The nearest railway station is de of the desired range. The site has good a limited amount of cycle paths.	8a, 8b ne from the noise ext from the current 9a – 9c d occupation of new vels due to pollution 10a – 10d 5.5km north east at
heritage 9 Air quality	Develop homes w associat	e multiple ed due to cd setting. - ment woul yould be ed with ho + ithin 500m	P listed beconstructed by P d not have becomes an P of mul-	LT ave a dist to result transport LT tiple bus way Stat	IR surround wever it is IR cernible t in a mir ort move IR stops wir ion, this	H impact nor increments.	SP2, SP10, EN3, EN4, EN5, EN6, DS3 site. Short term negative effects would conted that the development would also detract 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 leterate 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	8a, 8b ne from the noise et from the current 9a – 9c l occupation of new vels due to pollution 10a – 10d 5.5km north east at
heritage 9 Air quality 10 Transport	Develop homes wassociat Site is was Bradford pedestriat The site types an minimum	e multiple ed due to c d setting. - ment woul vould be ex ed with ho + ithin 500m Interchan ans, but so + could mak d tenures n criteria of	P listed beconstructed and here are an important policies.	LT ave a dist to result tiple bus way Stat Ilmited LT arror position to result to result to result tiple bus way Stat to result tiple bus way Stat to result tiple bus way Stat to result tiple bus way Stat to see H04 arror position to see H04 arror pos	IR surround wever it is IR cernible t in a mir ort move IR stops wir ion, this for cyclis IR ve contril s provide ad H05 (**	ruled ou H ing the sexpect H impact for increments. H th frequise outside sex with H button t d in line 10 or m	SP2, SP10, EN3, EN4, EN5, EN6, DS3 site. Short term negative effects would conted that the development would also detract that the development would also detract 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 lest SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 sent services. The nearest railway station is de of the desired range. The site has good a limited amount of cycle paths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 sowards satisfying Bradford's housing needs with the Local Plan policies. The development ore homes, or an area of more than 0.5ha) as to reflect local need.	8a, 8b ne from the noise out from the current 9a – 9c loccupation of new wels due to pollution 10a – 10d 5.5km north east at access for 11a s, depending on the ment would meet the
heritage 9 Air quality	Develop homes wassociat Site is was Bradford pedestriat The site types an minimum	e multiple ed due to c d setting. - ment woul vould be ex ed with ho + ithin 500m Interchan ans, but so + could mak d tenures n criteria of	P listed beconstructed and here are an important policies.	LT ave a dist to result tiple bus way Stat Ilmited LT arror position to result to result to result tiple bus way Stat to result tiple bus way Stat to result tiple bus way Stat to result tiple bus way Stat to see H04 arror position to see H04 arror pos	IR surround wever it is IR cernible t in a mir ort move IR stops wir ion, this for cyclis IR ve contril s provide ad H05 (**	ruled ou H ing the sexpect H impact for increments. H th frequise outside sex with H button t d in line 10 or m	SP2, SP10, EN3, EN4, EN5, EN6, DS3 site. Short term negative effects would conted that the development would also detract that the development would also detract 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 leterate in air pollution in relation to existing leterate services. The nearest railway station is de of the desired range. The site has good 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 developr ore homes, or an area of more than 0.5ha)	8a, 8b ne from the noise et from the current 9a – 9c loccupation of new vels due to pollution 10a – 10d 5.5km north east at access for 11a s, depending on the ment would meet the
heritage 9 Air quality 10 Transport 11 Housing	Develop homes wassociat Site is was Bradford pedestrict The site types an minimum aspects	e multiple ed due to c d setting. - ment woul vould be ex ed with ho + ithin 500m Interchan ans, but so + could mak d tenures n criteria of such as ho	P listed beconstructed and here are an important policies outsing in p in p in p in p in p in p in p i	LT ave a dist to result transport tiple bus way Stat at limited LT are roor positions and at limit and at LT are roor positions and at LT are roor positions and at LT	IR surround wever it is IR cernible t in a mir ort move IR stops wir ion, this for cyclis IR ve contril s provide ad H05 (*affordable IR	ruled ou H ing the sexpect H impact for increments. H th frequision soutsidests with H button t d in line 10 or me house H	SP2, SP10, EN3, EN4, EN5, EN6, DS3 site. Short term negative effects would conted that the development would also detract that the development would also detract SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HOS on an AQMA or CAZ. The construction and ease in air pollution in relation to existing leterate in air pollution in relation to existing leterate services. The nearest railway station is deterated 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 ore homes, or an area of more than 0.5ha) as to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	8a, 8b ne from the noise of from the current 9a – 9c loccupation of new vels due to pollution 10a – 10d 5.5km north east at access for 11a s, depending on the ment would meet the that specify

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.									
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure					leisure s		range of culture and leisure opportunities incincluding Horton Bank country park to the ea			
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2 ould introduce new potential targets and victim	15a		
15 Safe & secure	new dev		could p	otentially	enhance	comm	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,			
16 Health	Royal In	Medical C firmary.	entre is te woul	l s approxi d have g	mately 4-	40m no ss to a	CO1, CO2, CO3, DS1, DS5 rth of the site. The site is within 4km of a hos diverse range of semi-natural habitats with o	pital, Bradford		
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education		rest primai Beckfoot T					ry School, is 600m north of the site. The near f the site.	est secondary		
40		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment							broad range of high quality and diverse emp zones in the south Bradford and Bradford cit			
		+	Р	LT	IR	Ι	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	as by ind	creasing th sinesses. <i>P</i>	e dema An impr	and for lo	cal good: in the bu	s and s ilt envir	uld have a minor beneficial impact on the local ervices and enhancing the pool of potential electorial electorial electorial electorial electorial entractiver on help tackle local deprivation.	mployees for		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfiel d split	Potential developme nt	Status
SW/10B – Highgate Grove, Clayton Heights (full site)	4.47	Greenfield land/Green Belt	Greenfield 100%	101 dwellings	Alternative

Summary of assessment for SW/10B: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, cultural heritage, landscape, 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							
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		Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal and a sandstone MSA. ALC Grade at the site is grade 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 resilience	with the		of GI in	developr	ment, alth		water flooding. The site's climate resilience on is somewhat dependent on implementati				
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources		s not coind to result in					erbody within 100m of the site. Developmen umption.	t at the site would			
6			Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
Biodiversity & geodiversity	condition	n. New dev	elopme	ent here	could red	luce bic	nd is likely to be of some biodiversity value in diversity value at the site and reduce local of itat networks within the site boundary.				
geodiversity	COMMECI	vity. Thee	P P	LT	IR	liu nabi	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
Landscape & townscape	National Parks or AONBs. However, residential development at this site could result in the loss of open green 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										
		ich would	help to	limit the	magnitud	de for p	otential effects, but at this stage a minor adv				
			help to	limit the	magnitud	de for p	otential effects, but at this stage a minor adv				
8 Cultural heritage	There ar	dscape an - re multiple	help to d town: P listed b	limit the scape ca LT buildings	magnitud Innot be r IR surround	de for puled ou H ing the	otential effects, but at this stage a minor adv	8a, 8b e from the noise			
	There ar generate greenfiel	ich would dscape an - re multiple ed due to c ld setting.	help to d towns P listed beconstruct	limit the scape ca LT ouildings ction, how	magnitud Innot be r IR surround wever it is	de for pruled out Hing the sexpec	otential effects, but at this stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3 site. Short term negative effects would comted that the development would also detract	8a, 8b e from the noise from the current 9a – 9c			
	There ar generate greenfiel Develop homes w	e multiple ed due to cld setting.	help to d town: P listed becomes true P d not hexpected	limit the scape ca LT buildings ction, how LT ave a distinct to result	magnitudennot be r IR surround wever it is IR cernible t in a min	de for pulled out H ing the sexpect H impact for incress.	otential effects, but at this stage a minor adv it. SP2, SP10, EN3, EN4, EN5, EN6, DS3 site. Short term negative effects would com ted that the development would also detract	8a, 8b e from the noise from the current 9a – 9c occupation of new			
heritage	There ar generate greenfiel Develop homes w	e multiple ed due to cld setting. - ment would be expected by the color of the col	help to d town: P listed becomes true P d not hexpected	limit the scape ca LT buildings ction, how LT ave a distinct to result	magnitudennot be r IR surround wever it is IR cernible t in a min	de for pulled out H ing the sexpect H impact for incress.	otential effects, but at this stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3 site. Short term negative effects would comted that the development would also detract SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and	8a, 8b e from the noise from the current 9a – 9c occupation of new			
heritage	There ar generate greenfiel Develop homes wassociat Site is was Bradford	ich would dscape an - re multiple ed due to cld setting rement would be exed with hour thin 500m Interchan	help to d town: P listed beconstruct P d not hexpected mes an P of mul ge Rail	limit the scape ca LT cuildings ction, how LT ave a dist to result to transput LT tiple bus way Stat	magnitude innot be range IR surround wever it is IR scernible t in a minort movel IR stops with the stop with the stops with the stops with the stop with the stop with the stop with the	de for pruled ou H ing the sexpect H impact for increments. H the frequence of the frequenc	otential effects, but at this stage a minor advant. SP2, SP10, EN3, EN4, EN5, EN6, DS3 site. Short term negative effects would comted that the development would also detract SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 eent services. The nearest railway station is de of the desired range. The site has good a	8a, 8b e from the noise from the current 9a – 9c occupation of new els due to pollution 10a – 10d 5.5km north east at			
heritage 9 Air quality	There ar generate greenfiel Develop homes wassociat Site is was Bradford	ich would dscape an - re multiple ed due to cld setting rement would be exed with hour thin 500m Interchan	help to d town: P listed beconstruct P d not hexpected mes an P of mul ge Rail	limit the scape ca LT cuildings ction, how LT ave a dist to result to transput LT tiple bus way Stat	magnitude innot be range IR surround wever it is IR scernible t in a minort movel IR stops with the stop with the stops with the stops with the stop with the stop with the stop with the	de for pruled ou H ing the sexpect H impact for increments. H the frequence of the frequenc	otential effects, but at this stage a minor advant. SP2, SP10, EN3, EN4, EN5, EN6, DS3 site. Short term negative effects would comted that the development would also detract SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 ent services. The nearest railway station is	8a, 8b e from the noise from the current 9a – 9c occupation of new els due to pollution 10a – 10d 5.5km north east at			
heritage 9 Air quality	There ar generate greenfiel Develop homes v associat Site is w Bradford pedestria The site types an minimum	ich would dscape an	help to d town: P listed beconstruct P d not hexpected mes ar P of mul ge Rail mewhat P te a mir of the help f policies	limit the scape ca LT puildings etion, how LT ave a dist to result to result tiple bus way Stat at limited LT aror positions as H04 at a limited as H04 at l	magnitude innot be represented in a minort move like stops with in a minort move like stops with in a minort move like stops with in a minort move like stops with in a minort move like stops with in a minort move like stops with in a minort move like stops with in a minor move like sto	de for pruled ou H ing the sexpect H impact for increments. H th frequence with H boution telephone to ments.	otential effects, but at this stage a minor advant. SP2, SP10, EN3, EN4, EN5, EN6, DS3 site. Short term negative effects would completed that the development would also detract SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 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,	8a, 8b e from the noise from the current 9a – 9c occupation of new els due to pollution 10a – 10d 5.5km north east at access for 11a , depending on the tent would meet the			

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend Score of effect		Mitigating or enhancing Local Plan policies	Mitigation code(s)								
12 Accessible services	Resident	ts at the si	te woul	d have g	ood acce	ess to ke	ey services and amenities including those on	Highgate Road.				
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
13 Social cohesion	without o	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure							range of culture and leisure opportunities incincluding Horton Bank country park to the ea SP1, SP3, SP4, SP16, HO9, DS5, CO2					
15 Safe & secure	location new dev	where ther	re are c could p	urrently otentially	none, and enhance	d so an e comm	ould introduce new potential targets and victir increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na	out. However,				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	The site Resident	is within 4	km of a te woul	hospital d have g	, Bradfor	d Roya	Walker- Cowgill Surgery, this is outside of t Infirmary. diverse range of semi-natural habitats with c	· ·				
		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
17 Education	desired r		neares	st second			ry School, is 1.1km north of the site, this is or kfoot Thornton School, is 1.9km north of the					
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment							broad range of high quality and diverse emp zones in the south Bradford and Bradford ci					
		+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by inc	creasing th sinesses. <i>A</i>	e dema An impr	and for lo	cal good in the bu	s and s uilt envir	uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential e conment could lead to an improved attractive to help tackle local deprivation.	employees for				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/013 – Theakston Mead/Thrisk	4 00	Open	0 (1)	0.4 1 11:	D () () () () () () () ()
Grove	1.08	grassland	Greenfield	34 dwellings	Preferred Option: SW7/H

Summary of assessment for SW/013:

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

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

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

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
O Lond O			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d		
3 Land & Buildings	Site coincides with the coal and sandstone MSA. Site has urban grade ALC soils. Development would result in the loss of a large (>0.4ha) parcel of greenfield and so would not constitute as an efficient use of land.									
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience		FZ1 and i able surfa					flooding. However, development could lead to els.	an increase in		
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							rithin 100m of site. Development would result in relation to existing levels.	a minor net		
6			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
Biodiversity & geodiversity	due to th	ne loss of g	reenfie	ld. The	HRA S	creenin	biodiversity value and would reduce local habi g process has identified that likely significant e s cannot be ruled out at this stage.			
7		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
Landscape & townscape	impacts	on the qua	lity and	d charac	ter of th	ne local	B or National Park. The loss of greenfield could area. However, given the site is adjacent to ex d be minor.			
8 Cultural		-	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3			
heritage							and is within 300m of Clayton Conservation Are ty to these assets may have a negative impact			
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e		
9 Air quality	homes w		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 levels.			
40		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e		
10 Transport	east of the		tting it d	outside (of the d	esired r	ervices. Bradford Forster Square Railway Static range. The site has good access for pedestrian paths.			
		+	Р	LT	IR	M	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 is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.									
12		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2, EC5, H03, H012	12a		
Accessible services		ild offer res wider Clay			ccess to	key se	ervices and amenities along Bradford Road adj	acent to the site		
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure							ultural and leisure areas, being within 500m of a I and the wider Clayton area.	a varied array of			
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location	where curi	ently th	nere are	none,	but cou	ntroduce new potential victims or targets of crim ld potentially enhance community cohesion and to combat the local risk of crime.				
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	access t		tryside				of St Luke's Hospital. Site would provide new ref f semi-natural habitats, and outdoor exercise o				
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
Education	Site is w		of Clay	yton St .	John C	of E Pr	imary School and 1.2km of Beckfoot Thornton S	Secondary School			
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
Employment		ts would ha			ss to er	nploym	ent opportunities with five Employment Zones v	vithin 5km of the			
		+	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 ces and enhancing the pool of potential employ				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/017 – Frensham Drive	0.81	Green open space	Greenfield, Green Belt	26 dwellings	Preferred Option: SW8/H

Summary of assessment for SW/017:

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

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, education facilities and employment areas.

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

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

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

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings	Site is gr	reenfield. A	ALC Gr	ade at th	he site i	s 'Urba	n'. Site coincides with sandstone and coal MS	As.
		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	size of th	ne site in re	elation	to the ar	reas, it i	is expe	nd at a low and medium risk of surface water floted that it would be avoided through a careful to an increase in impermeable surfaces, comp	layout of
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							approximately 25m west of a small steam in Ho	
100001000	Park. De	evelopmen	t at the				result in a minor increase in water consumptio	
			P	LT .	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9 and it is likely to be of some biodiversity value	6a – 6f
6 Biodiversity & geodiversity	connecti Western woodlan could lea in recrea The HRA	vity. perimeter d priority h ad to adver ational distr	of the abitat. rse effeurbance	site adjo Northern ects on the es or dir ess has nnot be	pins Hor n perim he near ect con identific ruled ou	rton Bar eter of by LWS struction ed that I ut at this		deciduous nent at the site nrough increases Moors SPA/SAC
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National and Gree therefore	Parks or A en Belt lan e be likely b built form v	AONBs d that d to adve which v	. Howev contains ersely alt	er, resider GI eler ter the l	dential ments c ocal tov	a discernible effect on any landscape designat development at this site could result in the loss of potentially high visual amenity, including tree wascape and landscape character, although the pagnitude of potential effects.	s of open greenfield s, and it would e site is adjacent to
8 Cultural		0	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop area.	ment at the	e site w	ould be	unlikel		re a discernible effect on any sensitive heritage	asset or historic
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes w		xpected	d to resu	ılt in a n	ninor in		
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	at Bradfo	ithin 300m ord Interch nited amou	ange R	Railway S	Station.	with fre Site ha	quent services. The nearest railway station is a good access for pedestrians, but somewhat	4.22km north-east limited for cyclists
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	The site	could mak	e a miı	nor posi	tive con	tributio	n towards satisfying Bradford's housing needs,	depending on the					
	types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.												
12	αοροσιο	-	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
Accessible services	Resident amenitie		eed to				s Great Horton Road to access a broad range	1-0					
13 Social		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
cohesion	interaction		the de	velopm	ent beir	ng of a s							
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure							a diverse range of culture and leisure opportusite, particularly along Great Horton Road.	nities including					
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	where the	e are c could p	currently otentiall	none, a	and so	would introduce new potential targets and victing an increase in crime at the site cannot be ruled naminity cohesion and wellbeing, or increase name.	out. However,					
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	south-we Resident adjacent	est of a ge ts at the si Horton Ba	neral h te woul ank Co	ospital, ld have untry Pa	St Luke exceller ark, with mental l	e's Hosp nt acces opport	medical centre, Horton Bank Top Practice. The bital. ss to a diverse range of semi-natural habitats, in unities for outdoor exercise and community engor the residents of the development.	ncluding at					
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c					
Education							ry School, is 400m north-east of the site. The nage, is 1.6km south-east of the site.	earest secondary					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
18 Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Paradise Green Employment Zone which is 950m northeast.												
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy		reasing th					could have a minor beneficial impact on the loc d services and enhancing the pool of potential of						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/021B – South of Highgate	0.44	Agricultural	0 511	00 1 11:	D (10 (0))
Road	0.44	grazing	Greenfield	30 dwellings	Preferred Option: SW9/H

Summary of assessment for SW/021B:

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

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

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

		Effect on	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigation				
O Lond O			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c			
3 Land & Buildings	Site coincides with a coal and sandstone MSA. Site is a large (>0.4ha) greenfield site and so would not constitute an efficient use of land. Site is located within urban grade ACL.										
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience		Flood Zor meable su			d to curr			ead to an increase			
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							within, adjacent to or within 100m of the site consumption.				
6			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
Biodiversity							eenfield site within Natural England's GI Corri				
&							cological connectivity. The HRA Screening p				
geodiversity		that likely tat this sta		ant ellec	is on the	e South	Pennine Moors SPA/SAC are triggered and	thus cannot be			
7	Tuleu oui	-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
Landscape	Develop	ment woul					tional Park. The loss of a large greenfield site				
&							y for existing residents. Given the residential				
townscape	would be	adjacent	to existi	ng built f	orm the	alterati	on to character is not expected to be significa	ant.			
		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3				
8 Cultural heritage	There ar residenti	e several	Grade II es the d	Listed B	Buildings ient is lik	within	a discernible impact on any heritage asset or 300m (northwest) of the site, however due to be screened and therefore unlikely to have a screened and therefore unlikely to have a screened and therefore unlikely to have a	existing			
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality							on an AQMA or CAZ. The construction and o				
1		ould be exed with ho					ease in air pollution in relation to existing leve	els due to pollution			
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
Transport							ces. Site is over 5km from Low Moor Railway te is very accessible for pedestrians and cycl				
	is a lack	of designa	ated cycl	e paths	in the lo	cal area					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
Accessible services							ces and amenities. The site is approximately vices and amenities.				
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			

		Effect on S	SA Object	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
13 Social cohesion	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure							ss to culture and leisure spaces and activities. local countryside.	The site is within				
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where the	re are cu could po	irrently r tentially	none, an enhance	d so an e comm		out. However,				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b				
16 Health	Hospital.	Site would PRoW ne	ď provid	e reside	nts with	good a	edical Centre and 1.2km west of Westwood F ccess to outdoor exercise opportunities via Fo n physical and mental health for the residents	sters Park and				
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education		ithin 550m y Seconda			s Lane P	rimary	School and is within 1.4km (northeast) of Que	ensbury				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	opportur	ities in the	nearby	, being v	vithin 3k	m of Pa	to a broad range of high quality and diverse entradise Green Employment Zone and within 6 to a broad range of employment opportunities	km of Bradford				
		+	Р	LT	İR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		ng the dem					uld have a minor beneficial impact on the loca s and enhancing the pool of potential employ					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/022 - Stocks Lane, Old		Green open			Preferred Option:
Dolphin, Clayton Heights	0.81	space	Greenfield, Green Belt	26 dwellings	SW10/H

Summary of assessment for SW/022:

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

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

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, health and education facilities, and employment areas, although residents may need to travel beyond the target distance to access services and amenities. As an open greenfield and Green Belt site, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. There are 14 Grade II Listed Buildings within 260m of the site; development here has the potential to adversely alter the settings of these sensitive heritage assets, although this may be limited by the presence of screening vegetation and built form.

		Effect on	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings	Site is gr	reenfield. A	LC Gr	ade at tl	he site i	is Grade	e 4. Site coincides with a coal MSA.	
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 els.	an increase in
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							ithin 100m of a surface waterbody. Developme ater consumption.	ent at the site
6			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	here cou	ıld reduce	biodive g proce	ersity val ess has	lue at th identifie	ne site a ed that l	buld potentially be of some biodiversity value. Note that and reduce local ecological connectivity. Which is stage.	
7 Landscape & townscape	National and Gree landscap	Parks or A en Belt lan be and tow	AONBs d that, nscape	. Howev in its cu e charac	er, resi rrent co ter. The ut at this	dential andition site is stage	SP2, EN1, EN3, EN5, EN6, DS2, DS3 a discernible effect on any landscape designated development at this site could result in the loss, potentially makes a positive contribution toward adjacent to existing built form, which would he a minor adverse effect cannot be ruled out.	of open greenfield rds the local lp to limit the
8 Cultural heritage	Highgate sensitive	Road. Ne	ew deve assets,	elopmer	nt at this h this w	open (SP2, SP10, EN3, EN4, EN5, EN6, DS3 Om of the site, to its north-west along New Hougreenfield site could potentially alter the setting elimited by the existing presence of screening	of some of these
9 Air quality	homes w		xpected	d to resu	ılt in a r	ninor in		
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	at Low M		ay Stat	ion. Site			quent services. The nearest railway station is sess for pedestrians, but somewhat limited for c	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an minimum	d tenures n criteria o	of the h	nousing es H04 a	is provi and H05	ded in I 5 (10 or	n towards satisfying Bradford's housing needs, ine with the Local Plan policies. The developm more homes, or an area of more than 0.5ha), isses to reflect local need.	ent would meet the
	·	-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a

		Effect on S	SA Obje	ctive										
SA Objective	Baseline trend	Score of effect	Of Certainty Cer		Mitigating or enhancing Local Plan policies	Mitigation code(s)								
12 Accessible services							and services in proximity to the site. Residents services and amenities to satisfy their daily need							
13 Social		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a						
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 opportughgate Road and in Queensbury.	nities including						
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a						
15 Safe & secure	location new dev	where ther	e are c could p	urrently otentiall	none, a y enhar	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	distance Resident outdoor	. The site i ts at the sit	s 4.4kr te woul nd com	n south d have munity	west of good ac engage	a gene	ery, Horton Bank Top Practice, putting it outsid eral hospital, St Luke's Hospital. a diverse range of semi-natural habitats with control which could improve both physical and mental h	opportunities for						
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c						
Education							ry School, is opposite the north-eastern perime ry, is 1.7km south-west of the site.	ter of the site. The						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
18 Employment	Site would provide residents with good access to a broad range of high quality and diverse employment													
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
19 Economy		reasing th					could have a minor beneficial impact on the loo d services and enhancing the pool of potential of							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/029 – Dirkhill Road	0.73	Site appears to be entirely covered in trees, including some TPO protected woodland.	Predominantly greenfield	50 dwellings	Preferred Option: SW11/H

Summary of assessment for SW/029:

Significant adverse effects predicted for the air quality SA Objective due to the site being within a CAZ. No other significant adverse effects predicted. 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 predominantly covered in trees, including mature trees. Site is well located to provide residents with good access to shops, jobs, buses, and cultural spaces, with particularly good access to health facilities and schools.

		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, TR5SP4, SP8, SP9, HO2, TR5	3b, 3c						
Buildings		Site is brownfield; however, it is entirely covered with mature trees. Site coincides with a coal MSA. The ALC of he site is of urban grade.												
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e						
resilience		FZ1 and a eable surfa					oding. However, development could lead to	an increase in						
F \Motor		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e						
5 Water resources							100m of site. Development would result in ation to existing levels.	a minor net						
		-	P	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h						
6 Biodiversity & geodiversity	The site is covered entirely with mature vegetation and trees and approximately 20% of the site is designated as TPO woodland. Development would result in the loss of most trees on site and would therefore reduce the site's biodiversity value and reduce 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.													
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b						
Landscape & townscape	alter the		acter. Ho	wever, g	given that	t the res	e loss of a large area of mature vegetation c sidential development would be surrounded							
8 Cultural	,	0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None						
heritage	Develop	ment at sit	e would	be unlike	ly to hav	e a disc	cernible impact on any heritage assets or his	storic areas.						
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	9a – 9c						
9 Air quality	air pollut		site in rel	ation to	existing I	evels, d	it difficult to achieve clean air targets due to lue to the construction and occupation of ne- lution.							
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d						
10 Transport	Station,	is 1.5km e	ast of the	site, pu	tting it ou	utside th	ces. The closest railway, Bradford Interchange desired range. The site is very accessible ycle paths in the local area.							
	_	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a						
11 Housing	on the ty	pes and te minimum	enures of criteria o	the hous of policies	sing is pr s H04 an	ovided d H05 (tion towards satisfying Bradford's housing n in line with the Local Plan policies. The deve 10 or more homes, or an area of more than houses to reflect local need.	elopment would						
12	-, ,, ,	+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a						
Accessible services							of services and amenities in highly accessil of the site.	ole locations						
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a						

		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)				
13 Social cohesion	Development would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure		Site offers residents with good access to cultural and leisure areas, including those along Great Horton Road and Horton Park Avenue Road, including Horton Park and Park Avenue Cricket Ground.										
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	locations	s where cu	rrently th	ere are r	none, but	it could	luce new potential victims or targets of crime I potentially enhance community cohesion a ombat 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	excellen						is within 800m of St Luke's Hospital . Residence is within 800m of St Luke's Hospital					
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education	Site is a	djacent to	Copthorn	e Primar	y School	l and wi	thin 700m of Dixons Trinity Academy.					
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment							o a broad range of high quality and diverse of RUDP E6 employment zones.	employment				
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	increasir	ng the dem	and for I	ocal goo	ds and se	ervices	d have a minor beneficial impact on the loca and enhancing the pool of potential employent to could lead to an improved attractiveness to	ees for local				
							ackle local deprivation.					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/031 – Horton Park Avenue	0.59	PDL, hardstanding and vegetation	90% Brownfield	24 dwellings	Preferred Option: SW12/H

Summary of assessment for SW/031:

Significant adverse effect predicted for the air quality SA Objective, as a result of the site being within the CAZ. No other significant adverse effects predicted. Site would be a good opportunity to delivery biodiversity net gains and improvements to the local character, as well as the setting of the Little Horton Green Conservation Area that is adjacent to the site's northern perimeter. The site is well located to provide residents with good access to shops, jobs, cultural spaces, and buses, with particularly good access to schools and health facilities.

		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	Н	SP4, SP8, SP9, HO2, TR5SP4, SP8, SP9, HO2, TR5	3b, 3c					
o Lana a Bananigo	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. The ALC of the site is of urban grade.												
4 Climate change resilience		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
resilience	Site is in	FZ1 and		w risk of									
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e					
5 Water resources							in 100m of site. Development would r	esult in a minor					
	net incre	ase in wa					n relation to existing levels.	10 0					
		+	Р	<u>LT</u>	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h					
6 Biodiversity & geodiversity	hardstar are retai	nding how ned, deve	ever the	re are a r could pr	number o ovide an	of matur opport	versity designation. The site is predoing trees along the site's perimeter. Progunity to enhance the biodiversity valuated and wider ecological network.	oviding the trees					
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b					
7 Landscape & townscape	the effect local are derelict	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area. Whilst there could be a loss of open views, the site in its current condition appears to be derelict and in disrepair and overall new development here would be considered to be likely to deliver enhancements to the local townscape character.											
	Chinanic	+	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
8 Cultural heritage	New dev		the Little at SW/0	e Horton	Green C	onserva	ation Area, within which is a range of portunity to deliver enhancements to the	Listed Buildings.					
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	increase	Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in air pollution at the site in relation to existing levels, due to the construction and occupation of new homes and the associated transport movements and household pollution.											
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	Intercha	Site is within 200m of multiple bus stops with frequent services. The closest railway, Bradford Interchange Railway Station, is 1.4km north east of the site, putting it outside the desired range. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the											
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	dependi developi	ng on the ment wou	types an	nd tenure the minim	s of the l num crite	nousing ria of p	ution towards satisfying Bradford's ho is provided in line with the Local Plai olicies H04 and H05 (10 or more hom nousing mix and affordable houses to	n policies. The les, or an area					
		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					

		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)			
12 Accessible services	locations	Site would have excellent access to a diverse range of services and amenities in highly accessible locations. Site is within 500m of Manchester Road and within 800m of West Bowling, Great Horton and the south of Bradford city centre.									
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
13 Social cohesion	deprivati commun	on (IMD) ity interac	without o	disrupting nout the	g cohesiv developr	eness onent be	thin an existing community in an area of existing community, encouraging pring of a scale that may put pressure of another and place.	articipation and			
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure	Site offers residents with good access to cultural and leisure areas, including those along Horton Park Avenue Road, including Horton Park and Park Avenue Cricket Ground.										
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	Resident	Site is within 250m of Little Horton Lane Medical Surgery and is within 400m of St Luke's Hospital. Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally, including Little Horton Park.									
17 Education		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
17 Education	Site is w	ithin 200n					nool and within 600m of Dixons Trinity				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment						being v	to a broad range of high quality and d within 5km of 10 RUDP E6 employme				
		+	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. 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
SW/033 – Cannon Mills, Cannon Mills Lane / Union Road, Great Horton	4.99	PDL, market, hard standing and vegetation	95% Brownfield	281 dwellings	Preferred Option: SW13/H

Summary of assessment for SW/033:

No significant adverse effects predicted for the site. Minor adverse effects predicted for air quality and water resources SA Objectives, as predicted for most sites. SW/033 would be a good opportunity to deliver biodiversity net gain, improvements to the local townscape character and improvements to the setting of local heritage assets, as well as new investment to better preserve the Listed Building within the site which appears to be in disrepair. Site is well located to provide residents here with good access to shops, jobs, cultural spaces, and buses, with 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	3b, 3c				
3 Land & Buildings	Site is a large mix use site and would constitute as an efficient use of land, depending on the potential impacts on the coal and sandstone MSA with which it coincides. It is unknown if the existing buildings onsite could be re-used but the re-use of materials would improve the resource-efficiency of any development. The ALC grade for this area is Urban.											
4 Climate change resilience		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e				
100110100	Site is in	FZ1 and i		v risk of				T				
= 10/	0.4		P	l ři	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources							are within, adjacent to or within 100m of thater consumption.	ne site.				
		+/-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity & geodiversity	Residential development here would be a chance to improve the biodiversity of a site with low bi											
71 0		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b				
7 Landscape & townscape							. Providing the development is in-keeping de an opportunity to improve the local cha					
		+	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a. 8b				
8 Cultural heritage	result in developr	the conve	rsion o	f this bu ould bri	ilding. T ng new	Γhe bui	(Main Block to Cannon Mill). The develop ding appears to have fallen into disrepair, ment that could enhance the condition of t	the residential				
	•	-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	of new h	omes wou	ıld be e	expected	to resu	ult in a	act on an AQMA or CAZ. The construction minor increase in air pollution in relation to asport movements.					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	limited, t	Site is within 220m of multiple bus stops with frequent services. Access to a railway station is somewhat limited, the nearest being 2.5km north-east at Bradford Interchange Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.										
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	the types	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05										
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
services	The site	has good	access	to the i	range o	fservic	es in along Great Horton Road, adjacent t	o the site.				

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
13 Social cohesion	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD).											
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure		Site has good access to culture and leisure opportunities along Great Horton Road to the south and Spencer road to the north, including the local church, public houses and parks.										
		+/-	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.											
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Site has good access to a GP surgery, the nearest being Mughal Medical Centre 500m north east. The site is within the target distance of a hospital, with St Luke's Hospital 1.5km east. The site would provide residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development											
17 Education		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
	Site is 5						ary School and 800m south of Dixons Kin					
18 Employment	+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 1km of one Employment zone and 5km of nine Employment Zones within 5km around Bradford.							verse				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	economy employe	y, increasir es for loca eness to th	ng the	demand lesses. <i>i</i>	l for loca An impr	al good oveme	could have a minor beneficial impact on t s and services and enhancing the pool of nt in the built environment could lead to ar ge further inward investment to help tackle	potential n improved				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/034A – Fenwick Drive, Woodside	7.80	Grass verge and agricultural land	Greenfield	200 dwellings	Preferred Option: SW14/H

Summary of assessment for SW/034A:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. There could potentially be a minor adverse effect on the setting of the Grade II* Listed Building 'Royd's Hall'. Site is well located to provide residents here with good access to buses, cultural spaces, jobs, schools, and health facilities. Residents may need to travel over 600m to access some shops.

		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 – 3d		
3 Land & Buildings	(>0.4ha)	Site coincides with the coal MSA. Development would result in the loss of a large greenfield site (>0.4ha) and so would not constitute as an efficient use of land. Site is entirely situated on Grade 4 ALC land.								
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e		
4 Climate change resilience	Site is in FZ1 and has a very limited extent of land at a medium and high risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoid through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.						l be avoided			
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources							nin 100m of site. Development wo cation in relation to existing levels.			
		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity & geodiversity	small pa Deciduo reduce tl network, The site consider	The SW corner of SW/34A adjoins Ancient Woodland (which is also TPO woodland) and adjoins a small part of the Judy Woods Local Wildlife Site. These designated areas are also identified as Deciduous Woodland Priority Habitat. The development of 7.8 ha of greenfield would be likely to reduce the biodiversity value of the site and could diminish the connectivity of the local ecological network, although the development would not directly lead to the loss of land within any designation. The site falls within a South Pennine Moors SAC/SPA/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.								
71	Davida	-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	the loss	of 7.8ha	of greenf	ield curr	ently use	d for a	or National Park. The developmer griculture grazing which could adv anquillity for existing residents.			
		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3			
8 Cultural heritage	buildings garden s immedia ability for likely to l	Site is located a short distance to the north of Royds Hall, a Grade II* Listed Building, and the estate buildings which include the Grade II* Listed stable/coach house and the Grade II Listed cottages, garden structures and outbuildings. The development of this particular site is not within the immediate setting of these heritage assets, however in terms of views of the heritage assets and the ability for them to be read as a distinct and important group, the development of this site would be likely to have a minor effect on their setting. It should be noted that this is an allocated housing site in the RUDP which has also had a detailed planning consent for housing development								
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e		
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 – 10e		
10 Transport	Railway	Site is within 400m of several bus stops with frequent services. Site is 2.5km west of Low Moor Railway Station, putting it outside the target distance. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.								

		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	М	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 is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							Plan policies. ore homes, or		
12 Accessible services		-	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2, H03, H012	12a		
							d access to services, as residents vong Halifax Road.	vould have to		
	traverius	+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		
13 Social cohesion	commun	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.								
4.4 Cultura 9 laigura		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
14 Culture & leisure	Site would benefit from excellent access to cultural and recreational spaces, with Bradford Park Avenue FC, Harold Park and Judy Woods Local Wildlife Site all within 600m of the site.									
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	New residential development at the site would introduce new potential victims or targets of crime at 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.									
		+	Р	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	Site is 1.1km from the nearest GP surgery, The Parklands Medical Centre, putting it outside of the target distance. St Luke's Hospital is 4km north of the site. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.									
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
17 Education		The site is within 400m of Woodside Primary School and Children's Centre. Site is 1.9km north west of Appleton Academy, putting it outside the target range.								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 1.5km of Low Moor Employment area, 5km of Bradford City Centre and 3km of Euroway industrial site which would provide residents with a wide range of diverse employment opportunities.									
		+	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
SW/034B – Land south of Fenwick Drive	8.35	Greenfield land/Green Belt	Greenfield 100%	219 dwellings	Alternative

Summary of assessment for SW/034B: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, water resources, landscape and cultural heritage. 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)				
3 Land &			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
Buildings	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is grade 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 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	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources	Site does not coincide with a GSPZ, there is a waterbody within 100m of the site. Development at the site wou											
	be likely	to result in	a min	or increa:	se in wat I R	er cons	sumption. SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity	Site is a	reenfield co	ntainir			L nents a						
&		Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological										
geodiversity			rity. There is also a grassland habitat network within the site boundary.									
,		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7							discernible effect on any landscape designat					
, Landscape							velopment at this site could result in the loss					
&		that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to										
townscape							character. The site is adjacent to existing re					
							otential effects, but at this stage a minor adv	erse effect on the				
	iocai iaii	dscape an	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural	Thorogra	o multiple	•					,				
heritage		There are multiple listed buildings directly south of the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would also detract from the										
		greenfield s			,							
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality							on an AQMA or CAZ. The construction and					
o / iii quanty							ease in air pollution in relation to existing leve	els due to pollution				
	associat	ed with ho	mes ar	id transp	ort move	ments.	007 000 004 1100 TD4 TD0 TD2 TD4 TD5	<u> </u>				
l		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Site is w	ithin 500m	of mul	tiple bus	stops wi	th frequ	ent services. The nearest railway station is 2	2.3km east at Low				
							I range. The site has good access for pedest					
	somewh	at limited f	or cycli	sts with a	a limited	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,					
i i nousing							with the Local Plan policies. The developm					
							ore homes, or an area of more than 0.5ha),	that specify				
10	aspects	such as ho	ousing	mix and a	affordable	e house	es to reflect local need.	1				
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4,	12a				
Accessible services	Residen	ts at the sit	ן איטוין	d have d	ood acce		CO2 ey services and amenities including those or	Halifay Road				
3C1 V10G3	IVESIGELL						SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,					
13 Social		+	Р	LT	IR	Н	DS3, DS4	13a				
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD)											
cohesion	without disrupting cohesiveness of existing community, encouraging participation and community interaction,											
						nat may	put pressure on local services and facilities	or could alter the				
	local ser	nse of com	munity	and plac	e.							

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure							range of culture and leisure opportunities including Harold Park to the north east.	luding pubs,				
		+/-	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	urrently i otentially	none, and enhance	d so an comm	ould introduce new potential targets and victin increase in crime at the site cannot be ruled tunity cohesion and wellbeing, or increase na	out. However,				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Site is 1.2km west of the nearest GP surgery, Low Moor Medical Centre, this is outside of the desired range. The site is within 4km of a hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.											
4.7		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
17 Education							s 450m north of the site. The nearest second is outside of the desired range.					
18		+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment							broad range of high quality and diverse emp zones to the east in south Bradford and Brad					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	as by inc	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/035 – Thornton Road / Munby Street	6.82	PDL, hard standing and vegetation	50% Mix	175 dwellings	Preferred Option: SW15/H

Summary of assessment for SW/035:

Significant adverse effect predicted for the climate change resilience SA Objective due to the extensive flood risk present within the site.

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

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

		Effect or	SA Objec	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
3 Land & Buildings			which it		s. The AL		e of land, depending on the potentia site is of urban grade.				
	P LT IR H SC2, SC6, SC10, EN5, EN7 4a – 4e										
4 Climate change resilience	Approximately 20% of the site is within FZ2 and is at a medium risk of surface water flooding with solareas of high surface water flood risk at the southern perimeter which encroaches slightly into FZ3a a FZ3b. Careful layout of development should be able to avoid this risk. However, development could be an increase in impermeable surfaces, compared to current levels.										
		-	Р	LT	İR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	connecte this wate	d to the Northody cou	Aiddle Bruld theref	ook that fore be af	runs adja fected by	cent to the con	o the eastern perimeter of the site, whe southern perimeter of the site. The struction and occupation of the site. The struction at this location in relation to experience.	he quality of Development			
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9				
6 Biodiversity & geodiversity	The south of the site is within a grassland habitat network (semi-improved grassland) and runs adjacent to wetland habitat network (beck). Site is also within a Natural England Green Infrastructure Corridor. Despite being PDL, the site has substantial areas of vegetation and therefore the development of this site would be likely to reduce the site's biodiversity value and 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 &		-	Р	LT	IR	M	SC1, SC6, EN4, DS2, DS3	7a. 7b			
townscape			minor ac	dverse eft	ect on th	e local c	elopment at this large open greenfie haracter, such as due to a loss of o	pen views.			
0.0 14 11 14	0:1 : 70		P	LT	IR	M	SC1, SC6, EN3, EN5, DS3	8a, 8b			
8 Cultural heritage			otentially	result in	a minor a	<u>adverse</u> a	's Mill by Middle Brook'. Development alteration to the setting of this herita	ge asset.			
9 Air quality		expected	d to resul	t in a min	or increa	se in air	SC2, DS4, TR1, TR3, HO9 The construction and occupation of pollution in relation to existing level nents.				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Railway \$	Station, is	3km fro	m site pu	tting it ou	itside the	es. The closest railway, Bradford Fo desired range. The site is very acc esignated cycle paths in the local are	essible for			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										

		Effect or	n SA Objec	tive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		
services							of services and amenities in highly active swithin Victoria Shopping Park.	ccessible		
		+	Р	LT	IR	I	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		
13 Social cohesion	participat	ion and c	communit	y interact	tion, with	out the d	xisting community of high deprivation evelopment being of a scale that conthe local sense of community and pl	uld put		
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
14 Culture & leisure	Site offers				ss to cult	ural and	leisure areas along Thornton Road i	including		
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none. At the same time, it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, thereby helping to combat the local risk of crime.									
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	Site is 1km east of the nearest GP Surgery, Lower Grange Medical Centre. Site is approximately 1.3km south of Bradford Royal Infirmary Hospital. Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally.									
		++	Р	LT	IR .	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
17 Education	Site is wit			sley Hall	Primary	School a	nd within 1.2km of Dixons Allerton A	cademy and		
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment							a broad range of high quality and div hin 5km of 6 RUDP E6 employment			
19 Economy	economy employee	, increasi es for loca ness to t	ing the de	emand fo sses. An	r local go improver	ods and nent in th	SP6, SP14, SP16, EC1, EC2, EC3, EC4 have a minor beneficial impact on t services and enhancing the pool of the built environment could lead to are ther inward investment to help tackles	potential n improved		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/036 – Cottam Avenue	1.55	Vacant site. PDL with a mix of vegetation and hardstanding that has greened over.	Brownfield	57 dwellings	Preferred Option: SW16/H

Summary of assessment for SW/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.

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

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigation code(s)	
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings	Site is P	DL. Site co	oincides	s with co	al and s	andsto	ne MSAs. ALC Grade at the site is 'Urban'.	
4 Climate		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change							a low risk of surface water flooding and a very	
esilience							d be avoided through a careful layout of develo	
	developr	ment could					permeable surfaces, compared to current leve	
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							thin 100m of a surface waterbody. Developme	nt at the site
	would be						ter consumption.	10.00
<u> </u>	01: 1 5	+/-	<u>Р</u>	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
Biodiversity							ich may be of some biodiversity value in its cu	
&							value at the site and reduce local ecological of	
geodiversity	Equally,	new devel	opmen				de an opportunity to enhance any biodiversity	
7	Davida	+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7							discernible effect on any landscape designati	
₋andscape }	Civen ite	Paiks Oi F	AONDS	. The Site	e is PDL	. WILL LI	ardstanding that has been greened over and a that a new development at the site would prov	ide en ennerturit
townscape							as by incorporating GI elements of high visual	
townscape							uality design (as required by various Local Pla	
	ensumg	+/-	P	IT	I IR	M	SC1, SC6, EN3, EN5, DS3	8a, 8b
	Fastern						Listed Building 'Main Block and Wing to Haro	
8 Cultural							t this vacant plot of previously developed land	
heritage							age asset. However, the listed building is borde	
							could improve the setting of the listed building	
	40.0.00		Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is er	ntirely situa	ated wit				evelopment at this location could make achievi	
9 Air quality							the pollution associated with the construction	
	new hom	•		3,				
			П	1.7	ID	- 11	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	10- 10-
10		+	Р	LT	IR	Н	TR6	10a – 10d
10 Transport	Site is w	ithin 275m	of mul	tiple bus	stops w	ith frec	uent services. The nearest railway station is 1	.67km north-east
Transport							has good access for pedestrians, but somewh	at limited for
	cyclists v	with a limite	ed amo	ount of cy	cle path	ns.		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8,	11a
							HO9, HO10	
11 Housing							towards satisfying Bradford's housing needs,	
iousing							ne with the Local Plan policies. The developme	
							more homes, or an area of more than 0.5ha), t	hat specify
	aspects						ses to reflect local need.	1
		+	P	LT	l IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
12		Т	'				0: 2; 0: 0; 0: 0; 0: 0; 0: 10; 0: 10; 1:00; 20 1; 002	12a
12 Accessible services	The nea	ı			l		appears to be 350m south-west on Woodhead	

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
13 Social		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure		Residents at the site would have good access to a diverse range of culture and leisure opportunities surrounding the site and particularly along Great Horton Road, including pubs, restaurants, sports clubs and mosques.										
		+/-	P	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	north-we Residen	est of a ger ts would ha	neral ho ave ade	spital, S equate a	t Luke's ccess to	Hospit green	edical centre, Park Grange Medical Centre. The al. space, being 850m north of Horton Park, prove ohysical and mental health for the residents of	iding outdoor				
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education		rest primai Dixons Kin					nceville, is 300m north-west of the site. The near the site.	arest secondary				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment	Site would provide recidents with good access to a bread range of high quality and diverse employment											
		+	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 econ											

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential developmen t	Status
SW/039 – Cemetery Road, Great	2.7	Greenfield land	Greenfield 50%/PDL 50%	71	Alterna
Horton				dwellings	tive

Summary of assessment for SW/039: Significant adverse effects predicted due to the loss of greenfield land, biodiversity and flood risk. Minor adverse effects predicted for air quality and water resources. The site is well located to provide residents with good access to jobs, services, transport and health facilities, with significantly good access to 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)				
			Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
3 Land & Buildings	>0.4ha c		d land.	Site coir	ncides wit	th a sar	the size of the site development would cons ndstone MSA. ALC Grade at the site is grade					
4 Climate		-1	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience		ment, altho					climate resilience could be improved with the to on implementation and there is likely to be					
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources		s not coinc to result in	a mine	or increa	se in wat							
6			<u>P</u>	LT _.	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
Biodiversity &	condition	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. There are also multiple grassland habitat networks and a wetland habitat network adjacent to the										
							twork within the site boundary.	,				
7 Landscape & townscape	National that cont adversel form, wh	Parks or A tains GI ele y alter the	ONBs. ements local to help to	Howeve of poten wnscape limit the	er, reside tially high e and lan magnitud	ntial de n visual dscape de for p	SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designativelopment at this site could result in the loss amenity, including trees, and it would thereforharacter. The site is adjacent to existing restential effects, but at this stage a minor advart.	of open greenfield ore be likely to esidential built				
		+/-	Р	LT	IR	L	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	generate	ed due to c	onstruc erm effe	ction, hov	vever as etting wo	the cur uld be p	Short term negative effects would come from rent site is mixed PDL and greenfield, it is dipositive or negative.	fficult to say				
9 Air quality	homes v		<pre><pre><pre><pre></pre></pre></pre></pre>	to resul	t in a min	or incre	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and cease in air pollution in relation to existing level					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Bradford	Forster S	quare F	Railway S	Station, th	nis is ou	ent services. The nearest railway station is 3 itside of the desired range. The site has goo a limited amount of cycle paths.					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimun	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
12 Accessible services	Residents at the site would have good access to key services and amenities including those at Victoria Shopping centre.												
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a					
13 Social cohesion	Development would provide high-quality homes within an existing community in an area of high deprivation (IIV without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.												
14 Culture &		+	Р	LT	IR	н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a					
leisure		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 West Park to the north east.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	location new dev	where thei	re are c could p	urrently otentially	none, and enhance	d so an e comm	ould introduce new potential targets and victin increase in crime at the site cannot be ruled tunity 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	range. T Residen	Site is 1.2km north east of the nearest GP surgery, Kensington Street Health Centre, this is outside of the desired range. The site is within 1.5km of a hospital, Bradford Royal Infirmary. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.											
47		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
17 Education							School, is 400m south of the site. The nearest of the site.	st secondary					
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
Employment	broad range of high quality and diverse emp zones to the east in south Bradford and Brad	dford city centre.											
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	as by inc	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.											

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/043 – Briggella Mills and Little	4 00	PDL,		000 1 11	Preferred Option:
Horton Lane	1.80	vegetation	Mix	200 dwellings	SW17/H

Summary of assessment for SW/043:

Significant adverse effect predicted for the air quality SA Objective as a result of the site being within the CAZ. No other significant adverse effects predicted. Site would be a good opportunity to deliver improvements to the local townscape character as well as the setting of the mill, which is a local landmark, adjacent to the site's southern perimeter. Site is well located to provide residents here with good access to shops, jobs, cultural spaces, and buses, with particularly good access to schools and 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)			
3 Land & Buildings		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5SP4, SP8, SP9, HO2, TR5	3b, 3c			
5 Land & Buildings							use of land, depending on the potenti- ne site is of urban grade.	al impacts on			
4 Climate change		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience							ooding. However, development could rent levels.	lead to an			
5 Water resources	Site is n	ot in a GS	P SPZ. No s	LT surface w	IR aterbodi	H es withi	SP9, EN1, EN2, EN7, EN9 n 100m of site. Development would r	5a – 5e esult in a minor			
	net incre						relation to existing levels.	6a _ 6h			
6 Biodiversity & geodiversity	Approximately 90% of the site is covered in scrub like vegetation, therefore development of the site could reduce the site's biodiversity value and reduce ecological connectivity. However, the site is heavily littered, and development could also provide an opportunity to improve the quality of the greenspace within the site. The site falls within a SSSI Impact Risk. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.										
	tile site		P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
7 Landscape & townscape	vegetate and the	ed area. H	ect an AC lowever, te is heav	ONB or N given the ily littere	lational Persidented in the contract of the co	ark. The tial developm	e development would result in the los elopment would be surrounded by ex ent would be likely to provide an opp	ss of a large, isting built form			
		+	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
8 Cultural heritage	being a		ilding. De	velopme	nt at SW		a landmark building of local significa buld like to an opportunity to deliver e				
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	increase	Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in air pollution at the site in relation to existing levels, due to the construction and occupation of new homes and the associated transport movements and household pollution.									
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Intercha	Site is within 100m of multiple bus stops with frequent services. The closest railway, Bradford Interchange Railway Station, is 1.7km north east of the site, putting it outside the desired range. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the									
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	dependi develop	ng on the ment wou	types an ld meet t	d tenure: he minim	s of the hour crite	ousing ria of po	ution towards satisfying Bradford's ho is provided in line with the Local Plan plicies H04 and H05 (10 or more hom ousing mix and affordable houses to	n policies. The les, or an area			

		Effect on	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
services							e of services and amenities in highly a ue and Manchester Road, each withi				
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
13 Social cohesion	participa	tion and c	communit	y interac	tion, with	out the	existing community of high deprivation development being of a scale that coar the local sense of community and particles.	ould put			
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure		Site offers residents with good access to cultural and leisure areas, including Trident Park those along Horton Park Avenue.									
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	vacant lo	ocations w	here cur	rently the	ere are no	one, bu	duce new potential victims or targets t it could potentially enhance commu- so could help to combat the local risl	nity cohesion			
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	Residen	Site is within 400m of Little Horton Lane Medical Surgery and is within 600m of St Luke's Hospital. Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally, including Little Horton Park.									
17 Education		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
17 Eddodion	Site is w						ithin 600m of Dixons City Academy.	10 10			
18 Employment							SP6, SP14, SP16, EC1, EC2, EC3, EC4 o a broad range of high quality and d				
	employn	ient oppo	P	nearby, i LT	IR	being w	vithin 5km of 10 RUDP E6 employme SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	economy employe	y, increasi es for loca eness to the	and occup ing the de al busine	pation of emand fo sses. An	new hon or local go improve	nes cou oods an ment in	Id have a minor beneficial impact on a services and enhancing the pool of the built environment could lead to a surther inward investment to help tack	the local f potential in improved			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/047 – Between Clayton Lane and Lister Arms	0.52	PDL, hard standing and vegetation. The site appears to have been mostly 'taken over' by nature.	Mix	Employment	Preferred Option: SW47/E

Summary of assessment for SW/047:

Significant adverse effect predicted for the air quality SA Objective as a result of the site being within the CAZ. No other significant adverse effects predicted. Whilst the site is PDL, it appears to have been almost entirely 'reclaimed' by nature, and so there could be a minor adverse effect on biodiversity and ecological connectivity. Site could be a good opportunity to deliver enhancements to the local townscape character and the setting of nearby heritage assets. Site is well located to provide residents here with good access to shops, jobs, buses, and cultural spaces, with particularly good access to schools and health facilities.

		Effect on	SA Object	tive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d				
3 Land & Buildings							of land, depending on the potential e is of urban grade.	impacts on				
	trie coai	IVISA WILI					SP8, SP9, SP10, SP15, HO9,					
		-	Р	LT	IR	М	EN1, EN2, EN3, EN7	4a – 4e				
4 Climate change resilience	and med of develo	lium surfa opment. F	ace water	flood risk developme	within the	site that	des with FZ2. There is a limited ex would be avoidable through a care n increase in impermeable surface	ful layout				
	Compare	-	P	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
5 Water resources							0m of site. Development would res	ult in a				
	minor ne	t increas	e in water	consump	tion at this	location	in relation to existing levels.	1				
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity & geodiversity	However almost e Develop	There would be no sensitive biodiversity designations directly impacted by development on the site. However, whilst the site is PDL is appears to have been almost entirely reclaimed by nature and it almost entirely vegetated. It also falls within Natural England's Green Infrastructure corridor. Development here could therefore see a reduction in the site's biodiversity value and local habitat connectivity.										
		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	improve		t of the sit				velopment would be an opportunity would be in-keeping with the existing with the exi					
		+/-	Р	LT	IR	L	SP2, SP10, EN3, EN4, EN5, EN6, DS3					
8 Cultural heritage	is a vaca incorpora Building	ant PDL p ates GI el and the c	lot, new c lements c character	developme ould impro area. This	nt of a hig ve the cor is somew	h-quality ntribution hat depe	Joseph Grade II Listed Building. A with due consideration for local he of the site to the setting of the Lis ndent on implementation, and ther setting of nearby sensitive heritag	eritage that ted e is a risk				
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e				
9 Air quality	Development would not have a discernible impact on an AQMA. The construction and occupa new business premises would be expected to result in a minor increase in air pollution in relative existing levels due to pollution associated transport movements. The site is also situated with CAZ, reduction of air quality in this area will negatively affect the achievement of air quality ta											
10 Transport	·	+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e				

		Effect on	SA Object	tive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
	Intercha	Site is within 100m of several bus stops with frequent services, and within 1.1km of Bradford Interchange Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.											
11 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
TTTIOUSING	Site is a housing		or employ	ment land	and there	fore will	not provide a contribution towards I	Bradford's					
12 Accessible services		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2, EC5, H03, H012	12a					
		Site would offer new occupants excellent access to a diverse range of key services and amenities, along Manchester Road.											
		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None					
13 Social cohesion		ting uses					t a location where it is in proximity t ersely affect the cohesion of reside						
14 Culture & leisure		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None					
Troundro a lolouro		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.											
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a					
15 Safe & secure	New business development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.												
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None					
To Fleatin		roposed f Objective		ment purp		so it wou	uld be unlikely to have a discernible	effect on					
17 Education	Site wou		P e new em	LT ployment l	IR and that o	L ffers skil	SP6, SP14, SP16, EC3, DS5, CO2 Is learning opportunities for local pe	17a, 17b eople and					
18 Employment		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b					
	The prop	osed dev	velopmen	t would pro	ovide new	employn	nent opportunities in Bradford.	ı					
10.5	T 1	+	Р	LT	IR 	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	long terr	n success		ord's econ			ent space that would contribute town development could also provide a						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/048A – Junction with Park		Site is PDL that			
Road, Manchester Road, Little	0.40	appears to have	Mix	22 dwellings	Preferred Option: SW19/H
Horton		greened over.			30019/11

Summary of assessment for SW/048A:

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

		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	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d			
3 Land & Buildings							use of land, depending on the potential in the site is of urban grade.	npacts on			
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience							oding. However, development could lead	to an			
	increase	ın ımperr	neable si	urfaces, o			rent levels.				
5 Water resources	Sito is no	ot in a GS	P D7 No.s	LI LIFOCO W	IR atorbodi	H oc withi	SP9, EN1, EN2, EN7, EN9 n 100m of site. Development would resu	5a – 5e			
5 Water resources							n relation to existing levels.	it iii a iiiiiloi			
	1101 111010	+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	Site app	ears to be	of limite	d biodive	ersity des	ue in its	ns directly impacted by development on current condition, being PDL with grass portunity to deliver biodiversity net gains.	the site. / areas,			
		+	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	opportur		rove the	effect of			r National Park. The development would ocal character and would be in-keeping v				
		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
8 Cultural heritage		ment at th	e site wo	ould be u	nlikely to	have a	a discernible impact on any heritage asse	t or historic			
	area.		Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e			
9 Air quality	new hon due to p	Development would not have a discernible impact on an AQMA. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements. The site is also situated within a CAZ, reduction of air quality in this area will negatively affect the achievement of air quality targets.									
	07.12,100	++	Р	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e			
10 Transport	Intercha		ay Statio	n. The si	te has g	ood acc	nt services, and within 600m of Bradford cess for pedestrians, but somewhat limite				
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	on the ty developr	pes and t nent woul	enures o d meet tl	f the hou he minim	sing is p um crite	rovided ria of po	ds satisfying Bradford's housing needs, of in line with the Local Plan policies. The olicies H04 and H05 (10 or more homes, ousing mix and affordable houses to refle	or an area			
		+	Р	LT	IR	M	SC1, SC2, SC4, SC10, EC5, HO3, HO12	12a			
12 Accessible services	Manches		. Site is a	also withi	n 800m d		diverse range of key services and amen ord City Centre which would provide resi				
13 Social cohesion		+/-	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			

		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)				
	commun developr local ser impact o	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. However, site is adjacent to the A641 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										
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
14 Culture & leisure	500m. S	Site has access to some culture and leisure opportunities in the local area, along Manchester Road 500m. Site is also within 800m of Bradford City Centre which provides access to a wide range of culture and leisure opportunities.										
		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	vacant lo	ocation wh	ere curr	ently the	re are no	ne, but	duce new potential victims or targets of c could potentially enhance community co could help to combat the local risk of crim	hesion and				
16 Health		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
то пеаш							and 650m of St Luke's Hospital. Site wou lic open spaces for outdoor exercise opp					
17 Education		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
17 Ludcation	Site with	in 300m c	f Rainbo	w Prima		l and 60	00m of Dixons Trinity Secondary Acaden					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	Site wou	lld provide nities with	residen 10 Empl	ts with go	ood acce Zones wi	ss to a thin 5kn	broad range of high quality and diverse ϵ n.	employment				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
							ıld have a minor beneficial impact on the					
19 Economy	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
SW/052 – Quaker Lane,		Field			Preferred Option:
Southfield Lane	0.39	surrounded by housing	Greenfield	18 dwellings	SW20/H

Summary of assessment for SW/052:

Significant adverse effect predicted for air quality SA Objective as a result of the site being within the CAZ. No other significant adverse effects predicted. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. Site is well located to provide residents with good access to jobs, buses, and cultural spaces, with particularly good access to schools and health facilities. Some residents may be up to 800m from the nearest shops.

		Effect on	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b. 3c
3 Land & Buildings					Develop	ment w	ould result in the loss of a small green	
	would no	ot constitu	te as an	efficient		and. Si	te is entirely situated on urban grade A	ALC land.
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience							e water flooding. However, developme	nt could lead to
	an incre	ase in imp		le surfac		pared t	o current levels.	
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							e within, adjacent to or within 100m of	the site.
	Site wou	ıld likely re		1			er consumption.	0 0
			P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9 ions directly impacted by development	6a – 6h
6 Biodiversity & geodiversity	developi greensp	ment woul ace (mow	ld result n grass)	in the lo , the site	ss of a s is likely	mall gr	eenfield area, however due to the natu e limited biodiversity value. Despite thi ecological network.	re of the
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
7 Landscape & townscape	of a sma	ıll greenfie	eld and p cter, alth	otentiall ough th	y GI ele e reside	ments.	or National Park. Development would re It would therefore be difficult to avoid a velopment would be unlikely to discord	adverse impacts
	,	0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
8 Cultural heritage	Develop area.	ment at th	e site w	ould be	unlikely	to have	a discernible impact on any heritage a	asset or historic
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality							ke it difficult to achieve clean air target	
							isting levels, due to the construction arents and household pollution.	nd occupation of
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Intercha	nge Railw	ay Statio	on, puttir	ng it outs	side tar	uent services. Site is over 2km from Braget distance for a railway station. The shere is a lack of designated cycle paths	site is very
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	dependi developi	ng on the ment woul	types ar ld meet t	nd tenure the minir	es of the mum crit	housin eria of	bution towards satisfying Bradford's hog is provided in line with the Local Plat policies H04 and H05 (10 or more how housing mix and affordable houses to	n policies. The nes, or an area
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services							erse range of services and amenities in amenities along Great Horton Road	n highly

		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	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
13 Social cohesion	participa pressure	tion and c on local :	ommuni services	ty intera and fac	ction, wi ilities or	thout th could a	nts within an existing community, enco ne development being of a scale that or lter the local sense of community and of high deprivation (IMD).	ould put			
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure	restaura	Site would have excellent access to a diverse range of culture and leisure opportunities, including pubs, restaurants and parks. A broader cultural and leisure offering is accessible in the centre of Bradford, although this is up to 2km north east.									
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	crime at ruled out	a location t. Howeve	where t r, new d	here are evelopm	current ent cou	ly none Id poter	ould introduce new potential targets ar , and so an increase in crime at the sit ntially enhance community cohesion ar o combat the local risk of crime.	e cannot be			
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	provide i	Site is 600m south east of The Ridge Medical Centre and 1.3km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development									
17 Education		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Luucation	Site is 3	60m south	of Horte	on Park			and 300m north of Co-op Academy G				
40.5		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment		Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 5km of 10 RUDP E6 employment zones.									
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	economy		ng the d	emand f			ould have a minor beneficial impact on and services and enhancing the pool o				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/057 – Thornton Road,	4.00	Open	0 " 1 1		Preferred Option:
Leaventhorpe	1.63	greenspace	Greenfield	51	SW21/H

Summary of assessment for SW/057:

Significant adverse effect predicted for the climate change resilience SA Objective as a result of the extensive flood risk within the site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. Site is well located to provide residents with good access to jobs, buses, and cultural spaces, with particularly good access to schools and health facilities. Residents at the site may need to travel up to 1km to access some shops.

		Effect on	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d			
3 Land & Buildings							lld not constitute an efficient use of land. les with a Coal MSA.	Site is			
	entirely .		P	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate change resilience	including is at med	g FZ3b. A dium or hi	similar a gh risk c	area is a of surfac	t low rish e water f	of surf looding	n and western perimeter, is within FZ2 are face water flooding and approximately 10. The site is also entirely greenfield and are runoff and may increase flood risk.	0% of site			
	Oita ia a	-	P	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	perimete	er of the si on of the	te, the q	uality of	this wat	erbody	ercourse, runs along the southern and w could therefore be affected by the const e likely to result in a minor increase in wa	ruction and			
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	entirely very network. Woodlan connection the weather TPO woodlan the site consider England	within Nat The site? d habitat vity and n codland be odland just could be falls withi cation of the undertake	ural Eng s southe network. ew resid nabitat no st within e impact n a SSS ne likely en if nec	land's Grn and warm and warm and warm at the site's ed by the Impact risks shoessary.	I network vestern p velopme the site of curround s north-v e constr Risk Zo buld be of The HR	ck (Pitty perimet ant would could pl ing the vestern uction a ane for t underta A Scree	ss of a large (>0.4ha) greenfield site whi and Clayton Becks) and the grassland I er and north-western corner also fall witl dreduce the site's biodiversity value, ed acce additional public access associated site's southern and western perimeter. A boundary and adjacent to the site's southern of new homes at the site he South Pennine Moors SAC/SPA/SSS ken at the site level and consultation with ening process has identified that likely sign triggered and thus cannot be ruled out SP2, EN1, EN3, EN5, EN6, DS2, DS3	nabitat nin the cological pressure Additionally, thern SI. Further h Natural gnificant			
	Develon	ments wo					or National Park. The loss of a large gre				
7 Landscape & townscape	could ad	versely al	ter the lo	ocal cha ould be	racter ar	nd dimir	nish the tranquillity for existing residents.	Given the			
	•	0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
8 Cultural heritage	Develop historic a		e site w	ould be	unlikely	to have	a discernible impact on any heritage as	set or			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e			
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.									
10 Transport		+	P	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e			

		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)		
	The site is within 100m of bus services and is approximately 4.1km west of the closest train station, Bradford Forster Square, which has frequent services. The site is highly accessible for pedestrians and generally accessible for cyclists, although there is a lack of local cycling paths.									
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	dependi The deve an area	ng on the elopment	types ar would m	nd tenur neet the	es of the minimur	housin n criteria	bution towards satisfying Bradford's hous g is provided in line with the Local Plan p a of policies H04 and H05 (10 or more houseles housing mix and affordable houseles)	oolicies. omes, or		
12 Accessible services		-	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a		
12 Accessible services							ices and amenities. The site is approxim of key services and amenities.	ately 1km		
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		
13 Social cohesion	commun scale tha	ity, encou	ıraging p t pressu	oarticipa [.]	tion and	commu	nts with high quality housing within an ex inity interaction, without the development facilities or could alter the local sense of	being of a		
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
14 Culture & leisure	site is wi		n of seve	eral area	s of ope	n green	ess to culture and leisure spaces and act space, Thornton Recreation Centre and			
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	vacant lo	ocation wh	nere cur	rently the	ere are r	none, bu	roduce new potential victims or targets of at could potentially enhance community of and so could help to combat the local risk	ohesion		
		++	Р	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	Infirmary	$^{\prime}$. The site	would p	orovide r	esidents	with go	e Medical Centre and within 2km of Brac cod access to exercise opportunities sev ornton Recreation Centre approximately	eral areas		
		++	Р	LT	IR		SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
17 Education				ties and	is 650m	east of	Allerton Academy which provides both pri	n facility.		
18 Employment	employn		rtunities	, being a	pproxin		SP6, SP14, SP16, EC1, EC2, EC3, EC4 a broad range of high quality and diverse 3km west of Thornton Road Employmen			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	economy		ing the c	demand			ould have a minor beneficial impact on th and services and enhancing the pool of p			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/060 – Northside Road					Preferred Option:
Girlington	1.67	Open space	90% Greenfield	68 dwellings	SW23/H

Summary of assessment for SW/060:

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

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d				
Buildings		Site coincides with the coal and sandstone MSA. Site is a large (>0.4ha) greenfield site and so would not constitute an efficient use of land. Site is located within urban grade ACL.										
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.											
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							nin 100m of site. Development would result in elation to existing levels.	a minor net				
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h				
6 Biodiversity & geodiversity	cover an	The development of this site would result in the loss of a large greenfield site with areas of tree and hedgerow cover and would therefore reduce the site's biodiversity value and ecological connectivity. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if										
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
Landscape & townscape	adverse	ly alter the	local ch	aracter a	and dimi	nish the	or National Park. The loss of a large greenfie e tranquillity for existing residents. Given the rm the alteration to character is not expected	residential				
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 u		o have	a discernible impact on any heritage asset or	historic area.				
9 Air quality	homes v		xpected	to result	in a mir	nor incr	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, H09 on an AQMA or CAZ. The construction and cease in air pollution in relation to existing leve					
40		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e				
10 Transport	Square	Railway St	ation, pu	itting it o	utside o	f the de	ent services. Site is 2.4km south west of Bracesired range. The site has good access for pet of cycle paths.					
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	on the ty	pes and te minimum	enures of criteria	f the hou of policie	ising is per	provide and H05	bution towards satisfying Bradford's housing r d in line with the Local Plan policies. The dev 5 (10 or more homes, or an area of more thar le houses to reflect local need.	elopment would				
12		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a				
Accessible services		ild offer res				to key	services and amenities, being within 600m o	f services and				
12 Cocial		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
13 Social cohesion	encoura	ging partic	ipation a	nd comr	munity ir	nteracti	its with high quality housing within an existing on, without the development being of a scale tter the local sense of community and place.					

		Effect on S	SA Object	ive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure		ıld offer res ure spaces				to leis	ure areas, being within close proximity to an a	array of cultural		
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	New residential development at the site would introduce new potential victims or targets of crime at 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.									
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	of Bradfo	ord Royal I	nfirmary	Hospita	ıl. Site w	ould pr	putting it outside the 800m target distance. Sovide new residents with good access to the r exercise opportunities via the local PRoW r	countryside and a		
17		++	Р	LT	İR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education	Site is w	ithin 550m	of Lidge	et Green	Primary	Schoo	and is adjacent to Dixons Kings Secondary	Academy.		
40		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment							broad range of high quality and diverse emp s 5km of 6 RUDP E6 employment zones	ployment		
		+	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 econo									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/061B – Northside Road, Girlington	4.47	PDL, vegetation and hardstanding	90% Brownfield	151 dwellings	Preferred Option: SW24/H

Summary of assessment for SW/061B

No significant adverse effects predicted for this site. This PDL site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. Site is well located to provide residents here with good access to shops, jobs, buses, cultural spaces, and health facilities, with particularly good access to schools.

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect			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							e is a large (>0.4ha) brownfield site and	
	an efficie	ent use of I	and dep	ending o	n impacts	on the	MSA. Site is entirely situated on urban g	rade ALC land.
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1,	4a – 4e
change resilience	Sito ic in	FZ1 and is	c not at i	ick of cu	rface wat	or floor	EN2, EN3, EN7	
	Site is in	-	5 HOLALI	IT IT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water	Site is no	ot in a GSF	PZ No si				100m of site. Development would result	
resources							ation to existing levels.	in a minor not
		+/-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The site	is situated	entirely	within a l	Natural E	ngland	's GI network, as this site is currently a 10	00% brownfield,
6 Biodiversity							ce the biodiversity value of the site.	
& geodiversity							South Pennine Moors SAC/SPA/SSSI. F	
				sks shou	ld be und	dertake	n at the site level and consultation with N	atural England
	undertak	en if nece	ssary.	1.7	ID		ODO ENA ENO ENE ENC DOO DOO	7- 71-
7 Landscape	Davida	+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
& townscape							National Park. Site could enhance the low with high-quality housing.	cai townscape
8 Cultural	unougn	O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
heritage	Develop						discernible impact on any heritage asset	or historic area
omago	Bovolop	-	P P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
9 Air quality	Develop	ment would	d not hav	e a disce	ernible in	npact o	n an AQMA or CAZ. The construction and	d occupation of
1 7							ncrease in air pollution in relation to existi	
	pollution	associate	d with ho	mes and	l transpo	rt move		
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
10 Transport							nt services. Site is 2.6km south west of Br	
							ired range. The site has good access for	pedestrians, but
	somewh	at limited f	or cyclist	s with a	limited ar	mount c	of cycle paths.	T
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site cou	ld potential	lv make	a minor i	oositive o	ontribu	tion towards satisfying Bradford's housing	n needs
11 Housing							s provided in line with the Local Plan poli	
							licies H04 and H05 (10 or more homes, o	
	than 0.5	ha), that sp	ecify as	pects suc	ch as hou	using m	ix and affordable houses to reflect local n	eed.
		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15,	12a
12 Accessible	0.						HO8, DS4, CO2 , EC5, HO3, HO12	
services						o key s	ervices and amenities, being within 600m	of services and
	amenitie	s in Victori					SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	1
40.0		+	Р	LT	IR	М	DS3, DS4	13a
13 Social	Develop	ment at the	site wo	uld situat	e new re	sidents	with high quality housing within an existi	ng community,
cohesion	encoura	ging partici	pation a	nd comm	unity inte	eraction	n, without the development being of a sca	e that may put
							r the local sense of community and place	
			_				SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	
		+	Р	LT	IR	M	DS3, DS4	l 14a

		Effect on S	SA Object	ve								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
14 Culture & leisure	Site would offer residents with good access to leisure areas, being within close proximity to an array of cultural and leisure spaces along Ingleby Road.											
		+/- P LT IR M SP1, SP3, SP4, SP16, HO9, DS5, CO2 15a										
15 Safe & secure	location	where curi	ently the	re are no	one, but c	could po	uce new potential victims or targets of crinotentially enhance community cohesion an ombat the local risk of crime.					
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5					
16 Health	within 2k	m of Bradide	ford Roy	al İnfirma	ry Hospi	tal. Site	tre, putting it outside the 800m target distate would provide new residents with good actifats, and outdoor exercise opportunities v	ccess to the				
17 Education		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
17 Education	Site is w	ithin 500m	of Lidge	t Green I	Primary S	School	and 400m of Dixons Kings Secondary Aca	demy.				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment							oroad range of high quality and diverse em 5km of 6 RUDP E6 employment zones	ployment				
		+	Р	LT	IR	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,										
19 Economy	business	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
SW/065 – Lingdale		Two plots of			Preferred Option:
Road, Woodside	0.61	amenity greenspace	Greenfield	19 dwellings	SW25/H

Summary of assessment for SW/065:

The site is considered to be greenfield as it has been cleared and is maintained as amenity greenspace. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Overall, the site could be a good opportunity to deliver biodiversity net gains, but there is a risk of minor adverse effects on the local landscape character. The site is well located to provide residents here with good access to jobs, buses, cultural spaces, and schools, with particularly good access to health facilities. Residents may need to travel over 600m for their daily shopping needs.

		Effect on	SA Objec	tive							
SA Objective	Baseline trend	Score of effect		Duration	Duration Reversibility		Mitigating or enhancing Local Plan policies	Mitigation code(s)			
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d			
3 Land & Buildings		Site coincides with the coal MSA. Site consists of two small Greenfield plots and so would not constitute an efficient use of land. Site is entirely situated on Grade 4 ALC land.									
4 Climate change resilience		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilierice	Site is in	FZ1 and		risk of s		water flo		1			
5 Water resources	therefore	e be affect	ed by th	e constr	uction a	nd occi	SP9, EN1, EN2, EN7, EN9 From Park Dam, the quality of this waterly spation of the site. Development would in relation to existing levels.				
6 Biodiversity & geodiversity	There w developi site is lik	+ ould be no ment woul	P sensitiv d result e limited	LT /e biodiv in the lo	IR rersity de ss of ope	M esignati en spac	SP10, SP11, EN1, EN2, EN3, EN7, EN9 ons directly impacted by development on the set of t	grass and so the			
7 Landscape & townscape	loss of a	small are ment here	a of ope could th	n space erefore	currentl result in	y cover a mino	SP2, EN1, EN3, EN5, EN6, DS2, DS3 or National Park. The development wou ed in grass that appears to be well kept r adverse effect on the local townscape	. New character.			
8 Cultural heritage	Develop area.	O ment at th	n/a e site w	n/a ould be	n/a unlikely t	H to have	SP2, SP10, EN3, EN4, EN5, EN6, DS3 a discernible impact on any heritage as	None sset or historic			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e			
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.										
	2.3.3 to p	+	Р	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e			
10 Transport	Station,		utside tl	he targe	t distand	e. The	ent services. Site is 2.5km west of Low site has good access for pedestrians, b aths.				
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an armore than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local needs.										
12 Accessible		-	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15 H08, DS4, CO2, EC5, H03, H012	12a			
services							ices and amenities, with residents havir key services and amenities.	ng to travel over			
13 Social cohesion		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			

		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)			
	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
44 Oullians & Islands		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure							all and recreational spaces, with Bradford ite all within 600m of the site.	Park Avenue			
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	vacant lo	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.									
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	Site is 800m west of The Parklands Medical Centre, putting it outside of the target distance. St Luke's Hospital is 4km north of the site. Residents at the site would have excellent access to outdoor exercise opportunities, including Harold Park and Judy Woods Local Wildlife Site.										
		+	P	LT	IR	Ĺ	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
17 Education		is within 3 Academy					ool and Children's Centre. Site is 1.4km nge.	north west of			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	opportur Euroway	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 1.5km of Low Moor Employment area, 5km of Bradford City Centre and 3km of Euroway industrial site which would provide residents with a wide range of diverse employment opportunities.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	economy		ng the d	emand f			ould have a minor beneficial impact on the and services and enhancing the pool of				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/083 – Paradise Fold, Great Horton	0.21	Disused, possibly neglected, open space, semi- demolished buildings and vegetation	Predominantly Brownfield	7 dwellings	Preferred Option: SW27/H

Summary of assessment for SW/083:

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

Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site would be a good opportunity to deliver improvements to the local character as well as the setting of nearby heritage assets. Site is well located to provide residents here with good access to shops, jobs, cultural spaces, health facilities, schools, and buses, although the site is not within the target distance of all facilities for any SA Objective.

		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	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d			
	consider	Development would result in the loss of predominantly Brownfield land and therefore would be considered an efficient use of land. The site is situated on urban land and coincides entirely with a Coal and Sandstone MSA.									
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience							oding. However, development could I	ead to an			
	increase	in imperr	neable s	urfaces,			Irrent levels.	T = - = -			
[\\/ atax xaaaaa	Oita ia a		P	LI	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources							nin 100m of site. Development would in relation to existing levels.	result in a minor			
			Р	ĹT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	covered local eco The HR	in shrubs ological co A Screenii	and tree nnectiving proce	es, and the ty. ess has ic	nerefore lentified	would r	uld result in the loss of a small area or reduce the site's biodiversity value an ely significant effects on the South Pe out at this stage.	d reduce the			
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	littering.		lopment	would re	sult in c	n, two s	semi-demolished buildings and is vuln to the local townscape which could p				
		+	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage							iven the site's current condition, new etting of these sensitive heritage asse				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e			
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 – 10e			
10 Transport	Bradford	l Interchar	nge, whic	ch has fr	equent s	ervices	nately 3.5km west of the closest train . The site is accessible for pedestrian ocal cycling paths.				
11 Housing		+	P	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

		Effect on	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
	on the ty	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.									
12 Accessible		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2, EC5, H03, H012	12a			
services		ıld provide Om west o			xcellent	access	to key services and amenities, including	ng Quora Retail			
		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
13 Social cohesion	commun	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.									
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure							tunities in the local area, being within and Field Sports and Social Club.	400m of			
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	vacant lo	ocation wh	nere curr	ently the	re are no	one, bu	oduce new potential victims or targets t could potentially enhance community could help to combat the local risk of	cohesion and			
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	would pi		idents w	ith good			inic and is 2.6km west of St Luke's Ho oor exercise opportunities via Brackenl				
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b			
17 Education							ny's Catholic Primary School. Site is 2 ing it outside of the 1.2km target distar				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities, being within 100m of Paradise Green Employment Zone and is within 3.5km of Bradford City Centre										
		+	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 miner honoficial impact on the local										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/088 – Abb Scott Lane, Low Moor	1.02	Disused open space – mixture of hard standing and vegetated areas	80% brownfield / 20% greenfield	30 dwellings	Preferred Option: SW28/H

Summary of assessment for SW/088:

No significant adverse effects predicted for this site. The site is predominantly PDL but appears to have been almost entirely taken over by nature, and so development here could risk reducing the site's biodiversity value or local ecological connectivity. At the same time, new development could be an opportunity to enhance the local townscape character given the condition of the site. Site is well located to provide residents here with good access to jobs, cultural spaces, buses, and schools, with particularly good access to health facilities. Residents here may need to travel up to 1.4km for daily shopping needs.

		Effect on S	SA Object	ive							
SA Objective	Baseline trend Scot effect		Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Pla policies	Mitigation code(s)			
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d			
3 Land & Buildings		onstitute ar					(>0.4ha) site with over 50% brownfield land on impacts on the MSA. Site is entirely situa				
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience		FZ1 and i able surfa	ces, con	npared to	current		ding. However, development could lead to a				
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							n 100m of site. Development would result in	a minor net			
	increase	m water c	P	lion at thi	s iocatio	n in reia M	ation to existing levels. SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	site is vegetated with mature trees and scrubland. Development of this site would result in the loss of vegetation										
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
Landscape & townscape							National Park. Site could enhance the local with high-quality housing.	townscape			
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage							ilding, however due to the existing surround an adverse impact.	ings of this Listed			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e			
9 Air quality	homes v		xpected t	to result i	n a mino	r increa	n an AQMA or CAZ. The construction and o ase in air pollution in relation to existing level				
10		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e			
Transport	putting it		f the des	ired rang	e. The si		nt services. Site is 1.4km west of Low Moor good access for pedestrians, but somewhat				
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	Site could notentially make a minor positive contribution towards satisfying Bradford's housing needs, depending										
12		-	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a			
Accessible services		and amen					services and amenities, being 1.4km from the entre.	ne closest			

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Pla policies	Mitigation code(s)				
13 Social		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
cohesion	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.											
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure							e areas, being within close proximity to of ar ia local footpaths.	n array of leisure				
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location	where cur	rently the	ere are no	one, but o	could po	luce new potential victims or targets of crime otentially enhance community cohesion and ombat the local risk of crime.					
		++	Р	LT	IR	M	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b				
16 Health	residents		d access	to the co	untrysid		d 3.5km of St Luke's Hospital. Site would pudiverse range of semi-natural habitats, and					
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education		ithin 250m ry education					Site is 1.3km from Appleton Academy which ed range.	h provides				
18	+ P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b											
Employment		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities, with Low Moor Employment Zone within 500m and within 5km of Bradford City Centre.										
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		ng the dem					d have a minor beneficial impact on the loca and enhancing the pool of potential employe					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/098 – Harris Court Mill, Great		PDL,			Preferred Option:
Horton Road, Great Horton	0.57	disused buildings	Brownfield	39 dwellings	SW29/H

Summary of assessment for SW/098:

No significant adverse effects have been predicted. This PDL site would be a good opportunity to deliver biodiversity net gains, as well as improvements to the local character and an enhancement to the setting of nearby Listed Buildings as well as the Great Horton Conservation Area the site is within. Site is well located to provide residents with good access to shops, jobs, buses, and cultural spaces, with particularly good access to schools and health facilities.

		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	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c			
3 Land & Buildings	the coal	Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.									
4 Climate change resilience		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
	Site is in	Flood Zo		is at lo	1		e water flooding.	T = - = -			
5 Water resources	Sito is no	ot in a GS	P P No.	LI	IR	M dioc ar	SP9, EN1, EN2, EN7, EN9 e within, adjacent to or within 100m of	5a – 5e			
5 Water resources							er consumption.	trie Site.			
	Oile woo	+	P	IT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	brownfie biodivers	ld plot of I	limited bit of the sit	iodiversi	ity value Il as its d	, develo	ions directly impacted by development opment could be an opportunity to enhution to the connectivity of the local and	ance the			
7 Landscape &		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
townscape							Providing the development is in-keepin				
	existing	built form	of the lo	cal area	, the site	would M	provide an opportunity to improve the SP2, SP10, EN3, EN4, EN5, EN6, DS3	local character.			
8 Cultural heritage	the Cons approxin these se condition	servation and telegraphical services and telegra	Area, inc n north c ritage as sidered t	cluding the site sets and	he Grad e. New o d the his	e II* Lis develop storic ar	and is in proximity to a number of List ted Building '670 and 670A, Great Holement at the site would be likely to alter tea. However, given the site's existing relopment would be an opportunity to a SP7, SP9, SP15, TR2, TR6, EN8, EN9,	rton Road' r the setting of use and			
		-	Р	LT	IR	М	DS4, HO9	9a – 9c			
9 Air quality	occupati	on of new	homes	would b	e expect	ted to re	t on an AQMA or CAZ. The construction is on an AQMA or CAZ. The construction is on a minor increase in air pollution in mes and transport movements.				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Intercha		ay Statio	on. The	site is ve	ery acce	uent services. Site is over 2km from Br essible for pedestrians and cyclists alth				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	dependi developi	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local									
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services							ge of services and amenities in highly d amenities along Great Horton Road	accessible			

		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	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	participa pressure	tion and c on local	ommuni services	ity intera and fac	ction, wi ilities or	thout th could a	nts within an existing community, enco ne development being of a scale that c alter the local sense of community and of high deprivation (IMD).	ould put
	would provide high-quality homes within an area of high deprivation (IMD). + P LT IR H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4							
14 Culture & leisure	restaura		arks. A b	roader c	cultural a	ind leis	ge of culture and leisure opportunities, ure offering is accessible in the centre	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	crime at ruled out	a location . Howeve	where t r, new d	here are evelopm	current ent cou	ly none ld poter	rould introduce new potential targets and so an increase in crime at the situally enhance community cohesion and combat the local risk of crime.	te cannot be
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	residents exercise	s with goo	d acces: munity e	s to a div	erse ra	nge of s ortunitie	km of St Luke's Hospital. Site would propertunities semi-natural habitats with opportunities s, which could improve both physical and the set of the properture in the set of th	s for outdoor
		++	Р	LT	İR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education		ithin 200m st of the s		swald C	hurch of	Englar	nd Primary Academy. Co-op Academy	Grange is 850m
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 5km of 10 RUDP E6 employment zones.								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	economy employe	/, increasi es for loca eness to th	ng the d al busine	lemand f esses. Aı	or local n improv	goods a	ould have a minor beneficial impact on and services and enhancing the pool of in the built environment could lead to a further inward investment to help tack	of potential an improved

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/108 – Brafferton		Open green			Preferred Option:
Arbor, Buttershaw	0.32	space within residential estate	Greenfield	14 dwellings	SW30/H

Summary of assessment for SW/108:

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. Site is well located to provide residents with good access to jobs, buses, and cultural spaces, with particularly good access to schools and health facilities. Residents here may need to travel over 600m for daily shopping needs.

		Effect on	SA Objec	tive							
SA Objective		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	3b, 3c			
3 Land & Buildings		Site coincides with a coal MSA. Site would result in the loss of a small area of greenfield and therefore									
	would be	would be considered a slightly inefficient use of land. Site is located within urban grade ACL.									
4 Climate change	EN3, EN7							4a – 4e			
resilience							vater flooding. However, development	could lead to an			
	increase	ın impern	neable s	urraces,	compar		urrent levels.	5a – 5e			
5 Water resources	Sito is n	ot in a GS	-			M dioc ar	SP9, EN1, EN2, EN7, EN9 swithin, adjacent to or within 100m of				
5 Water resources							r consumption.	trie Site.			
	Site woo		P	I IT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
	The dev	elonment	would re	Sult in th			all greenfield area, however due to the				
6 Biodiversity &	greensp	ace (mow	n grass)	. the site	is likelv	to have	e limited biodiversity value. Despite thi	s. the loss of			
geodiversity							ecological network. The HRA Screening				
	identified	that likely	y signific	ant effe	cts on th	e Soutl	n Pennine Moors SPA/SAC are trigger	ed and thus			
	cannot b	e ruled ou	ut at this	stage.							
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
7 Landscape & townscape	could ad	versely al	ter the lo	cal cha	racter ar	nd dimir	ational Park. The loss of a small area on hish the tranquillity for existing residen ting built form the alteration to charact	ts. Given the			
		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3				
8 Cultural heritage	Develop area.	ment at th	e site w	ould be	unlikely 1	to have	a discernible impact on any heritage a	asset or historic			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	occupati	on of new	homes	would b	e expect	ed to re	on an AQMA or CAZ. The construction on an AQMA or CAZ. The construction on a minor increase in air pollution mes and transport movements.				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Station,	putting it o	outside ta	arget dis	stance fo	r a rail\	tent services. Site is over 3km from Lo vay station. The site is very accessible cycle paths in the local area.				
	•	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
services							ices and amenities, with residents hav ge of key services and amenities.	ring to travel			

		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	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		
13 Social cohesion	commun	ity of high ment being	depriva	tion, end	couragin may put	g partic	nts with high quality housing within an cipation and community interaction, wit ire on local services and facilities or co	hout the		
		local sense of community and place.								
14 Culture & leisure	within a		k of an a	array of o			ess to culture and leisure spaces and a ure spaces including Wibsey Park and			
	, , ,	+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	crime at ruled out	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	would hat playing f	ave excelle	ent acce arfield A	ss to ou	tdoor ex	ercise o	and is 4km south west of St Luke's Hopportunities, including Wibsey Park a prove both physical and mental health	nd the park and		
		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
17 Education		00m south		Revvy I	Hill Prim	ary Sch	nool and is 600m west of Buttershaw B	susiness and		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	employn	nent oppor	rtunities	in the ne	earby, be	eing wit	s to a broad range of high quality and on the control of the contr	a and 5km of		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	economy		ng the d	lemand f			ould have a minor beneficial impact on and services and enhancing the pool o			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/119 – Former Odsal Clinic 55	0.21	PDL, a single standing house and	Brownfield	5 dwellings	Preferred Option:
Odsal Road	0.21	unkept grounds	Browning	o aweimigs	SW31/H

Summary of assessment for SW/119:

No significant adverse effects predicted for the site. This PDL site would be a good opportunity to deliver improvements to the local character. The site appears to be of some biodiversity value in its current condition, which could be jeopardised by new development here. Site is well located to provide residents with good access to shops, jobs, buses, schools, 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 Plan policies	Mitigation code(s)		
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c		
3 Land & Buildings	on the co	Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.								
4 Climate change resilience		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e		
resilience	Site is in	Flood Zo	ne 1 and		at risk of	surface	water flooding.	_		
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources							e within, adjacent to or within 100m or consumption.	f the site.		
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
6 Biodiversity & geodiversity	site appe	ears to be	greened onstructi in a mind	d over, wo on and correduct	vith trees occupati tion of th	s and he on of ne ne site's	biodiversity designation. Approximat edgerow within the site boundary that ew homes at this site. New developm ecological value.	could be ent here has the		
7 Landscape & townscape		built form					SP2, EN1, EN3, EN5, EN6, DS2, DS3 Providing the development is in-keepi provide an opportunity to improve the			
		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3			
8 Cultural heritage	Develop area.	ment at th	e site w	ould be	unlikely	to have	a discernible impact on any heritage	asset or historic		
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	occupati	on of new	homes	would be	e expect	ed to re	on an AQMA or CAZ. The constructiesult in a minor increase in air pollutiones and transport movements.	on and on in relation to		
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport Site is within 200m of several bus stops with frequent services. Site is 1.8km north of Low Moor Railway Station, putting it outside target distance for a railway station. The site is very accessible pedestrians and cyclists although there is a lack of designated cycle paths in the local area.								accessible for		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	on the ty develop on the ty	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05d's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05								
12 Accessible services	30101001	+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		

		Effect on	SA Objec	tive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty		Mitigation code(s)	
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations being within a 500m walk of services and amenities along Manchester Road.								
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a	
13 Social cohesion	participa pressure	tion and o	ommuni services	ity intera and fac	ction, wi ilities or	erse range of services and amenities in high vices and amenities along Manchester Road By SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 we residents within an existing community, envithout the development being of a scale that recould alter the local sense of community and area of high deprivation (IMD). H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 erse range of culture and leisure opportunitional. L SP1, SP3, SP4, SP16, HO9, DS5, CO2 momes would introduce new potential targets of the potentially enhance community cohesional depotentially potential de	could put		
14 Culture & leisure		+	Р	LT	IR			14a	
14 Culture & leisure		Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations along Manchester Road.							
15 Safe & secure	crime at ruled out	struction a a location t. Howeve	and occu where t r, new d	ipation of there are evelopm	of new ho e current nent cou	ly none Id potei	rould introduce new potential targets a e, and so an increase in crime at the s ntially enhance community cohesion a	and victims of ite cannot be	
		++	Р	LT	IR			16a, 16b	
16 Health	with goo and com	ble locations along Manchester Road.	oor exercise						
						L			
17 Education	Site is within 800m of Wibsey Primary School to the west and Bankfoot Primary School to the north. Co-op Academy Grange is 1.3km northwest of the site, putting it outside the desired range.								
18 Employment	Site wou	+ Id provide nent oppo	P resider rtunities	LT its with e in the ne	IR excellent earby, be	H access eing wit	SP6, SP14, SP16, EC1, EC2, EC3, EC4 sto a broad range of high quality and thin 3km of Bradford City Centre and	18a, 18b diverse	
19 Economy	The conseconomy employe	+ struction a /, increasi es for loca eness to the	P and occu ng the d al busine	LT upation of lemand tesses. A	IR of new ho for local n improv	H omes cogods goods rement	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ould have a minor beneficial impact or and services and enhancing the pool in the built environment could lead to	of potential an improved	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/122 – Church Street – Buttershaw	0.15	Buildings and yard/parking area – unknown use, potentially derelict/abandoned	90% brownfield	10 dwellings	Preferred Option: SW32/H

Summary of assessment for SW/122:

No significant adverse effects predicted for the site. This PDL site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. Site is well located to provide residents here with good access to shops, jobs, cultural spaces, and buses, with 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 enhancingLocal Plan policies	Mitigation code(s)	
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c	
3 Land & Buildings									
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1,	4a – 4e	
resilience	Site is in	Flood Zo	ne 1 an	d not at	risk of su	ırface v		•	
		-	Р	LT	IR	H SP4, SP8, SP9, HO2, TR5 wnfield and located within urban grade ACL. Do and resource depending on impacts on the MS. M SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7 urface water flooding. M SP9, EN1, EN2, EN7, EN9 bodies are within, adjacent to or within 100m of the in water consumption. M SP10, SP11, EN1, EN2, EN3, EN7, EN9 densitive biodiversity designation. In its current of the value although there is a small area of hedge to deliver biodiversity net gains at the site. M SP2, EN1, EN3, EN5, EN6, DS2, DS3 NB or National Park. Development of the site work of the value although there is a small area of hedge to deliver biodiversity net gains at the site. M SP2, EN1, EN3, EN5, EN6, DS2, DS3 NB or National Park. Development of the site work of the value although there is a small area of hedge to deliver biodiversity net gains at the site. M SP2, EN1, EN3, EN5, EN6, DS2, DS3 NB or National Park. Development of the site work of the site work of the site work of the site work of the site work of the site work of the site work of the site of the site work of the site of th	5a – 5e		
5 Water resources								of the site.	
		+	Р	LT	IR			6a – 6h	
6 Biodiversity & geodiversity	the site a	appears to	be of li	mited bi	odiversit	y value	although there is a small area of he		
	11011 401	+	P	LT	IR			7a. 7b	
7 Landscape & townscape	the pote	ntial to en	hance th	ne local	characte	r by rep	ational Park. Development of the sit placing abandoned buildings / buildi	e would have	
		0	n/a	n/a	n/a			None	
8 Cultural heritage	Develop historic a		e site w	ould be	unlikely	to have	a discernible impact on any heritag	e asset or	
		-	Р	LT	IR	М		9a – 9c	
9 Air quality	occupati	on of new	homes	would b	e expec	ted to re	esult in a minor increase in air pollut		
		+	Р	LT	IR		SP7, SP9, DS4, HO9, TR1, TR2, TR3,	10a – 10d	
10 Transport	Site is within 200m of several bus stops with frequent services. Site is over 3km from Low Moor Railway Station, putting it outside target distance for a railway station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.								
		+	Р	LT	IR		SP8, HO1, HO2, HO3, HO4, HO5, HO6,	11a	
11 Housing	dependi The devending depending	ng on the elopment ng on the	types ar would m types ar	nd tenure neet the nd tenure	es of the minimur es of the	H SP4, SP8, SP9, HO2, TR5 Torownfield and located within urban grade ACL. Develent resource depending on impacts on the MSA. M SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7 f surface water flooding. M SP9, EN1, EN2, EN7, EN9 bodies are within, adjacent to or within 100m of the see in water consumption. M SP10, SP11, EN1, EN2, EN3, EN7, EN9 a sensitive biodiversity designation. In its current corrisity value although there is a small area of hedgero try to deliver biodiversity net gains at the site. M SP2, EN1, EN3, EN5, EN6, DS2, DS3 Ta. 70 ONB or National Park. Development of the site wou cter by replacing abandoned buildings / buildings the idential developments. M SP2, SP10, EN3, EN4, EN5, EN6, DS3 None of the site would be impact on any heritage associated to result in a minor increase in air pollution in each with homes and transport movements. H SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 with frequent services. Site is over 3km from Low Market in the local area. H SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 with of towards satisfying Bradford's housing needs, the housing is provided in line with the Local Plan point of the site is policies HO4 and HO5d's housing needs, the housing is provided in line with the Local Plan point criteria of policies HO4 and HO5d's housing needs, the housing is provided in line with the Local Plan point criteria of policies HO4 and HO5d's housing needs, the housing is provided in line with the Local Plan point criteria of policies HO4 and HO5d's housing needs, the housing is provided in line with the Local Plan point criteria of policies HO4 and HO5d's housing needs, the housing is provided in line with the Local Plan point criteria of policies HO4 and HO5d's housing needs, the housing is provided in line with the Local Plan point criteria of policies HO4 and HO5d's housing needs, the housing is provided in line with the Local Plan point criteria of policies HO4 and HO5d's housing needs, the housing is provided in line with the Local Plan poin	Plan policies. ng needs,		
12 Appagaible consists		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2		
12 Accessible services		would pro within 200				acces	SP4, SP8, SP9, HO2, TR5 d and located within urban grade ACL. Desource depending on impacts on the MSA SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7 water flooding. SP9, EN1, EN2, EN7, EN9 are within, adjacent to or within 100m of the ter consumption. SP10, SP11, EN1, EN2, EN3, EN7, EN9 are biodiversity designation. In its current colle although there is a small area of hedger ver biodiversity net gains at the site. SP2, EN1, EN3, EN5, EN6, DS2, DS3 National Park. Development of the site wore placing abandoned buildings / buildings the developments. SP2, SP10, EN3, EN4, EN5, EN6, DS3 No a discernible impact on any heritage asset as a discernible impact on any heritage as a discernible impact on any heritage as a discernible impact on any heritage as a discernible impact on any heritage as a discernible impact on any heritage as a discernible impact on any heritage as a discernible im	ng Halifax Road	
13 Social cohesion		++	Р	LT	IR	Н		13a	

		Effect on	SA Object	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancingLocal Plan policies	Mitigation code(s)	
	commun	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
14 Culture & leisure	being wi	thin a 600	ffer new residents with excellent access to culture and leisure spaces and activities, a 600m walk of an array of cultural and leisure spaces including Wibsey Park and th ying areas along Farfield Avenue.						
	•	+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	crime at ruled out	a location t. Howeve	where ter, new d	there are levelopn	e current nent cou	nomes would introduce new potential targets and victims of tly none, and so an increase in crime at the site cannot be ald potentially enhance community cohesion and wellbeing,	site cannot be		
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	would ha	ave excell ing fields	ent acce on Farfi	ess to ou eld Aver	tdoor ex	ercise o	policies policies pesidents with high quality housing within an existin participation and community interaction, without the pressure on local services and facilities or could alter the pressure on local services and facilities or could alter the pressure on local services and facilities or could alter the pressure on local services and facilities or could alter the pressure on local services and facilities or could alter the pressure on local services and facilities or could alter the pressure on local services and facilities or could alter the pressure on local services and facilities or could alter the pressure of the pressure of pressure on the pressure of part and leisure spaces including Wibsey Park and vict none, and so an increase in crime at the site cannone, and so an increase including Wibsey Park and victing the present and set of the present and set of the present and set of the present and set of the present and set of the present and set of the present and set of the present and set of the present and set of the present and set of the present and set of the present and set of the p	and the park	
		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c	
17 Education		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 wellbein or increase natural surveillance, and so could help to combat the local risk of crime.						haw Business	
		+	Р						
18 Employment	employm	nent oppo City Cen	rtunities	in the n	earby, b	eing wit	s to a broad range of high quality and hin 3km of Low Moor Employment a	area and 5km of	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	economy		ing the c	demand			ould have a minor beneficial impact		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/124 – Land off			Predominantly		Preferred
Buckingham Crescent,	13.72	Agricultural	greenfield and Green	175 dwellings	Option:
Clayton			Belt		SW33/H

Summary of assessment for SW/124:

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

A significant adverse effect has been predicted for the transport SA Objective, due to the site being outside the target distances for both bus and rail links as well as having limited cycle access. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

Minor positive effects were predicted for a range of 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 health facilities and leisure opportunities.

There are two areas of hard standing and buildings within the site, and it is unclear how these may be incorporated into the development. As a predominantly greenfield and Green Belt site which would be lost in the development, minor adverse effects have been predicted for most natural environment themed SA Objectives. The site is 25m east of the Clayton Conservation Area, and the south-western corner adjoins two Grade II Listed Buildings with a further five in proximity to the site. New development at this large, open site would be likely to adversely alter the settings of these sensitive heritage assets and the Conservation Area, unless mitigated via the use of landscaping and buffer areas.

SA Objective		Effect on S	SA Obje	ctive					
	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c	
3 Land & Buildings	Site is predominantly greenfield. There is an area of hard standing and buildings in the centre of the site, and towards the south west portion of the site. It is unclear how these areas may be incorporated into the development and the extent to which they may present opportunities for reusing existing structures or construction materials. ALC Grades at the site are Grade 4 and 'Urban'. Site coincides with coal and sandstone MSAs.								
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e	
change resilience		FZ1 and i able surfa					flooding. However, development could lead to a els.	an increase in	
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.								
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 Biodiversity & geodiversity	Site is a large greenfield containing various GI elements including trees and hedgerows. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The south-east corner of the site adjoins deciduous woodland priority habitat, which could be adversely affected by development at the site such as through direct effects on root zones. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.								
_		-	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 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, although the site is adjacent to existing built form which would help to limit the magnitude of potential effects.								
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	'160-164 of the sit site wou	l, Bradford e. The Cla ld be likely	Road' yton C to adv	. There a onserva ersely a	are a fu tion Are Iter the	rther five a is 35 setting	ade II Listed Buildings, namely '176-182, Bradi re Grade II Listed Buildings in proximity to the s m west of the site. New development at this lar of these sensitive heritage assets and the Con buffer areas.	outh-west corner ge open greenfield	

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes w		pected	d to resu	ılt in a r	ninor in	act on an AQMA or CAZ. The construction and acrease in air pollution in relation to existing levels.	
40			Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport		Station. Si					e nearest railway station is 4.5km east at Brad strians, but somewhat limited for cyclists with a	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types and minimum	d tenures of criteria of	of the h	nousing es H04 a	is provi and H05	ded in I 5 (10 or	n towards satisfying Bradford's housing needs line with the Local Plan policies. The developm more homes, or an area of more than 0.5ha), uses to reflect local need.	ent would meet the
12		+/-	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
Accessible services	services	and amen	ities in	Clayton	n, howe	ver thos	he south-west corner of the site would have go se in the north-east are likely to need to travel ofy their daily needs	
13 Social		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
cohesion	interaction		the de	velopm	ent beir	ng of a s	ng community, encouraging participation and c scale that may put pressure on local services a ace.	
44.0 %		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	pubs, res		church	es and a	a library	. A bro	o a range of culture and leisure opportunities in ader cultural and leisure offering is available o	
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location on the new deve	where ther	e are c could p	urrently otentiall	none, y enhai	and so	would introduce new potential targets and vict an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase n me.	d out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	the site of Resident outdoor	outside the s at the sit exercise ar	target te woul nd com	distance d have munity	e. The s good a	site is 2 ccess to	n of the nearest medical centre, Cowgill Surge 5.5km south-west of a general hospital, Bradfor o a diverse range of semi-natural habitats with which could improve both physical and mental	d Royal Infirmary. opportunities for
17	residents	of the dev	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education		est secon			eckfoot		ither Clayton CE Primary School or St Anthony on School, is within 1.1km of the site to the not	th-west.
18 Employment	opportun as slightl	ities in Bra y further a	adford, field to	includin wards th	ig the P he regio	aradise	SP6, SP14, SP16, EC1, EC2, EC3, EC4 o a broad range of high quality and diverse eme Green Employment Zone which 1.2km east over in the east. It is uncertain the extent to which exportunities in agriculture in the local area.	f the site, as well
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc business	reasing the	e dema er, it is	and for I	ocal go	ods and	could have a minor beneficial impact on the lo d services and enhancing the pool of potential o which the loss of agricultural land could impa	employees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/134 – Meadway, Wibsey	0.19	Small plot adjacent to recreational area	60% brownfield / 40% greenfield	7 dwellings	Preferred Option: SW34/H

Summary of assessment for SW/134:

No significant adverse effects predicted for this site. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield, as well as due to the Ancient Woodland and LWS adjoining the site. Site is well located to provide residents with good access to shops, jobs, buses, cultural spaces, health facilities and schools, although the site is not within the target distance of all facilities for any SA Objective (i.e. no major positive scores recorded).

		Effect on	SA Object	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d
3 Land & Buildings	greenfie		elopmer	nt would	constitu	te an ef		
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience			neable s		, compa		ding. However, development could lead to urrent levels.	an
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							hin 100m of site. Development would resu cation in relation to existing levels.	lt in a
		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	a small p Deciduo site and	part of the us Woodla	Judy W and Pric inish the	oods Lo rity Hab connec	cal Wild itat. The ctivity of	life Site develo the loca	bodland (which is also TPO woodland) and . These designated areas are also identified pment could reduce the biodiversity value all ecological network although would not lest that the contact of the contact in the contact in the contact of the contact in the co	ed as of the
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	the loss local tow	of a small	area of haracter	open sp	ace and	green	or National Park. The development would infrastructure, which could adversely impa al development would be within/adjacent to	ot the
		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
8 Cultural heritage	Develop historic		e site w	ould be	unlikely	to have	a discernible impact on any heritage asse	et or
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
9 Air quality	occupati	on of new	homes	would b	e expec	ted to re	t on an AQMA or CAZ. The construction at esult in a minor increase in air pollution in mes and transport movements.	
		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
10 Transport	Railway	Station, p	utting it	outside	the targe	et distar	uent services. Site is 2.7km west of Low M nce. The site has good access for pedestri nt of cycle paths.	
11 Housing		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing							ards satisfying Bradford's housing needs, g is provided in line with the Local Plan po	olicies.
12 Accessible services	The eight	+	P	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02, EC5, H03, H012	12a
		would pro within 550				acces	s to key services and amenities along Hali	iax Koad
13 Social cohesion		++	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

		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)		
	commun	ity of high	n depriva g of a so	ition, end cale that	couragin may pu	ig partic	nts with high quality housing within an exiscipation and community interaction, withou are on local services and facilities or could	t the		
14 Culture & leisure		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
T T Guitaro & loisaro			d Park a	nd Judy	Woods		al and recreational spaces, with Bradford F Vildlife Site all within 600m of the site.			
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	vacant lo	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.								
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	target di	stance. St t access t	t Luke's	Hospital	is 4km	north of	arklands Medical Centre, putting it outside the site. Residents at the site would have s, including Harold Park and Judy Woods I	9		
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
17 Education		is within ton Acade					ool and Children's Centre. Site is 1.9km no			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment	nent oppo	rtunities f Eurowa	being way ay indus	ithin 1.5 trial site	km of L	a broad range of high quality and diverse ow Moor Employment area, 5km of Bradfo would provide residents with a wide range				
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	economy		ing the c	lemand t			ould have a minor beneficial impact on the and services and enhancing the pool of po			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/139 – All Saints Road	1.34	Vacant site covered in trees and scrub with small area of hardstanding	Mixed	50 dwellings	Preferred Option: SW35/H

Summary of assessment for SW/139:

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 approximately 50% the site falling within the active flood zones FZ2 and FZ3b, with small areas in FZ3a.

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

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

The site is a mix of PDL and greenfield land and in proximity to several areas of TPO woodland and deciduous woodland priority habitat. Minor adverse effects have been predicted on a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on such a site. There is a Grade II Registered Park/Garden 75m south of the site, and Little Horton Conservation Area is 165m east, the settings of which could be adversely altered by development at this site.

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f	
Buildings	Site is a	mix of PDI	_ and g	greenfiel		Grade	at the site is 'Urban'. Site coincides with a coal	MSA.	
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e	
change resilience	of land a		of sur	face wa	ter floo		nd FZ3b, with small parcels within FZ3a. Site however, development could lead to an increase		
5 M/ /		-	Р	LT	IR	М	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	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 Biodiversity & geodiversity	deciduou site coul recreation The site	us woodlar d potential nal disturb falls within ely risks sh	nd prior ly lead pances. a SSS	rity habit to mino SI Impac	tat and s r indired ct Risk Z	several ct adver	Site is in proximity to several small areas of TI TPO trees north and south of the site. New de- rise effects on these through, for example, incre the South Pennine Moors SAC/SPA/SSSI. Fu e level and consultation with Natural England u	velopment at the eases in rther consideration	
		-	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 contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the site is adjacent to existing built form which would help to limit the magnitude of potential effects. To further reduce the impact, development at this site would be expected to retain key trees.								
	- P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 8a, 8b								
8 Cultural heritage	Green C	onservatio	n Area	, within	which a	re seve	Registered Park/Garden. 165m east of the site eral Listed Buildings. New development at this site itage assets.	is the Little Horton site could	
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality Site is entirely situated within a CAZ, therefore development at this loc improvement targets increasingly difficult, due to the pollution associanew homes.									

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
Transport	Intercha		y Stati	on. Site			nearest railway station is 1.62km north-east at ess for pedestrians, but somewhat limited for co			
		+	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 types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.									
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	enities	appears to be 350m north-west along the A61	77.		
13 Social		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		
cohesion	I Sita walla citilata naw recidente within an evictina community, ancaliradina narticination and commun									
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure							ss to a range of culture and leisure opportunitie along the A6177 and Great Horton Road.	s including pubs,		
		+/-	Р	LT	IR	M	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	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na ne.	l out. However,		
	da 00 0	++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	of a gend Residen	eral hospita ts would ha	al, St L ave exc	uke's H	ospital. ccess t	o green	medical centre, Horton Park Health Centre. The space, including Horton Park, providing outdo and mental health for the residents of the deve	or exercise		
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
Education							School, is 280m north-west of the site. The ne t of the site.	arest secondary		
18 Employment	Site wou	+ Id provide	P residei centre	LT nts with of Brace	IR good a dford, in	H ccess to cluding	SP6, SP14, SP16, EC1, EC2, EC3, EC4 o a broad range of high quality and diverse em Thornton Road, Paradise Green and Bowling	Employment		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	as by inc	creasing the	e dema rovem	and for I ent in th	ocal go ne built	ods and environ	could have a minor beneficial impact on the lood services and enhancing the pool of potential of ment could lead to an improved attractiveness elp tackle local deprivation.	employees for local		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/148 – Cousen Road	0.45	PDL, nursery school	80% Brownfield	11 dwellings	Preferred Option: SW37/H

Summary of assessment for SW/148:

Significant adverse effect predicted for air quality SA Objective as a result of the site being within the CAZ. No other significant adverse effects predicted. This PDL site would be a good opportunity to deliver improvements to the local character, subject to the implementation of development. Site is adjacent to Horton Park, a Registered Park/Garden, but is entirely bounded by mature trees and so would be unlikely to have a discernible impact on setting. Site is well located to provide residents here with good access to shops, jobs, buses, and cultural spaces, with particularly good access to health facilities and schools.

		Effect on SA Ol	jective								
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 – 3f			
3 Land & Buildings	coal MSA use of ma	Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the reuse of materials would improve the resource-efficiency of any development. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.									
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change							high risk of surface water flooding,				
resilience		and northern pould be avoided					d risk relative to the size of the site,	it is expected			
5 Water		-	Р	LŤ	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources		t in a GSPZ. No d likely result in					djacent to or within 100m of the site option.	Э.			
		+/-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
6 Biodiversity & geodiversity	site's peri retained.	meter is border Development c	ed by ma ould also	ature trees provide a	s; howeve an opport	er it is e unity to	ly impacted by development on the xpected that with careful planning t enhance the biodiversity value of t ecological network.	hese could be he site as well			
7 Landscape &		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
townscape							he development is in-keeping with unity to improve the local character	·			
		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3				
8 Cultural heritage	Conserva considere	tion Area is 60	m west of that new	the site. develop	The site i ment at th	s almos	Registered Park/Garden. Great Host entirely bounded by mature trees would result in a discernible advers	and so it is			
			Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	in air pollu		in relatio	n to exist	ing levels	, due to	ult to achieve clean air targets due the construction and occupation o llution.				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Site is within 250m of several bus stops with frequent services. Site is over 2km from Bradford Interchange Railway Station, putting it outside target distance for a railway station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.										
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	depending developm	g on the types a ent would mee	and tenur t the mini	es of the mum crite	housing i eria of po	s provid licies H	vards satisfying Bradford's housing ded in line with the Local Plan polic 04 and H05 (10 or more homes, or and affordable houses to reflect lo	ies. The an area of			

		Effect on SA Ob	jective					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services	Site would	d have excellen	t access	to a dive	rse range	of servi	ices and amenities in highly access	ible locations
	being with						reat Horton Road SP9, SP10, SP15, CO1, EC4, TR4,	
		+	Р	LT	IR	Н	EN6, DS2, DS3, DS4	13a
13 Social cohesion	and comn services a	nunity interaction	on, withou could alte	ut the dever the loca	elopment al sense d	being of comm	an existing community, encouragin of a scale that could put pressure of nunity and place. This site would pro	n local
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	restauran		broader	cultural a			re and leisure opportunities, includ g is accessible in the centre of Brad	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	a location However,	where there ar	e current ent coulc	tly none, a I potentia	and so ar Ily enhan	increas ce comr	duce new potential targets and victi se in crime at the site cannot be rul- munity cohesion and wellbeing, or in isk of crime.	ed out.
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	provide ne outdoor e	ew residents wi	th good a	access to engagem	a diverse ent oppor	range	south west of St Luke's Hospital. Si of semi-natural habitats with opport , which could improve both physica	unities for
		++	Р	ĹT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education		hin 200m of Ho y education.	rton Park	R Primary	School a	nd 800r	n of Co-op Academy Grange which	provides
10 Employment		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment							d range of high quality and diverse 6 employment zones.	employment
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	increasing businesse	g the demand for es. An improver	or local goneent in the	oods and le built en	services vironmer	and enh	a minor beneficial impact on the loc nancing the pool of potential employ lead to an improved attractiveness ckle local deprivation.	yees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/155 – Bowman	4.07	Disused open	0 (1)	4.4 1 112	Preferred
Road, Wibsey	1.07	greenspace	Greenfield	44 dwellings	Option: SW39/H

Summary of assessment for SW/155:

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

		Effect on S	SA Object	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d			
Buildings		cides with Site is enti						te an efficient use			
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience	Site is in FZ1 and approximately 10% of the site is at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.										
5 Water		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							s are within, adjacent to or within 100m of the crease in water consumption.	site. The			
6		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
Biodiversity & geodiversity	developr		is large 🤅				ons directly impacted by development on the ely see a reduction in the site's biodiversity va				
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
_andscape &							or National Park. The development would resi ersely impact the local townscape character,				
ownscape	residenti	al develop	ment wo				o an existing residential area.				
3 Cultural neritage		on in the vi					SP2, SP10, EN3, EN4, EN5, EN6, DS3 By II Listed Buildings. However, to the existing cally to have an adverse impact on the setting of				
	_	-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e			
9 Air quality	homes w		xpected *	to result	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	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e			
10 Transport	outside t	he target of there is a	distance. lack of l	The site	e is high ling path	ly acce ns. The	ces. Site is 2.2km west of Low Moor Railway ssible for pedestrians and generally accessible is a public footpath with a 5m buffer rulary School.	e for cyclists,			
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
12		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a			
Accessible services							es, being 600m south of Fair Road / High Stre amenities.	et (Wibsey) which			
12 Social		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
13 Social cohesion	encoura	ging partic	ipation a	ınd comr	munity ir	nteraction	its with high quality housing within an existing on, without the development being of a scale ter the local sense of community and place.				

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		Club, Bradi					I and recreational spaces. Site is within 500m hurches (St Pauls Church and St Theresa and	
	•	+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe &							oduce new potential victims or targets of crim	
secure							potentially enhance community cohesion and	wellbeing, or
	increase	natural su	ırveilland	e, and s	o could	help to	combat the local risk of crime.	•
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health		esidents v					and within 3km (south) of St Luke's Hospital. Treise opportunities at the two local parks (With	
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education		ithin 200m aw Busine					Winefride's Catholic Primary Schools and is	within 1.1km from
18		+	Р	LŤ	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment	Site wou	ld provide	resident	s with g	ood acce	ess to a	a broad range of high quality and diverse emp	loyment
Employment	opportur	ities being	within 1	.1km of	Low Mo	or Emp	ployment Zone and is within 4km of Bradford	City Centre.
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy							ould have a minor beneficial impact on the loc	
10 Loononly		•	and for	local go	ods and	service	s and enhancing the pool of potential employ	ees for local
	business	ses.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/156 – Northside Rd	0.47	PDL, vegetation and hard standing	Brownfield	19 dwellings	Preferred Option: SW40/H

Summary of assessment for SW/156:

No significant adverse effects predicted for this site. This PDL site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. Site is well located to provide residents here with good access to shops, jobs, cultural spaces, and health facilities, with particularly good access to schools.

		Effect on S	SA Object	ive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d	
Buildings							Site is a large (>0.4ha) brownfield site and so		
	an efficie	ent use of I	and dep	ending o	on impad	cts on t	he MSA. Site is entirely situated on urban gra	ade ALC land.	
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change	Site is in	FZ1 and i	s not at	risk of s	urface w	ater flo	oding. However, development could lead to a	an increase in	
esilience		eable surfa					•		
5 Water		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							nin 100m of site. Development would result in	a minor net	
6	increase	+ m water c	P	IT	IR IR	M	elation to existing levels. SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h	
Biodiversity	There w						ons directly impacted by development on the		
&							ted biodiversity value. New development her		
geodiversity		nity to deliv							
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
Landscape	Develop	ments wou	ıld have	no effec	t on an	AONB (or National Park. Site could enhance the loca	al townscape	
& townscape							e with high-quality housing.	·	
3 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3		
neritage	Develop						a discernible impact on any heritage asset o	r historic area.	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e	
9 Air quality	homes v		xpected	to result	in a mir	or incre	on an AQMA or CAZ. The construction and cease in air pollution in relation to existing level		
4.0	40000141	+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e	
10 Transport	Square	Railway St	ation, pu	itting it o	utside o	f the de	ent services. Site is 2.5km south west of Bra esired range. The site has good access for pe t of cycle paths.		
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	on the ty	pes and te minimum	enures of criteria	f the hou of policie	using is pes H04 a	orovide and H05	bution towards satisfying Bradford's housing d in line with the Local Plan policies. The develocation or more homes, or an area of more than le houses to reflect local need.	elopment would	
12		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a	
Accessible services		ild offer res				to key	services and amenities, being within 600m of	of services and	
12 Cosial	a.normae	+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a	
13 Social cohesion	encoura	ging partic	ipation a	ınd comi	munity ir	nteraction	its with high quality housing within an existing on, without the development being of a scale ter the local sense of community and place.		
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure		ıld offer res ure spaces				to leis	ure areas, being within close proximity to an	array of cultural	

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe &							oduce new potential victims or targets of crime	
secure							potentially enhance community cohesion and combat the local risk of crime.	wellbeing, or
		+	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Site is 9	00m north	west of	Park Gra	ange Me	dical C	entre, putting it outside the 800m target distar	nce. Site is within
							ald provide new residents with good access to butdoor exercise opportunities via the local Pf	
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education	Site is w	ithin 350m	of Lidge	et Green	Primary	Schoo	l and is adjacent to Dixons Kings Secondary	Academy.
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment							broad range of high quality and diverse emp	loyment
		+	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 broveme	local god nt in the	ods and built en	service vironme	uld have a minor beneficial impact on the local standard and enhancing the pool of potential employent could lead to an improved attractiveness to tackle local deprivation.	al economy, ees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/158 – Reevy Road West / The Crescent, Buttershaw	0.32	Derelict public house and associated parking and green open space	70% brownfield / 30% greenfield	14 dwellings	Commitment SW42/HC

Summary of assessment for SW/158:

No significant adverse effects predicted for this site. This predominantly PDL site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. Site is well located to provide residents here with good access to jobs, cultural spaces, and buses, with particularly good access to schools and health facilities. Residents at the site may need to travel over 600m for daily shopping needs.

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
010000		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c
3 Land & Buildings						vnfield a	and located within urban grade ACL. Develo	pment would
	therefore	e be an eff	icient us	e of the		1	lepending on impacts on the MSA.	
4 Climate		+	P	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN	
change resilience		Flood ∠or meable su					ater flooding. However, development could	lead to an increase
	in impen	neable su	P	TT	IR	M	ers. SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water	Site is no	nt in a GSI					e within, adjacent to or within 100m of the sit	
resources		a minor in					warmi, adjacon to or warmi room or the or	o. One would intery
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity	Site wou	ld have no	adverse	e effects	on a se	nsitive	biodiversity designation. The site appears to	be comprised of
&				iodivers	ity value	. New	development here could be an opportunity to	deliver
geodiversity	biodivers	sity net gai	ns.					
7		+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape							ational Park. Development of the site would h	
& *					lacing at	pandon	ed buildings / buildings that have fallen into	disrepair with high
townscape	quality re	esidential o	n/a		n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
8 Cultural heritage	Develop)		n/a			a discernible impact on any heritage asset of	r historic area
Heritage	Develop	-	P	LT	I IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v		xpected	to result	in a mir	or incre	on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev	
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	putting it	outside ta	rget dist	ance for	a railwa	ay statio	ent services. Site is over 3km from Low Moc on. The site is very accessible for pedestriar in the local area.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an	d tenures	of the ho f policies	ousing is H04 ar	provide d H05 (d in line 10 or m	ords satisfying Bradford's housing needs, de e with the Local Plan policies. The developm fore homes, or an area of more than 0.5ha), es to reflect local need.	ent would meet the
			ousina m	11X ALICI -				
12		such as ho	ousing m	LT	IR	H	I SP2, SP3, SP8, SP9, SP10. SP15. HO8. DS4. CO2	2 12a
	aspects	such as ho	Р	LT			SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 ces and amenities, with residents having to	
Accessible	aspects The site	such as ho - has some	P what lim	LT ited acc	ess to ke	ey servi		
Accessible services	The site Halifax F	such as ho - has some Road to ac	P what lim cess a b	LT ited accoroad rar LT	ess to ke nge of ke IR	ey servi ey servi H	ces and amenities, with residents having to ces and amenities. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	travel over 600m to
Accessible services 13 Social	The site Halifax F	such as ho - has some Road to ac + ment at the	P what lim cess a b P e site wo	LT ited according road ran LT buld situa	ess to ke nge of ke IR ate new	ey servi ey servi H residen	ces and amenities, with residents having to ces and amenities. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 its with high quality housing within an existing	13a g community of
12 Accessible services 13 Social cohesion	The site Halifax F	such as ho - has some Road to ac + ment at the rivation, e	P what lim cess a b P e site wo	LT ited according road ran LT buld situating parti	ess to ke nge of ke IR ate new cipation	ey servi ey servi H residen and co	ces and amenities, with residents having to ces and amenities. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 Its with high quality housing within an existin mmunity interaction, without the development	13a g community of nt being of a scale
Accessible services 13 Social	The site Halifax F	such as ho - has some Road to ac + ment at the rivation, e	P what lim cess a b P e site wo	LT ited according road ran LT buld situating parti	ess to ke nge of ke IR ate new cipation	ey servi ey servi H residen and co	ces and amenities, with residents having to ces and amenities. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 its with high quality housing within an existing	13a g community of nt being of a scale

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
14 Culture & leisure		alk of an a					es to culture and leisure spaces and activities es including Wibsey Park and the park and p	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are cu could po	rrently r tentially	none, an enhance	d so ar e comm	ould introduce new potential targets and victing increase in crime at the site cannot be ruled nunity 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	excellen	t access to	outdoo	r exercis	se opport	tunities	and is 3km south west of St Luke's Hospital. , including Wibsey Park and the park and pla al and mental health for the residents of this o	ying fields on
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education	Site is 3	50m south	of Revv	y Hill Pr	imary Sc	hool a	nd is adjacent to Buttershaw Business and E	nterprise College.
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur	nities in the	nearby,	, being v	vithin 3kı	m of Lo	to a broad range of high quality and diverse w Moor Employment area and 5km of Bradfo f diverse employment opportunities.	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		ng the dem					ould have a minor beneficial impact on the loc is and enhancing the pool of potential employ	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/160 - Bell House,		PDL, car park and			Preferred
Southfield Lane	0.20	building	60% Brownfield	15 dwellings	Option: SW43/H

Summary of assessment for SW/160:

No significant adverse effects predicted for this site. This predominantly PDL site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. Site is well located to provide residents here with good access to shops, jobs, and cultural spaces, with particularly good access to schools and health facilities.

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c
3 Land & Buildings	MSA wit	h which it o	coincide: prove th	s. It is ur e resour	nknown i ce-effici	if the ex	ent use of land, depending on the potential in sisting buildings on-site could be re-used but any development. Site is entirely situated w	the re-use of
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience							water flooding. However, development coulirrent levels.	ld lead to an
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							within, adjacent to or within 100m of the site consumption.	e.
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversity	brownfie	ld plot of li	mited bi	odiversit	y value,	develo	ons directly impacted by development on the pment could be an opportunity to enhance the properties of the local and wider ecological in	ne biodiversity
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape & townscape							roviding the development is in-keeping with portunity to improve the local character.	the existing built
8 Cultural							SP2, SP10, EN3, EN4, EN5, EN6, DS3 hises owned by Hire Power Limited). The de	
	result in developr	the conver ment at this	e II Listersion of the site wo	his build ould bring	ng on site	e (Prem e buildii		residential
8 Cultural heritage	result in developr preserve	the conver ment at this it for futur	e II Listersion of the site work of the site work of the site work of the site	his build ould bring ations LT	ng on site ling. The g new in	e (Preme buildii vestme	nises owned by Hire Power Limited). The deing appears to have fallen into disrepair, the nt that could enhance the condition of the bushes, SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	residential uilding and better 9a – 9c
heritage	result in developr preserve Develop homes w	the conver ment at this e it for futur - ment would would be ex	e II Listersion of the site work work work work work work with a site of the s	his build ould bring ations LT ve a disc to result	ng on site ling. The g new in IR cernible in a mir	e (Preme building vestme Minpact nor incre	nises owned by Hire Power Limited). The de ng appears to have fallen into disrepair, the nt that could enhance the condition of the bu	residential uilding and better 9a – 9c occupation of new
heritage 9 Air quality	result in developr preserve Develop homes w	the conver ment at this it for futur - ment would	e II Listersion of the site work work work work work work with a site of the s	his build ould bring ations LT ve a disc to result	ng on site ling. The g new in IR cernible in a mir	e (Preme building vestme Minpact nor incre	ises owned by Hire Power Limited). The deing appears to have fallen into disrepair, the nt that could enhance the condition of the bush SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and	residential uilding and better 9a – 9c occupation of new
heritage 9 Air quality	Develop homes wassociat Site is was Railway	the converment at this it for future - ment would be exed with how this ithin 250m Station, pu	e II Listersion of the site work of the site work of the site work of the site	his build bring ations LT ve a disc to result I transpound LT LT ral bus soutside ta	ng on site ling. The g new in IR cernible in a mir ort move IR stops wit arget dis	e (Preme buildii vestme Mimpact nor increments. H h frequetance for	sizes owned by Hire Power Limited). The deing appears to have fallen into disrepair, the nt that could enhance the condition of the buse of the services. 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 ent services. Site is over 2km from Bradford or a railway station. The site is very accessite	residential uilding and better 9a – 9c occupation of new els due to pollutior 10a – 10d Interchange
9 Air quality	result in developr preserve Develop homes w associat Site is w Railway and cycl	the convernent at this it for futur - ment would be exed with horizontal thin 250m Station, puists although	e II Listersion of the side work was and process of several process of the side of the sid	his build bring ations LT ve a disc to result I transpour LT ral bus soutside to is a lack	ng on site ling. The g new in IR cernible in a mir ort move IR stops wit arget dis c of design	e (Preme buildii vestme Mimpact hor increments. H h frequetance for gnated H	sizes owned by Hire Power Limited). The deing appears to have fallen into disrepair, the nt that could enhance the condition of the bush of the services. 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 ent services. Site is over 2km from Bradford or a railway station. The site is very accessite cycle paths in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	residential uilding and better 9a – 9c occupation of new els due to pollutior 10a – 10d Interchange ole for pedestrians
heritage	Develop homes wassociat Site is w Railway and cycl Site coul on the ty meet the	the converment at this it for futur - ment would be exed with how this ithin 250m Station, puists althought depotential roes and test minimum	e II Listersion of the sister work of several process of several proce	his build bring ations LT ve a disc to result I transpour LT ral bus soutside to is a lack LT a minor of the hour of policies	IR Dernible in a mirrort move IR IR IR IR IR IR IR IR IR IR IR IR IR	e (Preme e building vestme e building vestme e building vestme e building e b	sizes owned by Hire Power Limited). The de ng appears to have fallen into disrepair, the nt that could enhance the condition of the bush of the could enhance the condition of the bush of the could enhance the condition of the bush of the could enhance the condition of the bush of the could enhance the condition of the bush of the could enhance the condition of the bush of the could enhance the condition of the bush of the could enhance the	residential uilding and better 9a – 9c occupation of new els due to pollutior 10a – 10d Interchange ole for pedestrians 11a needs, depending velopment would
9 Air quality 10 Transport 11 Housing	Develop homes wassociat Site is w Railway and cycl Site coul on the ty meet the	the converment at this it for futur - ment would be exed with how this ithin 250m Station, puists althought depotential roes and test minimum	e II Listersion of the sister work of several process of several proce	his build bring ations LT ve a disc to result I transpour LT ral bus soutside to is a lack LT a minor of the hour of policies	IR Dernible in a mirrort move IR IR IR IR IR IR IR IR IR IR IR IR IR	e (Preme e building vestme e building vestme e building vestme e building e b	sizes owned by Hire Power Limited). The de ng appears to have fallen into disrepair, the nt that could enhance the condition of the bush of the could enhance the condition of the bush of the property of the property of the construction and ease in air pollution in relation to existing lever the services. Site is over 2km from Bradford or a railway station. The site is very accessively epaths in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 bution towards satisfying Bradford's housing the incomplete in line with the Local Plan policies. The design of the could be set to the condition of the could be satisfying Bradford's housing the incomplete in line with the Local Plan policies. The design of the condition of the could be satisfying Bradford's housing the condition of the property of the condition of the property of the condition of the property of the condition of the property of the condition of the property of the condition of the property of the condition of the property of the condition of the property of the condition of the property of the condition of the property of the condition of the property of the condition of the property of the condition of the property of the condition of the property of the condition of the property of the condition of the property of the condition of the property of the condition of the property of the condition of the property of the property of the condition of the property of the condition of the property of the property of the condition of the property of the	residential uilding and better 9a – 9c occupation of new els due to pollutior 10a – 10d Interchange ole for pedestrians 11a needs, depending velopment would
9 Air quality 10 Transport 11 Housing	result in developr preserve Develop homes wassociate Site is was Railway and cycle Site coul on the tymeet the specify a Site would site would be specify a Site would be specify a site would be specify a site would be specify a site would be specify a site would be specify a site would be specify a site would be specify a site would be specify a site would be specify a site would be specify a site would be specify a site would be specify a site would be specify a site would be specified by the specific and the specified be specified by the s	the convergence of the convergen	e II Listersion of the sister work of several triangular to comment of the sister of t	his build bring ations LT ve a disc to result transport LT ral bus soutside ta is a lack LT a minor of the hou of policie using minor LT access to	IR cernible in a mirrort move IR IR cof designer HO4 a ix and at IR IR IR IR IR IR IR IR IR IR IR IR IR	e (Preme building vestme M impact for increments. H h frequestance frequented H e contriborovided and H05ffordable H ese rangements.	sizes owned by Hire Power Limited). The de ng appears to have fallen into disrepair, the nt that could enhance the condition of the burst of the series of the condition of the burst of the series of the condition of the burst of the condition of the burst of the condition of the burst of the condition of the burst of the condition of the burst of the condition of the burst of the condition of t	residential uilding and better 9a – 9c occupation of new els due to pollution 10a – 10d Interchange ole for pedestrians 11a needs, depending velopment would n 0.5ha), that

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
13 Social cohesion	commun facilities	nity interact	tion, with Iter the l	out the ocal sen	develop	ment be	its within an existing community, encouraging eing of a scale that could put pressure on loca y and place. This site would provide high-qua	al services and
4.4 Cultura 9		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	restaura		arks. A b	roader o	cultural a		e of culture and leisure opportunities, includir ure offering is accessible in the centre of Brad	
	•	+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are cu could po	ırrently r tentially	none, an enhance	d so an e comm	ould introduce new potential targets and victin increase in crime at the site cannot be ruled tunity 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	with goo commun	d access t	o a divei	rse rang	e of sem	ni-natura	1.6km of St Luke's Hospital. Site would provi al habitats with opportunities for outdoor exerc I improve both physical and mental health for	cise and
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education	Site is w Grange.	ithin 250m	of St Os	swald Cl	nurch of	Englan	d Primary Academy and 800m west of Co-op	Academy
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment	Site wou	ıld provide nities in the	resident nearby	s with e	xcellent vithin 5k	access m of 10	to a broad range of high quality and diverse of RUDP E6 employment zones.	employment
		+	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 or or or or or or or or or or or or o	local goon	ods and built en	service vironme	uld have a minor beneficial impact on the locals and enhancing the pool of potential employent could lead to an improved attractiveness tackle local deprivation.	ees for local

Site reference and Name	Size (ha)	IF XISTING SITE LISES		Potential development	<u>Status</u>
SW/10B - Highgate					
Grove, Clayton	1.76	Open green space	Greenfield	50 dwellings	Preferred Option: SW6/H
Heights					

Summary of assessment for SW/10B:

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

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.

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 and local 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 site which is partially greenfield and contains some GI elements.

		Effect or	SA Objective					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local PlanGSPR and DM policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings	Site is g	reenfield	d. Site coincid	es with a c	coal MSA.			
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience			nd is not at risk rfaces, compa			ng. Howe\	ver, development could lead t	o an increase in
			Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	of the ur	nnamed		orton Bank			Bank Pumping Station and Report at the site would be like	
		-	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
& geodiversity	Geologi						orton Bank Country Park is al	
	The HR	and redu A Scree	uce local ecol	ogical coni nas identifi	nectivity. ied that likely		ew development here could re effects on the South Pennin	•
	The HRA	and redu A Scree d and the	uce local ecoloning process lus cannot be	ogical coninas identifi ruled out a	nectivity. ied that likely it this stage.	significant	s effects on the South Penning SP2, EN1, EN3, EN5, EN6, DS2, DS3	e Moors SPA/SAC are
	The HRA triggered Develop Parks of Green B	and reduced A Screet and the second	uce local ecoloning process I us cannot be p this location vs. However, re	ogical coninas identification idea identification idea identification idea idea idea identification idea identification identi	nectivity. ied that likely it this stage. IR result in a disc	significant M cernible efat this site	SP2, EN1, EN3, EN5, EN6, DS2, DS3 fect on any landscape design could result in the loss of opes a positive contribution towar	e Moors SPA/SAC are 7a, 7b action, including National en greenfield and ds the local landscape
	The HRA triggered Develop Parks of Green B	and reduced A Screet and the second	uce local ecoloning process I us cannot be p this location vs. However, red that, in its cu	ogical coninas identification idea identification idea identification idea idea idea identification idea identification identi	nectivity. ied that likely it this stage. IR result in a disc	significant M cernible efat this site	SP2, EN1, EN3, EN5, EN6, DS2, DS3 fect on any landscape design could result in the loss of open	e Moors SPA/SAC are 7a, 7b action, including National en greenfield and ds the local landscape
	The HRA triggered Develop Parks or Green B and tow There ar Highgate develop	and redd A Screed and the and	this location value of that, in its cucharacter. P rous Grade II The closest of this open gree	ogical connas identification identif	rectivity. ied that likely it this stage. IR result in a disc development a dition, potentia IR Idings within a could potentia	M cernible ef at this site ally makes H 300m of the fithe site (cally alter the site)	SP2, EN1, EN3, EN5, EN6, DS2, DS3 fect on any landscape design could result in the loss of ope a positive contribution towar SP2, SP10, EN3, EN4, EN5, EN6 DS3 ne site, to its north along Lane Grade II Listed Building '12-1 he setting of some of these sening vegetation and particular	e Moors SPA/SAC are 7a, 7b nation, including National en greenfield and ds the local landscape 8a, 8b e End and to its south on 8 Back Lane'. New ensitive heritage assets, rrly by built form.
& townscape 8 Cultural	The HRA triggered Develop Parks or Green B and tow There ar Highgate develop	and redd A Screed and the and	this location value of that, in its cucharacter. P rous Grade II The closest of this open gree	ogical connas identification identif	rectivity. ied that likely it this stage. IR result in a disc dition, potential IR Idings within a disc could potential	M cernible ef at this site ally makes H 300m of the fithe site (cally alter the site)	SP2, SP10, EN3, EN4, EN5, EN6 DS3 SP2, SP10, EN3, EN4, EN5, EN6 DS3 Re site, to its north along Lane Grade II Listed Building '12-1 he setting of some of these s	e Moors SPA/SAC are 7a, 7b nation, including National en greenfield and ds the local landscape 8a, 8b e End and to its south on 8 Back Lane'. New ensitive heritage assets, rrly by built form.
& townscape 8 Cultural	The HRA triggered Develop Parks of Green B and tow There an Highgate develop although Develop homes v	and redad A Scree d and the and redad A Scree d and the and th	this location value of that, in its cucharacter. Prous Grade II The closest of this open gree ould be limited pould not have	ogical connas identificated out a LT would not residential current concurrent	rectivity. ied that likely it this stage. IR result in a disc development a dition, potentia IR Idings within a 100m south of could potentia sting presence IR ble impact on minor increas	M cernible effect this site ally makes H 300m of the site (ally alter the of screen H an AQMA	SP2, EN1, EN3, EN5, EN6, DS2, DS3 fect on any landscape design could result in the loss of ope a positive contribution towar SP2, SP10, EN3, EN4, EN5, EN6 DS3 ne site, to its north along Land Grade II Listed Building '12-1 he setting of some of these sening vegetation and particula SP7, SP9, SP15, TR2, TR6, EN8,	e Moors SPA/SAC are 7a, 7b nation, including National en greenfield and ds the local landscape 8a, 8b e End and to its south on 8 Back Lane'. New ensitive heritage assets, rly by built form. 9a – 9c and occupation of new

							along Highgate Road. The nagood access for pedestrians				
ı			a limited amo			i. Site rias					
		+	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 types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
40.4 "		+	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a			
12 Accessible services	The mai						Road, within 600m of the site. or services would be in Queer				
13 Social		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a			
cohesion	without t	the deve		g of a scal			encouraging participation and on local services and facilitie				
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure			e site would ha irches and pai				e of culture and leisure oppor ueensbury.				
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location develop	The construction and occupation of new homes would introduce new potential targets and victims of crime at a ocation 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	Site is 500m west of the nearest GP surgery, Horton Bank Practice. The site is 3.6km north east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.										
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO				
17 Education	Primary	School,					The nearest primary school, Secondary school, Secondary school, Jaamiatul Ima				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	in the Q	ueensbu		vood Park;	at the Parad	ise Green	of high quality and diverse e Employment Zone which is 1				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		asing th					inor beneficial impact on the ancing the pool of potential e				

Site reference and Name	Size (ha)	IF XISTINA SITE LISES		Potential development	<u>Status</u>
SW/045- Fall Top					SUE site/Preferred Option:
Farm, Clayton	5.28	Open green space	Greenfield	112() dwellings	SW18/H

Summary of assessment for SW/045:

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

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

		Effect or	SA Objective								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Ouration Reversibility Certain		Mitigating or enhancing <u>Local Plan</u> CSPR and DM policies	Mitigation code(s)			
			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
	a large (there is	>0.4ha) a landfil	area of green	ifield and sefore there	so would not one are likely to l	constitute a	e 4 ALC soils. Development was an efficient use of land. At with soil contamination which	the north of the site,			
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	size of the	ne site ir	n relation to th	e areas, it	is expected t	hat it would	dium and high risk of surface of be avoided through a carefulle surfaces, compared to curr	Il layout of development.			
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources			SSPZ. No surfa option at this lo					in a minor net increase			
		1	Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
geodiversity	local hal site and	oitat con reduce	nectivity due flocal ecologic	to the loss al connect	of greenfield.	. New deve A Screenir	duce the site's biodiversity val elopment here could reduce b ng process has identified that annot be ruled out at this stag	iodiversity value at the likely significant effects			
		-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
	Parks or <u>Green</u> B	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 Beelt land that, in its current condition, potentially makes a positive contribution towards the local landscape and townscape character.									
0.0		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	Listed B	uildings					2 Brook Lane). There are a f is open greenfield site could p	ootentially alter the			
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	homes v	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.									
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	Intercha	nge Rai	lway Station is	s 5.5km ea	st of the site,	putting it d	g those within 200m on The A outside of the desired range. Ilimited amount of cycle paths	The site has good			

		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10					
11 Housing	types an minimun	id tenure n criteria	es of the hous	ing is prov 04 and H0	ided in line wi 5 (10 or more	th the Loc homes, o		ment would meet the				
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
services	Site wou services	Site would offer residents good access to key services and amenities in the wider Clayton area, however some services are outside the desired range (600m). All services are accessible within 1km.										
42 Casial		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
13 Social cohesion	without t	he deve		g of a scale			encouraging participation and on local services and facilitie					
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure			residents with			and leisu	re areas within 800m of a var	-				
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location developr	where t ment co	here are curre	ntly none, enhance	and so an inc	crease in c	e new potential targets and vic rime at the site cannot be rule d wellbeing, or increase natur	ed out. However, new				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Hospital for outdo	. Reside oor exer	ents at the site	would have	e good acces	ss to a div	hornaby Drive. Site is within 5 erse range of semi-natural ha mprove both physical and me	bitats with opportunities				
		-	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2					
17 Education			t of the neares , both outside		•	on Village P	rimary School. Site is and 1.3km	of Beckfoot Thornton				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
			d have good a Bradford.	ccess to e	mployment or	portunitie	s with five Employment Zones	s within 5km of the site to				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		asing th					inor beneficial impact on the lancing the pool of potential er					

Site reference and Name	Size (ha)	IFXISTING SITE USES		Potential development	<u>Status</u>
SW/059 (part)-					
Baldwin Lane	2.92	Open green space	Greenfield	57 dwellings	Preferred Option: SW22/H

Summary of assessment for SW/059 (part):

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

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

Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield and Green Belt, containing trees.

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 leisure opportunities. However, access to both primary and secondary schools and some services is somewhat limited due to the distances involved.

		Effect or	SA Objective				_						
SA Objective	Baseline trend	Score of effect Permanence		Duration Reversibility		Certainty	Mitigating or enhancing Local PlanCSPR and DM policies	Mitigation code(s)					
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f					
Buildings	Site coincides with the coal and sandstone MSA. Site has Grade 4 ALC soils. Development would result in the loss of a large (>0.4ha) area of greenfield and so would not constitute as an efficient use of land.												
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, 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	М	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources			SPZ. No surfaption at this lo				te. Development would result	in a minor net increase					
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
6 Biodiversity & geodiversity	site could potentially be of some biodiversity value. The site coincides with Natural England's Green Infrastructure corridor and TPO woodland and TPO trees lie within 100m of the site. Residential development here would reduce the site's biodiversity value and would reduce local habitat connectivity due to the loss of greenfield. 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	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, Green Bbelt land and land that contains GI elements of potentially high visual amenity, including trees. In its current condition, potentially makes a positive contribution towards the local landscape and townscape character.												
0.0.11		-	Р	LT	IR	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
8 Cultural heritage	'Langbe		rmhouse'). Ne				the closest of which is the Grafield site could potentially alte						
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	homes v	vould be		result in a	minor increas		or CAZ. The construction and llution in relation to existing le						
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport	Railway	Station	is 5km east of	f the site, p	outting it outsi	de of the c	ited along Baldwin Lane. Brad desired range. The site has go sts with a limited amount of cy	ood access for					

		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
i i Housing	types an minimun	e site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the less and tenures of the housing is provided in line with the Local Plan policies. The development would meet the nimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects ch 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				
		would offer residents good access to key services and amenities in the wider Clayton area, however some ices are outside the desired range (600m). All services are accessible within 1km.										
13 Social		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
cohesion	without t	he deve		g of a scal			encouraging participation and on local services and facilitie					
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
		would offer residents with good access to cultural and leisure areas within 800m of a varied array of cultural and ure spaces in the wider Clayton area.										
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
secure	location developr	ne construction and occupation of new homes would introduce new potential targets and victims of crime at a cation where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new evelopment could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so build 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					
	Hospital.	. Reside	nts at the site	would hav	ve good acces	ss to a div	hornaby Drive. Site is within 5 erse range of semi-natural ha mprove both physical and me	bitats with opportunities				
		-	Р	LT	IR	Н	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education			th west of the rary School, both	•	•	•	lage Primary School. Site is and	1.7km north of Beckfoot				
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment			l have good a Bradford.	ccess to e	mployment op	portunitie	s with five Employment Zones	s within 5km of the site to				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
,		asing the					inor beneficial impact on the lancing the pool of potential er					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/066 - Land to					
south of Abb Scott Lane	0.77		0 "11	00 1 11:	Preferred Option:
(Abb Scott Lane, Low	6.77	Open space	Greenfield	30 dwellings	SW26/H
Moor)					

Summary of assessment for SW/066:

Site is well located to provide residents here with good access to jobs, cultural spaces, buses, and schools, with particularly good access to health facilities. Residents here may need to travel up to 1.4km for daily shopping needs.

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a site which is partially greenfield. There are three Grade II Listed Buildings within 30m of the site; development on this open site could adversely alter the settings of these sensitive heritage assets.

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Pla policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d			
Buildings		Site coincides with the coal MSA. SW/066 is a large (>0.4ha) site and there will be loss of greenfield land making this an inefficient use of land.									
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	likely that entirely a	at the areas	s could b rough a c elopmen	e avoide careful la t could le	d through yout of dead to an	n carefu evelopr increas	urface water flood risk that is within the site's il planning, however it is unclear if all land at nent given the number of dwellings being co se in impermeable surfaces, compared to cu	t risk could be nsidered at the rrent levels.			
5 NA/ /	0		P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	waterbo	dy- and un	named la	ake in Ha	rold Parl	k. Deve	perimeter is Park Dam and within 100m lies lopment here could pose a risk to water quantion at this location in relation to existing lessens, SP10, SP11, EN1, EN2, EN3, EN7, EN9	lity. Development			
6 Biodiversity & geodiversity	the sites develope New dev	southern ment here	boundary could red at the sit	y. The sit duce biod e could a	e is likely diversity v adversely	to be ovalue at	of the site. There is also priority woodland hof some biodiversity value in its current cond the site and reduce local ecological connect the TPO woodlands and adjoining priority ha	lition. New tivity.			
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
Landscape & townscape	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.										
8 Cultural		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
heritage							Buildings. New development at this open gesensitive heritage assets.	reenfield site			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e			
9 Air quality	homes v		xpected t	to result i	in a mino	r increa	n an AQMA or CAZ. The construction and or ase in air pollution in relation to existing level				
40		+	Р	LT	IR	М	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e			
10 Transport	putting it		f the desi	ired rang	e. The si		nt services. Site is 1.4km west of Low Moor I good access for pedestrians, but somewhat				

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Pla policies	Mitigation code(s)				
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	on the ty meet the	pes and te minimum	enures of criteria of	the hous of policies	sing is pr s H04 an	ovided d H05 (tion towards satisfying Bradford's housing n in line with the Local Plan policies. The deve 10 or more homes, or an area of more than houses to reflect local need.	elopment would				
12		-	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a				
Accessible services		ild offer res					services and amenities, being 1.4km from the	ne closest				
10.0		+	Р	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				
13 Social cohesion	encoura	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure							e areas, being within close proximity to of ar ia local footpaths.	array of leisure				
-		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location	where curi	ently the	ere are no	one, but o	could po	duce new potential victims or targets of crime otentially enhance community cohesion and ombat the local risk of crime.	e at a vacant wellbeing, or				
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	residents	Site is within 150m of Low Moor Medical Practice and 3.5km of St Luke's Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.										
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
Education		ithin 300m		p C of E	Primary	School.	Site is 1.1km from Appleton Academy which	n provides				
18 Employment	Site wou	+ Ild provide	P resident				SP6, SP14, SP16, EC1, EC2, EC3, EC4 broad range of high quality and diverse emplain 300m and within 5km of Bradford City Ce					
	эррони	+	P	I IT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		struction a	nd occup	pation of	new hom	es cou	Id have a minor beneficial impact on the loca and enhancing the pool of potential employe	al economy,				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/8 – Ingleby Road	3.25	Green open space	Predominantly Greenfield	Employment land	Preferred Option (Retain): SW48/E

Summary of assessment for EM/8:

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

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

Minor positive effects were predicted for 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 predominantly greenfield site. Bradford Beck adjoins the site's northern perimeter; this is likely to be an important biodiversity asset, and development here could pose a risk to the water quality and the local ecological network. The northern perimeter of the site overlaps slightly with land in FZ2 and FZ3a and FZ3b, associated with Bradford Beck, and is at high risk of surface water flooding, although it is expected that these areas would be avoided through a careful layout of development.

		Effect on	SA Objec	tive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings	Site is p MSAs.	redominan	tly gree	nfield. Al	_C Grad	e at the	e site is 'Urban'. Site coincides with sands	tone and coal			
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	Bradford would be	The northern perimeter of the site overlaps slightly with land in FZ2 and FZ3a and FZ3b, associated with Bradford Beck. The same area is also at high risk of surface water flooding. It is expected that these areas would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.									
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	quality.	Bradford Beck is adjacent to the site's northern perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.									
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	therefore biodivers the site's be adve	Site is predominantly greenfield containing various GI elements including trees and scrub. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Bradford Beck, a watercourse adjoining the site's northern perimeter, is also likely an important biodiversity asset and ecological corridor that could be adversely affected by new development at this greenfield site, such as through an increased risk of pollution through surface run-off.									
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	National predomi and it we	Parks or <i>i</i> nantly gree ould theref	AONBs. enfield s ore be li	Howeve ite that o kely to a	r, reside contains dversely	ential de GI elei / alter t	discernible effect on any landscape designevelopment at this site could result in the lements of potentially high visual amenity, in the local townscape and landscape charachelp to limit the magnitude of potential effects.	oss of a cluding trees, ter, although the			
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None			
heritage	Develop historic		e site wo	ould be ι	ınlikely t	o have	a discernible effect on any sensitive herita	age asset or			
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c			
9 Air quality	improve		ts incre	asingly d			at this location could make achieving air q the pollution associated with the constructi				

		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Bradford	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 2.37km east at Bradford Forster Square Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.										
44 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	Site is al needs.	Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.										
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
services		ision of ne			developr	ment he	ere could potentially help to enhance the k	ocal offering of				
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None				
cohesion							nent at a location where it is in proximity to diversely affect the cohesion of residential of					
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				ent and	d would be unlikely to have a discernible e	ffect on the local				
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	of crime out. Hov	at a location	on where develop	e there a	are curre	ntly no	ment site would introduce new potential ta ne, and so an increase in crime at the site increase natural surveillance, and so coul	cannot be ruled				
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None				
то пеаш	Site is p	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA										
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b				
17 Education	Site wou		new em	ploymer	nt land th	nat offe	rs skills learning opportunities for local per	ople and				
18 Employment		++	P	LT t would	IR provide	H new en	SP6, SP14, SP16, EC1, EC2, EC3, EC4 apployment opportunities in Bradford.	18a, 18b				
	The plot	++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	Zone, th	oosed deve at would c	ontribute	t would toward	deliver a s the lor	new e	mployment space within the Thornton Roa success of Bradford's economy. The propality of the local area.	ad Employment				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/112 – Between		PDL with scrub			Preferred
Clayton Lane and Lister	0.52	and trees with a small area of	Brownfield	Employment land	Option:
Arms		hardstanding			SW47/E

Summary of assessment for EM/112:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. Minor positive effects were predicted for 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, largely due to the potential impacts of new development on green infrastructure within this brownfield site. The eastern perimeter overlaps very slightly with land in FZ2 and FZ3a, but given the comparative size of the site, it is expected that it would be avoided through a careful layout of development. There is a Grade II Listed Building adjoining the south-western corner of the site, and three more within 100m; development here could adversely alter the settings of these sensitive heritage assets.

		Effect on	SA Objec	tive	1							
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 b	rownfield.	ALC Gra	ade at th	e site is	'Urban	'. Site coincides with a coal MSA.					
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	to the ar limited e	eas, it is e	xpected nd at a le	that it w	ould be of surfac	avoide e wateı	and in FZ2 and FZ3a. Given the size of th d through a careful layout of development r flooding. However, development could le els.	. Site has a				
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources		Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.										
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f				
6 Biodiversity & geodiversity	some bid		value in	its curre	nt condi	ion. Ne	including trees and scrub. The site may the way the development here could reduce biodive					
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	National elements the local	Parks or A s of potent	AONBs. ially high e and la	Howeve h visual a ndscape	er, reside amenity, e charac	ntial de includ ter, alth	discernible effect on any landscape desige evelopment at this site could result in the ling trees, and it would therefore be likely though the site is surrounded by existing butts.	oss of GI o adversely alter				
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	Three of vegetate	her Grade	II Listed eld site v	d Building	gs are w likely to	ithin 10 advers	Listed Building 'Church of St Joseph (Ron 00m east of the site. New development at sely alter the setting of the Grade II Listed	this open,				
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	improve	Site falls entirely within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new businesses.										
10 Transport		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				

	east at E		terchan	ge Railw	ay Statio	on. Site	uent services. The nearest railway station e has good access for pedestrians, but sor	
11 Housing		0	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	Site is a needs.	llocated fo	r employ	ment la	nd and t	herefo	re will not provide a contribution towards B	radford's housing
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
services		ision of ne			developi	ment h	ere could potentially help to enhance the le	ocal offering of
13 Social		0	n/a	n/a	n/a	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
cohesion							nent at a location where it is in proximity to dversely affect the cohesion of residential of	
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				ent an	d would be unlikely to have a discernible e	ffect on the local
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	of crime out. Hov	at a location	on wher develor	e there a	are curre	ently no	ment site would introduce new potential ta one, and so an increase in crime at the site increase natural surveillance, and so coul	cannot 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
то пеаш	Site is p		r emplo	yment p	urposes	and so	it would be unlikely to have a discernible	effect on this SA
	_	+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
17 Education	Site wou		new em	nploymei	nt land th	nat offe	ers skills learning opportunities for local per	ople and
18 Employment		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
10 Employment	The prop						nployment opportunities in Bradford.	_
		++	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	Zone, th	at would c	ontribute	e toward	s the lor	ng term	employment space, within 30m of the Bowl success of Bradford's economy. The propality of the local area.	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/026 – Reevy		Open green space and			
Road West,	0.71	hardstanding adjacent	50% brownfield / 50% greenfield	29 dwellings	Discounted
Buttershaw		to local shops/housing	greeniieid		

Summary of assessment for SW/026:

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. Site is well located to provide residents with good access to jobs, buses, and cultural spaces, with particularly good access to schools and health facilities. Residents here may need to travel over 600m in order to access some shops.

		Effect on	SA Objec	tive				
SA Objective	Baseline trend Score of effect		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
0110			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c
3 Land & Buildings							e and would result in the loss of a small area use of land. Site is located within urban grad	
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	
change resilience		Flood Zor meable su					ater flooding. However, development could le	
	iii iiiipoii	-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources					ater boo	dies are	within, adjacent to or within 100m of the site r consumption.	
	U.K.O. L. O.G.	-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	loss of a have lim	small gree	enfield a ersity va	rea, how	ever du	e to the	biodiversity designation. The development we e nature of the greenspace (mown grass), the ss of green space may reduce connectivity of	site is likely to
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape & townscape	adversel	y alter the	local ch	aracter a	and dimi	nish the	ational Park. The loss of a small area of green the tranquillity for existing residents. Given the trm the alteration to character is not expected	residential
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop	ment at the	e site wo	ould be u	ınlikely t	o have	a discernible impact on any heritage asset or	historic area.
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes w		xpected	to result	in a mir	or incr	on an AQMA or CAZ. The construction and c ease 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	putting it	outside ta	rget dist	ance for	a railwa	ay statio	ent services. Site is over 3km from Low Moor on. The site is very accessible for pedestrians in the local area.	
	J	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	on the ty meet the	pes and te minimum	enures o criteria	f the hou of policie	using is p es H04 a	orovide and H05	bution towards satisfying Bradford's housing r d in line with the Local Plan policies. The dev 5 (10 or more homes, or an area of more than le houses to reflect local need.	elopment would
12		-	Р	LŤ	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	
Accessible services							ces and amenities, with residents having to trees and amenities.	
		++	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	without o	disrupting of	cohesive oment be	eness of eing of a	existing scale th	commi	ithin an existing community in an area of high unity, encouraging participation and community put pressure on local services and facilities of	ty interaction,

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		alk of an ar					ss to culture and leisure spaces and activities es including Wibsey Park and the park and pl	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	e are cu could po	rrently r tentially	none, an enhance	d so an e comm	buld introduce new potential targets and victing increase in crime at the site cannot be ruled nunity 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							is 3.5km south west of St Luke's Hospital. S	
							, including Wibsey Park and the park and play al and mental health for the residents of this d	
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education	Site is 40 College.	00m south	of Revv	y Hill Pri	imary So	chool ar	nd is 250m west of Buttershaw Business and	Enterprise
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur	nities in the	nearby,	being v	vithin 3kı	m of Lo	to a broad range of high quality and diverse on Moor Employment area and 5km of Bradfoof diverse employment opportunities.	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		ng the dem					ould have a minor beneficial impact on the locates and enhancing the pool of potential employ	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/142 – Highgate Road	0.4	Residential gardens and open space	Predominantly Greenfield	5 dwellings	Commitment SW36/HC

Summary of assessment for SW/142:

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

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

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

		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	Site is g	reenfield. A	ALC G	ade at t	he site	is 'Urba	an'. 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		FZ1 and i eable surfa					flooding. However, development could lead els.	to an increase in	
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							within 100m of a surface waterbody. Develogonater consumption.	pment at the site	
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 Biodiversity & geodiversity	biodivers	sity value i uce local e	n its cu cologic	rrent co al conn	ndition. ectivity.	New of The H	s including trees. The site is therefore likely levelopment here could reduce biodiversity RA Screening process has identified that lik are triggered and thus cannot be ruled out a	value at the site ely significant	
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	National greenfie be likely	Parks or A ld that con to adverse	AONBs tains G ely alte	. Howev I eleme r the loc	ver, resi ents of p cal town	dential otentia scape	a discernible effect on any landscape designed development at this site could result in the ally high visual amenity, including trees, and and landscape character, although the site magnitude of potential effects.	loss of open it would therefore	
8 Cultural		0	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
heritage	Develop historic		e site v	vould be	unlikel	y to ha	ve a discernible effect on any sensitive herit	tage asset or	
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality	new hon	nes would	be exp	ected to	result i	in a mii	act on an AQMA or CAZ. The construction a nor increase in air pollution in relation to exi- novements.		
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	east at E		terchai	nge Rail	lway Sta	ation. S	equent services. The nearest railway station lite has good access for pedestrians, but so		
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, depending on th types and tenures of the housing is provided in line with the Local Plan policies.								
42 Appacaible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
12 Accessible services							and services in proximity to the site. Reside y to access services and amenities to satisfy		
	_	+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a	

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility		Mitigation code(s)					
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 oppositions along Highgate Road and in Queensbury.	ortunities				
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	and so a	The construction and occupation of new homes would introduce new potential targets and victims of crime, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b				
16 Health	distance Residen for outdo	. The site i ts at the si	s 4.6kr te wou e and o	m south ld have commur	-west of good ac nity enga	a gene ccess to	he Willows Medical Centre, putting it outside eral hospital, Bradford Royal Infirmary. o a diverse range of semi-natural habitats w nt, which could improve both physical and m	ith opportunities				
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education							ry School, is 550m east of the site. The nea -west of the site.	rest secondary				
	,	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	Site would provide residents with good access to a bread range of high quality and diverse employment											
		+	Р	ĹT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	such as		ing the	deman			could have a minor beneficial impact on the ds and services and enhancing the pool of p					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/150 – Dovesdale	0.40	PDL including	5	0 1 111	Commitment:
Road	0.18	existing buildings	Brownfield	9 dwellings	SW38/HC

Summary of assessment for SW/150:

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

A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being adjacent to the CAZ and to an AQMA. Development here could potentially make achieving air quality improvement targets more difficult. Minor positive effects were predicted for nearly all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and employment areas.

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

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

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f				
3 Land & Buildings	material	Site is PDL. Existing buildings within the site may present opportunities for reusing existing structures or materials. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of the land resource subject to the potential effects on the MSA.										
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience		n relation t					nd at a low risk of surface water flooding. Gat it would be avoided through a careful lay					
5 Water	•	-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources		Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.										
		+	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9 If to be likely that the site is of limited biodive	6a – 6f				
6 Biodiversity & geodiversity	biodivers	sity designathe the introdu	ation a ction o	nd woul	d be a o	good o _l	be unlikely to result in any discernible effect oportunity to deliver biodiversity net gains a	t the site such as				
		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	developi ensure t	ment, but g hat this loc	jiven th ation h	ne curre nas a mo	nt condi ore posi	ition of tive infl	g; it is unclear how this may be incorporate the site, new development here may be an uence on the local townscape character the acorporates GI elements of high visual ame	opportunity to ough the				
8 Cultural		0	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None				
heritage	Develop historic		e site v	vould be	unlikel	y to ha	ve a discernible effect on any sensitive heri	tage asset or				
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	quality ir		nt targe	ets incre			ore development at this location could make t, due to the pollution associated with the co					
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 2.35km north east at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.											
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing							wards satisfying Bradford's housing needs, line with the Local Plan policies.	depending on the				

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend Score of effect		Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
services	The site would be within 300m of areas of key services and amenities on Manchester Road and Thornton Lane, both to the north.									
13 Social cohesion		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a		
	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	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, places of worship and a recreational ground, particularly north and south along Manchester Road.									
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	a locatio be ruled	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.								
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	Residents would be within 800m of either Woodroyd Medical Centre or The Ridge Medical Practice, depending on location within the site. The site is 1.4km south of a general hospital, St Luke's Hospital. Residents would have adequate access to green space, being 1.2km east of Bowling Park, providing outdoor exercise opportunities which could improve both physical and mental health for the residents of the development.									
		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
17 Education		The nearest primary school, Bankfoot Primary School, is 145m north-east of the site. The nearest secondary school, Co-op Academy Grange, is 950m north-west of the site.								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
18 Employment			centre			cluding	o a broad range of high quality and diverse g Staygate Employment Zone which is 500m	east of the site.		
		+	<u>P</u>	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, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/157 – Blamires Street	0.29	Commercial/ industrial hard standing and	Brownfield	9 dwellings	Commitment: SW41/HC
		buildings			

Summary of assessment for SW/157:

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

A major adverse effect arises for the climate change resilience SA Objective due to two large areas of land at medium and high risk of surface water flooding across the centre of the site and along the south-eastern perimeter. Given the relatively small size of the site, these may be difficult to avoid but may be possible.

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 facilities.

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

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

SA Objective		Effect on S	SA Obje	ctive						
	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f		
3 Land & Buildings	materials	s. ALC Gra	ade at t	the site	is 'Urba	n'. Site	ay present opportunities for reusing existing coincides with a coal MSA. Site would be a son the MSA.			
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change resilience	Site is in FZ1. Site has a large band of land across the centre of the site that is at medium and high risk of surface water flooding and another area of high and medium risk along the south-eastern perimeter. These areas may be difficult to avoid given the site's relatively small size but may be possible.									
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.									
		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6 Biodiversity & geodiversity	Site is PDL containing buildings. It is considered likely that the site is of limited biodiversity value in its current condition. New development here would be unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.									
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
7 Landscape & townscape	National Given th to enhar	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is PDL with existing buildings that appear to be industrial/commercial. Given the apparent condition of the site currently, there may be scope for a new development at this location to enhance the local townscape character, such as by incorporating GI elements of high visual amenity value and by ensuring that the new development is of a high quality design.								
		+	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b		
8 Cultural heritage	Eastern perimeter of the site adjoins the Grade II Listed Building '808, Great Horton Road'. Given the site current use and condition of the site, new development would be likely to present a good opportunity for enhancing the setting of this sensitive heritage asset.									
			Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	new hon	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	east at E		terchai	nge Rai	lway Sta	ation. S	equent services. The nearest railway station lite has good access for pedestrians, but so			

		Effect on SA Objective									
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			
TTTIOUSING	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.										
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
services	The site	is located	within	600m o	f key se	rvices a	and amenities in both directions along the A	647.			
40.0		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	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	Residents at the site would have good access to a diverse range of culture and leisure opportunities, particularly along the A647, including pubs, restaurants and places of worship.										
		+/-	Р	LT	ĪŔ	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	a location be ruled	n where th out. Howe	ere are ever, ne	e curren ew deve	tly no re lopmen	esidenti t could	would introduce new potential targets and vial receptors, and so an increase in crime at potentially enhance community cohesion at to combat the local risk of crime.	the site cannot			
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b			
16 Health	Site is 950m south-west of the nearest medical centre, The Ridge Medical Practice, putting it outside the target distance. The site is 2.2km south-west of a general hospital, St Luke's Hospital. Residents would have adequate access to green space, being 1km south-east of Horton Park, providing outdoor exercise opportunities which could improve both physical and mental health for the residents of the development.										
17 Education							SP6, SP14, SP16, EC3, DS5, CO2 chool, is 250m north-east of the site. The ne	17a – 17c arest secondary			
18 Employment	Site wou opportur	+/- Ild provide nities in Bra	reside adford, to the	LT nts with includir north-ea	IR good a ng the P ast. It is	H ccess t aradise uncerta	of the site. SP6, SP14, SP16, EC1, EC2, EC3, EC4 o a broad range of high quality and diverse e Green Employment Zone which is 550m n ain the extent to which residential developm	orth of the site			
19 Economy	The con such as employe	+ struction a by increas es for loca	P nd occ ing the Il busin	LT upation deman esses.	IR of new d for loc An impr	H homes cal good ovemen	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the ds and services and enhancing the pool of p nt in the built environment could lead to an i ge further inward investment to help tackle I	ootential mproved			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/055 - Leaventhorpe Lane,				290 dwellings	
Thornton	8.63	Agricultural	Greenfield	(based on 35dph)	Rejected

Summary of assessment for SW/055:

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

A significant adverse effect has been predicted for the transport SA Objective, due to the site being outside the target distances for bus and rail links and having poor pedestrian and bicycle access at present. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for a range of 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 health and education facilities and employment areas.

Minor adverse effects have been predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a large, 100% greenfield site which contains trees.

		Effect on S	SA Obje	ctive				
SA Objective		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings	Site is g	reenfield. <i>A</i> the site coi	ALC Grand	ade at th with a s	ne site i andstor	is Grade ne MSA	e 4. Site coincides with a coal MSA. Small sec	tion in the north-
		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	risk of su through	urface wate	er flood ayout o	ing, ass f develo	ociated pment.	with M	ps with land in FZ2 and FZ3b and land at a low iddle Brook. It is expected that these areas co er, development could also lead to an increase	uld be avoided
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	Site is n		GSPZ.	Develo	pment a	at the si	erimeter. Development here could pose a risk te would be expected to result in a minor increg levels.	
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9 lements including trees. The site is therefore li	6a – 6f
6 Biodiversity & geodiversity	biodivers reduce le The site	sity value i ocal ecolo falls withir ely risks sl	n its cu gical co n a SSS	rrent co nnectivi I Impac	ndition. ty. t Risk 2	New do	evelopment here could reduce biodiversity value the South Pennine Moors SAC/SPA/SSSI. For level and consultation with Natural England	ue at the site and urther consideration
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	National that con adverse	Parks or A tains GI eld ly alter the	AONBs ements local to	Howev of poter wnscap	er, resintially hoe and l	dential igh visu andsca	a discernible effect on any landscape designa development at this site could result in the los all amenity, including trees, and it would there pe character, although the site is adjacent to tall effects.	s of open greenfield fore be likely to
		odia ncip t						
		-	Р	LT	R		SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	at this la heritage	uth-east o	P f the sit greenfie oric are	e is the old site of a. This	Registo could po would b	ered Pa	SP2, SP10, EN3, EN4, EN5, EN6, DS3 rk/Garden 'Former Dudley Hill Picture Palace' y have an adverse effect on the setting of this d by the existing presence of screening veget	. New development highly sensitive ation and built form,
	at this la heritage as well a	outh-east o rge open of asset/historias the topo	P f the sit greenfie oric are graphy P	te is the eld site of a. This	Registe could po would b	ered Pa otentially oe limite	SP2, SP10, EN3, EN4, EN5, EN6, DS3 rk/Garden 'Former Dudley Hill Picture Palace' y have an adverse effect on the setting of this d by the existing presence of screening veget SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	. New development highly sensitive ation and built form,
	at this la heritage as well a Develop homes v	outh-east orge open gasset/histors the topo	P f the sit greenfie oric are graphy P d not he expected	te is the cld site of a. This cld. LT ave a did to resu	Registe could power the would be seen the seen t	ered Pa otentially be limite H le impa ninor in	SP2, SP10, EN3, EN4, EN5, EN6, DS3 rk/Garden 'Former Dudley Hill Picture Palace' y have an adverse effect on the setting of this d by the existing presence of screening veget SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s.	. New development highly sensitive ation and built form, 9a – 9c occupation of new
9 Air quality	at this la heritage as well a Develop homes v associat	- outh-east o rge open g asset/histo as the topo - ment woul would be es ed with ho	P f the sit greenfie oric are graphy P d not haxpected mes an	te is the celd site of a. This cell to result to result to transp	Registe could powould be IR scernibult in a roort mo	ered Pa otentially be limited Hale impa minor invement H	SP2, SP10, EN3, EN4, EN5, EN6, DS3 rk/Garden 'Former Dudley Hill Picture Palace' y have an adverse effect on the setting of this d by the existing presence of screening veget SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	. New development highly sensitive ation and built form, 9a – 9c occupation of new els due to pollution 10a – 10d
heritage 9 Air quality	at this la heritage as well a Develop homes v associat	- outh-east o rge open g asset/histo as the topo - ment woul would be ed ed with ho ver 400m f	P f the sit greenfie oric are graphy P d not h expected mes an P	LT ave a did transper LT LT ave a did transper LT LT ave neares	Registe could powould be IR scernibult in a roort mo	ered Pa otentially be limited Hale impa ninor invement Hale top. The	SP2, SP10, EN3, EN4, EN5, EN6, DS3 rk/Garden 'Former Dudley Hill Picture Palace' y have an adverse effect on the setting of this d by the existing presence of screening veget SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing lev s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	. New development highly sensitive ation and built form, 9a – 9c occupation of new els due to pollution 10a – 10d 3ford Forster

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	types an minimum	d tenures of criteria of	of the h	nousing es H04 a	is provi and H05	ded in I 5 (10 or	n towards satisfying Bradford's housing needs, ine with the Local Plan policies. The developm more homes, or an area of more than 0.5ha), tuses to reflect local need.	ent would meet the
12 Accessible		-	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
services	Resident amenitie		eed to	travel 90	00m soı	uth to B	radford Road to access a broad range of key s	ervices and
40.0		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	interaction		the de	velopm	ent beir	ng of a s		
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		ld have go greenspac		ess to a	range	of cultu	re and leisure opportunities including a pub and	d numerous
15 Safe & secure	location new dev	where ther	e are c could p	currently otentiall	none, y enhai	and so nce con	SP1, SP3, SP4, SP16, H09, DS5, C02 would introduce new potential targets and viction an increase in crime at the site cannot be ruled naminity cohesion and wellbeing, or increase name.	l out. However,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b
16 Health	some ou The site Resident	t of the tar is 2km sou ts would ha	get dis uth of a ave go	tance; a genera od acce	dditional I hospit ss to gr	ally, the al, Brac een spa	of the nearest GP surgery, Lower Grange Medi medical centre is on the opposite side of a rive afford Royal Infirmary. ace, being 800m south of Ladyhill Park, providi a physical and mental health for the residents or	er, Middle Brook.
		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education	Hall Prim	nary Schoo ry schools	ol to the	e north-e	east, or	St Anth	chool, either Lidget Green Primary School to the nony's Catholic Primary School to the south. The cademy, is 1.1km north, or Beckfoot Thornton S	e nearest
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur slightly fo	ities in Bra urther afiel	adford, d towa	includin	ig the T regiona	horntor I city in	o a broad range of high quality and diverse empton Road Employment Zone which 1km east of the the east. It is uncertain the extent to which the in agriculture in the local area.	e site, as well as
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc	reasing th	e dema er, it is	and for I	ocal go	ods and	could have a minor beneficial impact on the loc d services and enhancing the pool of potential of o which the loss of agricultural land could impa	employees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/001 – Town End Road, Clayton	1.63	Greenfield land/Green Belt	Greenfield 100%	57 dwellings	Rejected

Summary of assessment for SW/001: Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, cultural heritage, biodiversity and landscape. The site is well located to provide residents with good access to jobs, services, transport and significantly good access to health and educational 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 &		1	Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e				
Buildings							>0.4ha of greenfield land. Site coincides with Site is within the green belt.	a sandstone				
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
change resilience	with the	e site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved h the inclusion of GI in development, although this is somewhat dependent on implementation and there is ely to be a net loss in GI regardless.										
5 Water		+	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e				
resources							vaterbodies within 100m of the site. Developrer consumption.	nent 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 in diversity value at the site and reduce local ed					
		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3 discernible effect on any landscape designation	7a, 7b				
7 Landscape & townscape	that cont adversel form, wh	ains GI ele	ements local to help to	of poten wnscape limit the	tially high e and lan magnitud	n visual dscape de for p	velopment at this site could result in the loss amenity, including trees, and it would therefor character. The site is adjacent to existing resotential effects, but at this stage a minor advent.	ore be likely to sidential built				
		-	Р	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
8 Cultural heritage	site bour	ndary. Sho	rt term	negative	effects v	vould c	there are multiple listed buildings to the sout ome from the noise generated due to constru ct from the current greenfield setting.					
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c				
9 Air quality	homes w		xpected	l to resul	t in a min	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	Bradford	Interchan	ge Rail	way Stat	ion, this i	s outsid	ent services. The nearest railway station is 4 de of the desired range. The site has good ac a limited amount of cycle paths.					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types an minimum	d tenures of criteria of	of the h f policie	ousing is s H04 a	s provide nd H05 (1	d in line 10 or m	owards satisfying Bradford's housing needs, with the Local Plan policies. The developme ore homes, or an area of more than 0.5ha), the sto reflect local need.	ent would meet the				
12 Accessible		+	P	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	Bradford Road.				
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a				

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	trend Score of effect Score of					Mitigating or enhancing Local Plan policies	Mitigation code(s)
13 Social cohesion	without o	disrupting of	cohesiv oment b	eness of being of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and communi put pressure on local services and facilities of	ty interaction,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		ts at the si nts, church					range of culture and leisure opportunities inc	cluding pubs,
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the elopment o ould help t	re are c	urrently i otentially	none, and enhance	d so an e comm	ould introduce new potential targets and victir increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase na SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,	out. However,
16 Health	hospital, Residen	Bradford I	of the r Royal Inte	nearest G nfirmary. d have g	l SP surgei ood acce	l ry, Dr N ess to a	CO1, CO2, CO3, DS1, DS5 G Walker- Cowgill Surgery. The site is within diverse range of semi-natural habitats with control of the control of t	2.7km of a
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education							Primary School, is 450m south of the site. The solution of the site.	ne nearest
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment					ple empl		broad range of high quality and diverse emp zones in the south Bradford and Bradford ci	ty centre.
19 Economy	as by ind	creasing the sinesses. <i>F</i>	e dema An impr	and for lo ovement	ical good	s and s ıilt envir	SP6, SP14, SP16, EC1, EC2, EC3, EC4 uld have a minor beneficial impact on the loc ervices and enhancing the pool of potential econment could lead to an improved attractive to help tackle local deprivation.	mployees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential developmen t	Status
SW/040 - Melrose Street, Great Horton	0.4	Greenfield land, site is also a burial ground	Greenfield 100%	14 dwellings	Reject ed

Summary of assessment for SW/040: No significant adverse effects predicted. Minor adverse effects predicted for loss of greenfield land, biodiversity, landscape, air quality, water resources, biodiversity and landscape. The site is well located to provide residents with good access to jobs, services, transport and significantly good access to 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)					
3 Land &		-	Р	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e					
Buildings	Site is a is urban.		enfield	site and	previous	burial g	ground. Site coincides with a coal MSA. ALC	Grade at the site					
4 Climate		+	Р	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	with the	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	М	SP9, EN1, EN2, EN7, EN9	5a – 5e					
resources							vaterbodies within 100m of the site. Develop	ment at the site					
6	would be	e likely to r	esult in	a minor	Increase IR	ın wate	er consumption. SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
o Biodiversity	Site is a	reenfield c	nntainir			l ∟ nents a	nd is likely to be of some biodiversity value i						
&							odiversity value at the site and reduce local						
geodiversity	connecti							3					
		-	Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
7 Landscape & townscape	National that cont adversel form, wh	Parks or A tains GI eld y alter the	AONBs 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 thereful character. The site is adjacent to existing reotential effects, but at this stage a minor advert	s of open greenfiel fore be likely to esidential built					
	100ai ian		P	LT	IR	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b					
8 Cultural heritage	noise ge		listed b le to co	uildings	directly s	outh of	the site. Short term negative effects would despected that the development would also despected.	come from the					
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
9 Air quality	homes v	ment woul vould be ex ed with ho	kpected	to resul	t in a min	or incre	on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev	occupation of new els due to pollution					
	account	+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d					
10 Transport		ithin 200m	of mul	tiple bus	stops wit	h frequ	ent services. The nearest railway station is						
		I Interchan	ge Rail	way Stat			de of the desired range. The site has good a a limited amount of cycle paths.						
	pedestria	I Interchan ans, but so +	ge Rail mewha P	way Stat at limited LT	for cyclis	ts with	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	ccess for					
11 Housing	The site types an minimum	Interchan ans, but so + could mak d tenures n criteria of	ge Rail mewha P e a mir of the h	way Stat at limited LT nor positi nousing is es H04 ar	IR Ve contriles provided the H05 (1)	H Dution t d in line	de of the desired range. The site has good a a limited amount of cycle paths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	11a, depending on the ent would meet th					
12	The site types an minimum	Interchan ans, but so + could mak d tenures n criteria of	ge Rail mewha P e a mir of the h	way Stat at limited LT nor positi nousing is es H04 ar	IR Ve contriles provided the H05 (1)	H Dution t d in line	de of the desired range. The site has good a a limited amount of cycle paths. SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 owards satisfying Bradford's housing needs with the Local Plan policies. The developm ore homes, or an area of more than 0.5ha),	11a, depending on the ent would meet th					
	The site types an minimum aspects	Interchan ans, but so + could mak d tenures n criteria of such as ho	ge Rail mewha P e a mir of the h f policie busing p te woul	way State at limited LT nor position ousing is seen H04 armix and a LT dhave g	IR ve contril s provide nd H05 (1 affordable	H Dution t d in line 10 or m house	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 developm ore homes, or an area of more than 0.5ha), as to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	11a, depending on the ent would meet that specify					

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
13 Social cohesion	without o	disrupting of	cohesiv oment b	eness of being of a	existing a scale th	commu	thin an existing community in an area of high inity, encouraging participation and community put pressure on local services and facilities of	ty interaction,
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							range of culture and leisure opportunities including Bracken Hill Park to the west.	eluding pubs,
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	new dev		could p	otentially	enhance	e comm	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9,	
16 Health	hospital, Residen	St Luke's	Hospita te woul	al. d have g	l rest GP s ood acce	ess to a	CO1, CO2, CO3, DS1, DS5 The Ridge Medical Practice. The site is with diverse range of semi-natural habitats with o	in 1.7km of a
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education							f England Primary Academy, is 400m south ε range, is 1km south of the site.	east of the site.
40		+	P	LŤ	İR	Ĥ	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment							broad range of high quality and diverse emp zones to the east in south Bradford and Brad	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	as by inc	creasing the	e dema An impr	and for lo	cal good in the bu	s and s ıilt enviı	uld have a minor beneficial impact on the loc- ervices and enhancing the pool of potential e conment could lead to an improved attractiver o help tackle local deprivation.	mployees for

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/054 – The Meadows, Wibsey	0.45	Fenced off green space	Greenfield	20 dwellings	Rejected

Summary of assessment for SW/054:

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

		Effect on S	SA Object	ive						
SA Objective	Baseline trend	Score of effect Beautiful		Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c		
Buildings		ithin a coa e is locate					greenfield site and so would not constitute ar	n efficient use of		
4 Climate change		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e		
resilience	Site is in Flood Zone 1 and not at risk of surface water flooding. However, development could lead to an in in impermeable surfaces, compared to current levels.									
5 Water		-	Р	ĹT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e		
resources							within, adjacent to or within 100m of the siter consumption.	e.		
6		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h		
Biodiversity & geodiversity	result in		a large	greenfie	ld site w	ith area	biodiversity designation. However, the develors of tree and hedgerow cover and would the	opment would		
7	0.10 0 0.10	+/-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b		
Landscape & townscape	alter the	local char wn, fenced adjacent to	acter and off, and existing	d diminis to have built for	sh the tra historica m.	anquillit ally bee	tional Park. The loss of a large greenfield sity for existing residents. However, the site apen the subject of fly tipping. The residential d	pears to be		
3 Cultural	Davelon	O mant at the	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	ur historia area		
heritage	Develop	ment at the	P Site WC	IT	IR	M	a discernible impact on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c		
9 Air quality	homes v		d not ha	ve a disc to result	ernible in a min	impact or incre	on an AQMA or CAZ. The construction and ease in air pollution in relation to existing lev	occupation of new		
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6			
Transport	Site is w						7.7.0	10a – 10d		
1	putting it	t outside ta	of seve rget dist	ance for	a railwa	y static	ent services. Site is 2.2km from Low Moor R on. The site is very accessible for pedestrian in the local area.	 ailway Station,		
	putting in although	t outside tand there is a	of seve rget dist lack of o	ance for designat LT	a railwa ed cycle IR	y static paths i	ent services. Site is 2.2km from Low Moor Ron. The site is very accessible for pedestrian in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	ailway Station, s and cyclists		
	Site cou on the ty meet the	t outside tand there is an outside tand there is an outside the the there is an outside the there is an outside the there is an outside the there is a	of seve arget dist lack of o P Ily make enures o criteria	ance for designat LT a minor f the hour of policies	a railwa ed cycle IR positive using is p	y static paths i H contrib provided nd H05	ent services. Site is 2.2km from Low Moor Ron. The site is very accessible for pedestrian in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 bution towards satisfying Bradford's housing d in line with the Local Plan policies. The de 5 (10 or more homes, or an area of more tha	ailway Station, s and cyclists 11a needs, depending velopment would		
11 Housing	Site cou on the ty meet the	t outside tand there is an outside tand there is an outside the the there is an outside the there is an outside the there is an outside the there is a	of seve arget dist lack of o P Ily make enures o criteria	ance for designat LT a minor f the hour of policies	a railwa ed cycle IR positive using is p	y static paths i H contrib provided nd H05	ent services. Site is 2.2km from Low Moor Ron. The site is very accessible for pedestrian in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 button towards satisfying Bradford's housing d in line with the Local Plan policies. The de	ailway Station, s and cyclists 11a needs, depending velopment would		
11 Housing 12 Accessible	Site cou on the ty meet the specify a	t outside ta t here is a + Id potentia vpes and te e minimum aspects su + Ild have ex	of seve arget dist lack of of period lack of of the period lack of the	ance for designat LT a minor f the hou of policie using m LT access to	a railwa ed cycle IR positive using is p es H04 a ix and af IR a diverse	y static paths i H contrib provide nd H05 fordabl H	ent services. Site is 2.2km from Low Moor Ron. The site is very accessible for pedestrian in the local area. SP8, H01, H02, H03, H04, H05, H06, H07, H08, H09, H010 Dution towards satisfying Bradford's housing d in line with the Local Plan policies. The de to (10 or more homes, or an area of more that le houses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4,	ailway Station, s and cyclists 11a needs, depending velopment would n 0.5ha), that		
11 Housing 12 Accessible services	Site cou on the ty meet the specify a	t outside ta t here is a + Id potentia vpes and te e minimum aspects su + Ild have ex	of seve arget dist lack of of period lack of of the period lack of the	ance for designat LT a minor f the hou of policie using m LT access to	a railwa ed cycle IR positive using is p es H04 a ix and af IR a diverse	y static paths i H contrib provide nd H05 fordabl H	ent services. Site is 2.2km from Low Moor Ron. The site is very accessible for pedestrian in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 pution towards satisfying Bradford's housing d in line with the Local Plan policies. The de (10 or more homes, or an area of more that he houses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 ge of services and amenities in highly access	ailway Station, s and cyclists 11a needs, depending velopment would n 0.5ha), that		
11 Housing 12 Accessible services 13 Social cohesion	Site cou on the ty meet the specify a Site wou being wi	t outside tan there is a + Id potentia /pes and te e minimum aspects sur + Ild have ex thin a 5000 + ment at thin ity interact	of seve lack of of p Illy make enures of criterial of the cellent at m walk of p s site workion, with	ance for designat LT a minor f the house of policies using m LT access to f service LT buld situation the court	a railwa ed cycle IR positive using is pes H04 a ix and af IR a a diverses and ar IR ate new developr	y static paths i H contrib provided nd H05 fordabl H se rang menitie H resider ment be	ent services. Site is 2.2km from Low Moor Ron. The site is very accessible for pedestrian in the local area. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 bution towards satisfying Bradford's housing d in line with the Local Plan policies. The de to (10 or more homes, or an area of more than le houses to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2 ge of services and amenities in highly access a long High Street, 150m south of the site. SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	ailway Station, s and cyclists 11a needs, depending velopment would n 0.5ha), that 12a sible locations 13a ng participation and		

		Effect on S	SA Object	ive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
14 Culture &							ge of culture and leisure opportunities in highly	y accessible				
leisure	locations	along Hig				r Road						
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where the	re are cu could pot	rrently r tentially	none, an enhance	d so an e comm	ould introduce new potential targets and victin increase in crime at the site cannot be ruled nunity cohesion and wellbeing, or increase na	out. However,				
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	Site is within 800m Wibsey Surgery and 2km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development											
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education	Site is w	ithin 800m	of Wibs	ey Prima	ary Scho	ol to th	e west and Bankfoot Primary School to the n	orth. Co-op				
Education	Academ	y Grange i	s 1.2km	northwe	st of the	site.						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	opportur		nearby,	being v	vithin 3k		to a broad range of high quality and diverse adford City Centre and 5km of 10 Employmen					
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		ng the dem					ould have a minor beneficial impact on the locals and enhancing the pool of potential employ					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/105 - Clover Street / Haycliffe Road, Wibsy	0.22	PDL, disused land behind houses	50% Mix	10 dwellings	Rejected

Summary of assessment for SW/105:

No significant adverse effects predicted. Minor adverse effects predicted for air quality and water resources SA Objectives, as predicted for most sites. This PDL site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. Site is well located to provide residents with good access to jobs, buses, and cultural spaces, with particularly good access to schools and health facilities. Residents here may need to travel up to 900m for daily shopping needs.

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
) a a d 0		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c
3 Land & Buildings							ent use of land, depending on the potential in ed within a coal MSA. The ALC grade for this	
Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	
change	Site is in	Flood Zor	ne 1 and	is at lov	v risk of	surface	water flooding. However, development could	d lead to an
esilience	increase	in imperm	ieable si	urfaces,	compare	ed to cu	urrent levels.	
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
esources							e within, adjacent to or within 100m of the site r consumption.).
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity geodiversity	brownfie	eld plot of li	mited bi	odiversit	y value,	develo	ons directly impacted by development on the pment could be an opportunity to enhance the connectivity of the local and wider ecological n	site. As a e biodiversity
7		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape & townscape							roviding the development is in-keeping with toportunity to improve the local character.	he existing built
3 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
neritage	Develop	ment at the	e site wo	ould be u	ınlikely t	o have	a discernible impact on any heritage asset of	historic area.
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v		xpected	to result	in a mir	or incr	on an AQMA or CAZ. The construction and cease in air pollution in relation to existing leve	
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	Railway	Station, pu	utting it c	outside ta	arget dis	tance f	ent services. Site is over 2km from Bradford or a railway station. The site is very accessib cycle paths in the local area.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	on the ty meet the	pes and te minimum	enures o criteria	f the hou of policie	using is p es H04 a	orovide and H0	bution towards satisfying Bradford's housing of d in line with the Local Plan policies. The dev 5 (10 or more homes, or an area of more than le houses to reflect local need.	elopment would
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services					access t	o a div	erse range of services and amenities in highly along Great Horton Road	y accessible
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
13 Social cohesion	commun	ity interact	tion, with Iter the l	nout the o	developi	ment b	nts within an existing community, encouraging eing of a scale that could put pressure on loc ty and place. This site would provide high-qua	al services and
	u u. u	- · · · · · · · · · · · · · · · · · · ·		LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	

		Effect on	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
14 Culture & leisure	restaura		rks. A br	roader c			ge of culture and leisure opportunities, including of culture and leisure opportunities, including of Erace of	
		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where the	re are cu could po	rrently r tentially	none, an enhance	d so an e comm	ould introduce new potential targets and victing increase in crime at the site cannot be ruled nurity 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	residents commun	s with good	d access	to a div	erse ran	ge of s	tre and 1.5km of St Luke's Hospital. Site wou emi-natural habitats with opportunities for ou d improve both physical and mental health fo	tdoor exercise and
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education	Site is w	ithin 250m	of South	hmere P	rimary S	School a	and 300m west of Co-op Academy Grange.	
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
Employment							to a broad range of high quality and diverse RUDP E6 employment zones.	employment
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	increasir business	ng the dem ses. An imp	nand for i	local go nt in the	ods and built en	service vironm	ould have a minor beneficial impact on the loc es and enhancing the pool of potential employ ent 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
SW/111 – Bradford		Use for parking,			
Road/ Thirsk Road,	0.37	but mostly	50% Mix	13 dwellings	Rejected
Clayton		grassland			

Summary of assessment for SW/111:

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

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3d
Buildings							MSA. Site is a mixed use site with urban grad	e soils, so
	develop	ment would	d constiti	ute an e	fficient u	ise of la	and, depending on impacts to the MSAs. SP8, SP9, SP10, SP15, HO9, EN1, EN2,	1
4 Climate		+	Р	LT	IR	М	EN3, EN7	4a – 4e
change resilience	Site is in	FZ1 and i	s at low	risk of s	urface w	ater flo	oding. However, development could lead to	an increase in
esilience	imperme	able surfa		npared to		t levels		
5 Water		-	P	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							nin 100m of site. Development would result in	a minor net
6	increase	m water c	onsump D	lion at tr	IR IR	M	elation to existing levels. SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity	There w	ould be no	sensitiv	e biodiv			ons directly impacted by development on the	
&							he site's biodiversity value and would reduce	
geodiversity		vity due to					·	
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Landscape							or National Park. The loss of open greenspace	
&							ne local area. However, given the site is adjact ter would be minor.	cent to existing
townscape	Duilt Ioili		n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
8 Cultural	Develop	_					nservation Area. Development at site would	be unlikely to have
heritage							oric areas.	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
9 Air quality							on an AQMA or CAZ. The construction and o	
. ,		vould be ex ed with ho					ease in air pollution in relation to existing leve	els due to pollution
	associal	eu wiiii iio					SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	
4.0		+	Р	LT	IR	М	TR6	10a – 10e
10 Transport	Site is w	ithin 250m	of bus s	tops wit	h freque	ent serv	ices. Bradford Forster Square Railway Statio	n is 4.1km north
Παποροπ							nge. The site has good access for pedestrian	s, but somewhat
	limited to	or cyclists v	with a lin	nited am	ount of	cycle pa		
		+	Р	LT	IR	М	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site cou	ld make a	minor po	sitive co	ntributio	on towa	rds satisfying Bradford's housing needs, dep	ending on the
11 Housing							e with the Local Plan policies. The development	
							ore homes, or an area of more than 0.5ha), t	hat specify
	aspects	such as ho	ousing m	ix and a	ffordabl	<u>e house</u>	es to reflect local need.	1
12		+	Р	LT	IR	М	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15,	12a
Accessible	Site wor	ıld offer res	l sidents c	lood acc	ess to k	ev serv	H08, DS4, C02, EC5, H03, H012 ices and amenities along Bradford Road adja	I acent to the site
services		wider Clay			COO TO N	.cy	and amorning bradiora reduction	acont to the one
			Р		ID	N.A	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	130
13 Social		+		LT	IR	М	DS3, DS4	13a
cohesion							its with high quality housing within an existing	
3311001011							mmunity interaction, without the developmen es or could alter the local sense of communit	

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
14 Culture &		+	Р	LT	IR	М	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							ural and leisure areas, being within 500m of and the wider Clayton area.	a varied array of
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location	where cur	rently the	ere are r	one, but	t could	oduce new potential victims or targets of crim potentially enhance community cohesion and combat the local risk of crime.	
		++	Р	LT	IR	М	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	access t		tryside a				St Luke's Hospital. Site would provide new re emi-natural habitats, and outdoor exercise op	
17		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education	Site is w		of Clayt	on St Jo	hn C of	E Prim	ary School and 1.1km of Beckfoot Thornton S	Secondary School
40		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment		ts would h			to emp	loymen	t opportunities with five Employment Zones w	vithin 5km of the
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		ng the dem					uld have a minor beneficial impact on the loc s and enhancing the pool of potential employ	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/159 – Cumberland	0.00	PDL, office space	5	05 1 11	5
House/ Cemetery Road	0.32	and car park	Brownfield	25 dwellings	Rejected

Summary of assessment for SW/159:

No significant adverse effects predicted for this site. This PDL site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. Site is well located to provide residents here with good access to shops, jobs, and cultural spaces, with particularly good access to schools and health facilities.

		Effect on SA Objective						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land & Buildings		+/-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5SP4, SP8, SP9, HO2, TR5	3b, 3c
3 Land & Buildings							use of land, depending on the potentials. The ALC of the site is of urban gra	
4 Climate change resilience		+	Р	LT	IR	Η	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is in	FZ1 and	not at ris	sk of surfa	ace wate	r floodir		
		-	Ρ	LT	IR	Ι	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources							n 100m of site. Development would reation in relation to existing levels.	
		+	Ρ	LT	IR	Η	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	England Develop	Green Int	frastructu d therefo	ire Corric ore be an	dor but is opportui	a brow hity to e	versity designation. Site is within a Na infield plot of limited biodiversity value inhance the biodiversity value of the s d wider ecological network.) .
		+	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
7 Landscape & townscape	improve		of the si rea.	te on the	local cha	aracter	e development would be an opportun and would be in-keeping with the exis	
		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
8 Cultural heritage	Develop areas.	ment at si	te would	be unlike	ely to hav	/e a dis	cernible impact on any heritage asse	ts or historic
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	would be		d to resu	lt in a mir	nor increa	ase in a	 The construction and occupation or irrelation in relation to existing level ements. 	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	Railway	Station, is	over 2k	m from s	ite puttin	g it outs	ces. The closest railway, Bradford Fo side the desired range. The site is ver of designated cycle paths in the loca	y accessible
	·	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	dependir The deve an area	ng on the elopment	types an would m	d tenures eet the m	s of the h	ousing criteria	ution towards satisfying Bradford's ho is provided in line with the Local Plar of policies H04 and H05 (10 or more uch as housing mix and affordable ho	policies. homes, or
12 Accessible services		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
12 Accessible services							e of services and amenities in highly a	accessible
	locations	s along Th	iornton k	Road with	various	ameniti	es within Victoria Shopping Park.	

		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)
	encoura	ging partic	cipation a	and comn	nunity int	eraction	existing community of high deprivation, without the development being of a rould alter the local sense of community.	scale that
14 Culture & leisure		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure		rs resider ouses and			ss to cul	tural an	nd leisure areas along Thornton Road	including
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	vacant lo	ocations w	here cui	rently the	ere are n	one, bu	duce new potential victims or targets on targets of the could potentially enhance communated to the local risk of the lo	nity cohesion
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	approxin	nately 1.3	km south	of Bradf	ord Roya	al Infirm	urgery, Kensington Street Health Cen nary Hospital. Residents would have e nealth effect both physically and menta	excellent ally.
17 Education		++	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
17 Eddeallori	Site is w						and within 800m of Dixons Kings Aca	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment							to a broad range of high quality and divithin 5km of 6 RUDP E6 employment	
		+	Р	LT	IR	Η	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	economy employe	y, increas es for loc eness to t	ing the d al busine	emand fo sses. An	or local go improve	oods ar ment in	ald have a minor beneficial impact on nd services and enhancing the pool of the built environment could lead to a urther inward investment to help tackl	potential n improved

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/161 – Former Hare &		Public house, car			
Hounds Public House,	0.40	park and	70% brownfield /	18 dwellings	Rejected
Great Horton Road		greenspace	30% greenfield	-	

Summary of assessment for SW/161:

No significant adverse effects predicted for this site. This predominantly PDL site would be a good opportunity to deliver biodiversity net gains and improvements to the local character. A Grade II Listed Building is within the site and at this stage an adverse effect on its setting cannot be entirely ruled out. Site is well located to provide residents with good access to jobs, buses, cultural spaces, and schools, with particularly good access to health facilities. Residents may need to travel up to 1.5km for daily shopping needs.

		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	3b, 3c
3 Land & Buildings	MSA wit	h which it o	coincide prove tl	es. It is u he resou	ınknowr ırce-effic	n if the	cient use of land, depending on the potential in existing buildings on-site could be re-used but of any development. Site is entirely situated wi	the re-use of
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience							e water flooding. However, development could current levels.	d lead to an
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							re within, adjacent to or within 100m of the site er consumption.	
6		+	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
Biodiversity & geodiversity	result in		a smal	ll area of	greenfi		tions directly impacted by development on the rubs and trees) which would reduce the biodiv	
7		+	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape & townscape			ea, the	site wou	ıld provi	ide an d	Providing the development is in-keeping with topportunity to improve the local character.	he existing built
0.0	TI O		Р	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
8 Cultural heritage	site wou	ld seek to i	incorpo	rate this	sensitiv	e herit	blic House' is within the site. It is unclear if de age asset or if it would be adjacent to it. At this cannot be ruled out.	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes v		kpected	to resul	lt in a m	inor inc	ct on an AQMA or CAZ. The construction and contraction and contraction are constructed as the construction and contraction are constructed as the contraction are constructed as the contraction are constructed as the contraction are contracted as the contraction are contracted as the contraction are contracted as the construction are contracted as the contraction are contracted as the contraction are contracted as the construction and contracted are contracted as the contraction are contracted as the contraction are contracted as the contraction are contracted as the contracted are contra	
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport	which ha		service	es. The s	site is hi	ighly ac	tely 4.5km southwest of Bradford Interchange cessible for pedestrians and generally access	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	on the ty meet the	pes and te minimum	enures o criteria	of the ho	using is ies H04	provid and H	ribution towards satisfying Bradford's housing red in line with the Local Plan policies. The dev 05 (10 or more homes, or an area of more than ble houses to reflect local need.	elopment would
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services							s and amenities. The closest service centre who District Centre, is approximately 1.5km sout	
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
13 Social cohesion	commun	ity interact	ion, wit	thout the	develo	pment b	ents within an existing community, encouraging being of a scale that could put pressure on loca uity and place.	
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure							nge of culture and leisure opportunities, being value to the local countryside.	vithin 50m of
		+/-	Р	LT	İR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	re are c could p	urrently otentially	none, a / enhan	nd so a ce com		out. However,
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Infirmary		would p	orovide r	esident		and within 4km of St Luke's Hospital and Bradf ood access to outdoor exercise opportunities v	
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
Education		ithin 500m aw Busine					ngelist R C Primary School and is within 1.4km	(northwest) of
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	opportur		nearb				s to a broad range of high quality and diverse of Paradise Green Employment Zone and is with	
		+	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	r local go ent in the	ods and e built e	d servic nvironn	could have a minor beneficial impact on the loc- ties and enhancing the pool of potential employ nent could lead to an improved attractiveness to p tackle local deprivation.	ees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/100 -		Two plots of open			
Stanbeck Gardens,	0.24	green space between existing residential	90% greenfield / 10% brownfield	9 dwellings	Rejected
Buttershaw		developments	brownineid		

Summary of assessment for SW/100:

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

		Effect on S	SA Object	tive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
O Lond O		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3b, 3c
3 Land & Buildings							e and would result in the loss of a small area	
	therefore	e would be	conside		ightly ine IR		use of land. Site is located within urban grades SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3,	
4 Climate		+	Р	LT	IIX	М	EN7	4a – 4e
change resilience							ater flooding. However, development could	lead to an increase
esilierice	in imper	meable su		ompare		ent leve		
	O 11.	-	P	LT	IR .	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water							om Blackshaw Beck, the quality of this water	
resources		nsumption	•	e constr	uction ar	ia occu	pation of the site. Site would likely result in a	a minor increase in
	Water CC	-	Р	ΙT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6	Site wou	ıld have no		e effects			biodiversity designation. The development v	
Biodiversity							nature of the greenspace (mown grass), the	
& geodiversity							ss of green space may reduce connectivity of	
geodiversity		al network			•			
7		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape							tional Park. The loss of a small area of gree	
&							e tranquillity for existing residents. Given the	
townscape	develop				1		rm the alteration to character is not expected	to be significant.
8 Cultural heritage	Dovolon	0	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	r historia araa
nemage	Develop	ment at the	P Site wo	I T	IR IR	M	a discernible impact on any heritage asset of SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Develor	ment woul					on an AQMA or CAZ. The construction and	
9 Air quality	homes v		xpected	to result	in a mir	or incre	ease in air pollution in relation to existing lev	
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport							ent services. Site is over 3km from Low Mod	
Папороп							on. The site is very accessible for pedestrian	s and cyclists
	although	there is a	lack of o	designat	ed cycle	paths	in the local area.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	Site cou	ld potentia	llv make	a minor	positive	contrib	pution towards satisfying Bradford's housing	needs, depending
			,				d in line with the Local Plan policies.	, , ,
			enures o	i the not				
12		pes and te				Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4,	122
	on the ty	/pes and te	Р	LT	IR	Н	CO2	12a
Accessible	on the ty	/pes and te + would pro	P vide resi	LT dents w	IR			
12 Accessible services	on the ty	/pes and te	P vide resi	LT dents w	IR		CO2 to key services and amenities along Halifax SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2,	
Accessible services 13 Social	The site within 60	would proposed the second seco	P vide resi of the si P	LT dents w te. LT	IR ith good IR	access	CO2 to key services and amenities along Halifax SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	Road which is
Accessible services 13 Social	The site within 60	would proposed the second seco	P vide resi of the si P e site wo	LT dents w te. LT ould situa	IR ith good IR ate new	access H residen	CO2 to key services and amenities along Halifax SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 ts with high quality housing within an existin	13a g community of
Accessible services 13 Social	The site within 60	would propose the second secon	P vide resi of the si P e site wo	LT dents w te. LT ould situating partic	IR ith good IR ate new cipation	access H residen	CO2 to key services and amenities along Halifax SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 ts with high quality housing within an existin mmunity interaction, without the developmen	13a g community of nt being of a scale
Accessible services	The site within 60	would propose the second secon	P vide resi of the si P e site wo	LT dents w te. LT ould situating partic	IR ith good IR ate new cipation	access H residen	CO2 to key services and amenities along Halifax SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 ts with high quality housing within an existin	13a g community of nt being of a scale

SA Objective	Baseline trend	Effect on SA Objective						
		Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
14 Culture & leisure	Site would offer new residents with excellent access to culture and leisure spaces and activities, being within a 600m walk of an array of cultural and leisure spaces including Wibsey Park and the park area adjacent to the south of the site.							
15 Safe & secure		+/-	Р	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is within 600m of The Ridge Medical Practice and is 4km south west of St Luke's Hospital. Site would have excellent access to outdoor exercise opportunities, including Wibsey Park and the park and playing fields on Farfield Avenue, which could improve both physical and mental health for the residents of this development.							
17 Education		++	Р	LT	IR	Ĺ	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site is 500m south of Home Farm Primary School and is 900m south west of Buttershaw Business and Enterprise College.							
18 Employment		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 3km of Low Moor Employment area and 5km of Bradford City Centre which would provide residents with a wide range of diverse employment opportunities.							
19 Economy		+	Р	LT	IR	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, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							