Wharfedale Sub-Area

Sites Assessments

Contents

Vharfedale Sub-Area	1
Sites Assessments	1
Addingham	3
AD/001 – Turner Lane AD/002D – Parsons Lane AD/011A – Chapel Street AD/012 – Moor Lane AD/020 – Turner Lane / Silsden Road AD/022 – Church Street / Main Street AD/004A – Main Street / Addingham Bypass (East) AD/004B– Main Street / Addingham Bypass (West) AD/011B – Land to Rear of Primary School Burley in Wharfedale	
BU/001 – Sun Lane / Ilkley Road	
IL/009 – Wheatley Grove IL/011B – Skipton Road East IL/014 – Countances Way IL/033 – Stockheld Road IL/001 – Leeds Road IL/011A – Skipton Road West IL/012 – Skipton Road IL/013 – Wheatley Lane IL/016 – Hadfield Farm IL/032 – Skipton Road (2) EM/110 – Leeds Road Menston	
ME/002 – Bingley Road	61 63

Addingham

- 1.1.1 Eight potential housing sites (Preferred Options) have been identified within Addingham.
- 1.1.2 Significant negative effects have been identified in relation to climate change resilience (SA Objective 4) for site AD/011A as a large extent of the site is at high risk of surface water flooding. Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for sites AD/001, AD/004A, AD/004B, AD/012 and AD/020. This is due to a loss of >0.4ha of greenfield land.
- 1.1.3 Significant negative effects have been predicted for all sites in relation to the biodiversity and geodiversity (SA Objective 6) due to the findings of the HRA Screening process, which identifies that likely significant effects on the South Pennine Moors SAC/SPA and the North Pennine Moors SAC/SPA are triggered.
- 1.1.4 Significant beneficial effects in relation to health (SA Objective 16) have been identified for sites AD/011A, and AD/022.
- 1.1.5 Site AD/022 is the only site which scores positively (minor) in relation to landscape & townscape (SA Objective 7) and cultural heritage (SA Objective 8). Sites AD/001, AD/002D and AD/020 are assigned a neutral score in relation to cultural heritage (SA Objective 8).
- 1.1.6 All sites score negatively (minor) in relation to education (SA Objective 17) apart from AD/004A, AD/004B, AD011A and AD/022 which score positively (minor). These sites also score positively (minor) in relation to accessible services (SA Objective 12), whilst all other sites score negatively (minor) or positive/negative.
- 1.1.7 Addingham also includes one Discounted site (AD/011B), which has also been assessed below.

Summary table of effect scores predicted for housing site options in Addingham (Preferred Options)

PO ref	Site ref							SA Objective												
r o iei	Site iei	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
AD1/H	AD/001	-	-		+	-		-	0	-	+	+	-	+/-	+	+/-	+	-	+	+
AD2/H	AD/002D	-	-	-	+	-		-	0	-	+	+	-	+/-	+	+/-	+	-	+	+
AD3/H	AD/004A	-	-		+	-		+/-	+/-	-	+	+	+	+/-	+	+/-	+	+	+	+
AD4/H	AD/004B	-	-		+	-		-	-	-	+	+	+	+/-	+	+/-	+	+	+	+
AD5/H	AD/011A	-	-	-		-		-	-	-	+	+	+	+	+	+/-	++	+	+	+
AD6/H	AD/012	-	-		+	-		-	-	-	+	+	-	+/-	+	+/-	+	-	+	+
AD7/H	AD/020	-	-		+	-		-	0	-	+	+	-	+/-	+	+/-	+	-	+/-	+
AD8/H	AD/022	-	-	+/-	-	-		+	+	-	+	+	+	+	+	+/-	++	+	+	+

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
AD/001 – Turner Lane	0.61	Green open space	Greenfield, Green Belt	20 dwellings	Preferred Option: AD1/H

Summary of assessment for AD/001:

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, health facilities and employment areas. However, access to both primary and secondary schools is somewhat limited due to distance, and residents may find they need to travel up to 1.4km, significantly beyond the target distance, in order to access services and amenities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site containing trees. There is a small surface water body 80m west of the boundary, which could be impacted by the development. 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 and the North Pennine Moors SPA/SAC are triggered and therefore cannot be ruled out at this stage.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings		ill be a larg					ALC Grade at the site is Grade 3, which cou	ıld include BMV
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	
change							flooding. However, development could lead t	o an increase in
resilience	imperme	eable surfa	ces, co	mpared LT	to curr	ent lev	els. SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water	A amall	unnamad	r F			1		
resources							est of the site's boundary. Site does not coinc esult in a minor increase in water consumption	
		to existing		rould be	CAPCU	.cu to n	esult in a minor increase in water consumption	ii at tiiis location iii
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
							s including trees. The site is therefore likely to	
0 D: I: 't						New d	evelopment here could reduce biodiversity va	alue at the site and
6 Biodiversity & geodiversity		ocal ecolog				7000 F	urther consideration of the likely risks should	ha undartakan at
a geodiversity							and undertaken if necessary. The HRA Scree	
	identified	d that likely	sianifi	cant eff	ects on	the So	uth Pennine Moors SPA/SAC and the North	Pennine Moors
							d out at this stage.	
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	resident of the Ad Howeve that con adverse	ial develop ONB or Na r, residenti tains GI ele ly alter the ne magnitu	ment h tional f al deve ements local to de of p	ere wou Park, du elopmen of pote ownscap potential	uld not be to the at at this ntially hoe and leffects	preserve preserve site consideration of the conside	1.9km south-west of the Yorkshire Dales Na acted to have a discernible impact on or alternice of existing and similar built form to the eapuld result in the loss of open greenfield and outling amenity, including trees, and it would the ape character, although the nearby existing b	views into or out ast of the site. Green Belt land refore be likely to uilt form could help
8 Cultural		0	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
heritage	Develop historic		e site w	vould be	unlikel	y to ha	ve a discernible effect on any sensitive herita	ge asset or
	THISTOTIC 8	aita. 	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Develop	ment woul					act on an AQMA or CAZ. The construction an	
9 Air quality							nor increase in air pollution in relation to exist	
	pollution	associate	d with I	nomes a	and tran	sport n	novements.	
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
10 Transport							equent services, including those along Silsde	
. o manopon							Steeton & Silsden and Ilkley, are 5.6km soutl	
		e site is cu as no pave		only ac	cessible	or pe	destrians and cyclists via a single lane road,	rumer Lane,
	WITHOUT THE				T	Ι	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	1
11 Housing		+	Р	LT	IR	Н	HO8, HO9, HO10	11a

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
	types an meet the	d tenures minimum	of the h	nousing a of poli	provide cies HC	ed being 14 and I	wards satisfying Bradford's housing needs, de g in line with the Local Plan policies. The deve HO5 (10 or more homes, or an area of more the able houses to reflect local need.	lopment would
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services							dents would need to travel 1.4km east into of	the centre of
	Addingh	am to acce				1		40-
	0:4	+/-	Р	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ng community, encouraging participation and	13a
13 Social cohesion	interaction could alt Site is a	on, without er the loca djacent to	the de I sense the A6	velopm of com o, which	ent beir nmunity would	ng of a s and pla be likel	scale that may put pressure on local services	and facilities or
		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	restaura		nes and	d outdoo	or leisur		o a range of culture and leisure opportunities it is throughout Addingham, as well as having g	
		+/-	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	currently otential	/ none, ly enha	and so nce cor	would introduce new potential targets and vic an increase in crime at the site cannot be rule nmunity cohesion and wellbeing, or increase in 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	The site Residen Road Pla	is 6.6km n ts at the si ayground a	orth-ea te woul and thro	ast of a ld have oughou	general excelle t the loc	hospitant acce	ddingham Medical Centre, putting it outside the land Medical Centre, putting it outside the land Medical General Hospital. It is to a diverse range of semi-natural habitats at the land mental health for the residents of the de land mental health for the residents of the de	including Silsden and community
		-	Р	ĹT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education	seconda		are Ilk				y School, is 1.4km north-east of the site. The 6.4km to the south east and University Acade	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	access a	a more dive	erse an	d more	expans	ive ran	ent opportunities in the centre of Addingham, ge of employment opportunities residents would likley or 8km south into Keighley.	but in order to uld likely need to
		+	Р	LT	IR		SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		ng the dem				homes	could have a minor beneficial impact on the le ices and enhancing the pool of potential empl	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
AD/002D – Parsons Lane	0.40	Small greenfield site covered in grasses and scrub	Greenfield	14 dwellings	Preferred Option: AD2/H

Summary of assessment for AD/002D:

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.. Minor adverse effects have been predicted for most natural environment themed SA Objectives, primarily as a result of the impacts associated with development on greenfield. The site generally offers access to buses, jobs, cultural spaces, and health facilities. Access to some key services is somewhat limited in the local area, including for schools.

		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)
Oland 9		-	Р	LT	IR	Н	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c
3 Land & Buildings							that includes soils of Grade 3 ALC and that tuse of the land resource.	are potentially
4 Climate		+	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience		FZ1 and a eable surfa					ng. However, development could lead to an	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
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	site falls reduction The site site leve identified	within a G n in biodive falls withir I and cons d that likely	reen Infrersity value a SSSI ultation volume signification of the second	astructur ue and ha Impact R vith Natua ant effects	e corrido abitat co tisk Zone ral Engla s on the	or and the nnective. Furthound und South F	as directly impacted by development on the ne development of this greenfield site would ity. er consideration of the likely risks should be ertaken if necessary. The HRA Screening pernine Moors SPA/SAC and the North Pert at this stage	likely see a undertaken at the rocess has
7		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape & townscape	expected greenfie	d to have a ld, open sp	discerni	ble impa	ct on the	AONB	AONB and Yorkshire Dales National Park b or alter views into or out of the AONB. How ements could potentially have an adverse in	ever, the loss of
	characte							,
8 Cultural		0	n/a	n/a	n/a	Н	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
8 Cultural heritage		0					discernible impact on any heritage asset or SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	historic area.
8 Cultural	Develop Develop homes v	O ment at the - ment woul	e site wo P d not have	LT ve a disce o result i	IR I	have a H npact of the contract of the contra	discernible impact on any heritage asset or	9a – 9c ccupation of new
8 Cultural heritage 9 Air quality	Develop Develop homes v	oment at the country would be expected.	e site wo P d not have	LT ve a disce o result i	IR I	have a H npact of the contract of the contra	discernible impact on any heritage asset or SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and c	9a – 9c ccupation of new
8 Cultural heritage 9 Air quality	Develop Develop homes v associat Site is w nearest	oment at the - ment would be exed with ho + ithin 400m	P d not have expected to mes and P of sever south-ear	uld be un LT ve a disce o result i transpor LT al bus ste ast in likle	IR ernible in a mino t movem IR ops with ey. The s	have a H npact or increations. H frequer	discernible impact on any heritage asset or SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and case in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	9a – 9c ccupation of new ls due to pollution 10a – 10d ore limited, the
8 Cultural heritage 9 Air quality	Develop Develop homes v associat Site is w nearest	ment at the - ment would be exed with ho + ithin 400m being 6km	P d not have expected to mes and P of sever south-ear	uld be un LT ve a disce o result i transpor LT al bus ste ast in likle	IR ernible in a mino t movem IR ops with ey. The s	have a H npact or increations. H frequer	discernible impact on any heritage asset or SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and case in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 nt services. Access to a railway station is me	9a – 9c ccupation of new ls due to pollution 10a – 10d ore limited, the
8 Cultural heritage 9 Air quality 10 Transport	Develop Develop homes v associat Site is w nearest cyclists v The site types an minimun	ment at the ment would be exed with ho tithin 400m being 6km with a limit could maked tenures or criteria or	P d not have pected to mes and P of sever south-ead amount P ea mino of the hof policies	uld be un LT ve a disce o result i transpor LT all bus ste ast in Ilkle nt of cycl LT r positive using is p HO4 and	IR ernible in n a mino t movem IR ops with ey. The s e paths. IR contributorovided d HO5 (1	have a H npact of or increasents. H frequeriste has H ution too in line of or mo	discernible impact on any heritage asset or SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 In an AQMA or CAZ. The construction and case in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Int services. Access to a railway station is magood access for pedestrians, but somewhat SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 Wards satisfying Bradford's housing needs, with the Local Plan policies. The development of the property of the services of the services and the services are services.	9a – 9c ccupation of new ls due to pollution 10a – 10d ore limited, the t limited for 11a depending on the ent would meet the
8 Cultural heritage	Develop Develop homes v associat Site is w nearest cyclists v The site types an minimun	ment at the ment would be exed with ho tithin 400m being 6km with a limit could maked tenures or criteria or	P d not have pected to mes and P of sever south-ead amount P ea mino of the hof policies	uld be un LT ve a disce o result i transpor LT all bus ste ast in Ilkle nt of cycl LT r positive using is p HO4 and	IR ernible in n a mino t movem IR ops with ey. The s e paths. IR contributorovided d HO5 (1	have a H npact of or increasents. H frequeriste has H ution too in line of or mo	discernible impact on any heritage asset or SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and case in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 nt services. Access to a railway station is magood access for pedestrians, but somewhat SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 wards satisfying Bradford's housing needs, with the Local Plan policies. The development	9a – 9c ccupation of new ls due to pollution 10a – 10d ore limited, the t limited for 11a depending on the ent would meet the

		Effect on	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	encourage pressure the A65,	ging partic on local s	ipation a services a uld be lik	nd comm and facilit ely to imp	nunity inte ties or co pact on tl	eraction uld alte	s with high quality housing within an existing n, without the development being of a scale to the local sense of community and place. So ity of life of new residents here as a result of	hat may put lite is adjacent to
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure		ts would h g pubs, sho				ltural a	nd leisure opportunities on offer throughout	Addingham,
		+/-	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 d potentially enhance community cohesion a ombat 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	within the The site for outdo	e 8km targ would pro	et distan vide reside and co ents of th	ce of a h dents with mmunity nese dev	ospital, v h good a engager	vith Aire ccess to nent op	gery, being 1.4km west of Addingham Medio edale General Hospital 7.5km south-west. o a diverse range of semi-natural habitats w portunities, which could improve both physic	ith opportunities
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education							ne nearest secondary schools are likley Graighley, is 7.5km south of the site.	mmar School,
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	access a	a more dive	erse and	more exp	pansive r	ange o	opportunities in the centre of Addingham, bu f employment opportunities residents would ey or 8km south into Keighley.	
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	The consincreasir business	ng the dem	nd occup nand for I	oation of o	new hom ds and s	ervices	ld have a minor beneficial impact on the loca and enhancing the pool of potential employe	al economy, ees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
AD/011A – Chapel Street	0.47	Partial PDL site with large areas of grass and GI	Mix	10	Preferred Option: AD5/H

Summary of assessment for AD/011A:

A significant adverse effect predicted for this site relates to flood risk, due to the large area the site (relative to the site's size) at a high risk of surface water flooding. It is unclear the extent to which this flood risk could be avoided through a careful layout. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage..

Minor adverse effects have been predicted for most other natural environment themed SA Objectives, primarily due to the impacts associated with development on partial greenfield, a TPO within the site and TPO woodland adjacent to and on site. Site is 840m south-west of the AONB and adjacent to the Addingham Conservation Area.

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

		Effect on S	SA Object	ive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility			Mitigation code(s)			
		-	Р	LT	IR	Н	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c			
3 Land & Buildings	ALC and						small area of greenfield land that includes soment here would be considered as a slight				
4 Climate change			Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
resilience	Site is in	FZ1. A lar	rge exter	nt of the s	ite is at	high ris	k of surface water flooding.				
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	of worse		result of	developm	nent at th	ne site.					
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h			
Biodiversity		n in biodive					he development of this greenfield site would	,			
	The site of the lik necessa	falls within ely risks sh ry. The HR	n a ŚSSI hould be RA Scree North Pe	Impact R undertak ning proc ennine Mo	Risk Zone ken at the cess has pors SPA	for the site le identifi VSAC a	e South Pennine Moors SAC/SPA/SSSI. Full evel and consultation with Natural England u ed that likely significant effects on the South are triggered and thus cannot be ruled out a	ndertaken if n Pennine Moors t this stage			
& geodiversity	The site of the lik necessa SPA/SA	falls within ely risks sh ry. The HR C and the	n a SSSI hould be RA Scree North Pe	Impact R undertak ening procennine Mo LT	Risk Zone ken at the cess has pors SPA IR	e for the e site le identifi VSAC a	e South Pennine Moors SAC/SPA/SSSI. Fur evel and consultation with Natural England used that likely significant effects on the South are triggered and thus cannot be ruled out a SP2, EN1, EN3, EN5, EN6, DS2, DS3	ndertaken if n Pennine Moors t this stage 7a.7b			
geodiversity 7 Landscape	The site of the lik necessa SPA/SA	falls within ely risks shry. The HRC and the 40m south tial development would, open sp	n a SSSI hould be RA Scree North Pe P west of pment at d not be pace and	Impact R undertakening procennine Mo LT the Nidde the site viewable	Risk Zone ken at the cess has cors SPA IR erdale A0 would be from the	e for the e site le identific NSAC a MONB and adjace ese sens	e South Pennine Moors SAC/SPA/SSSI. Further and consultation with Natural England used that likely significant effects on the South are triggered and thus cannot be ruled out a SP2, EN1, EN3, EN5, EN6, DS2, DS3 and 1km south of the Yorkshire Dales National ent to existing build form and due to the topositive landscape designations. However, the ements could potentially have an adverse in	ndertaken if n Pennine Moors t this stage 7a. 7b al Park. ography, the			
geodiversity 7 Landscape	The site of the lik necessa SPA/SA Site is 8-Residen developr greenfiel character	falls within ely risks shry. The HRC and the 40m south tial development would, open sper.	n a SSSI hould be RA Scree North Pe P west of pment at d not be pace and	Impact R undertakening procennine Mo LT the Nidde the site viewable visually a	Risk Zone ken at the cess has cors SPA IR erdale AC would be from the appealin	e for the e site le identifi NSAC a M DNB an e adjace sse sens g GI ele M	e South Pennine Moors SAC/SPA/SSSI. Further and consultation with Natural England used that likely significant effects on the Souther triggered and thus cannot be ruled out a SP2, EN1, EN3, EN5, EN6, DS2, DS3 and 1km south of the Yorkshire Dales National and to existing build form and due to the topositive landscape designations. However, the ements could potentially have an adverse in SP2, SP10, EN3, EN4, EN5, EN6, DS3	ndertaken if n Pennine Moors t this stage 7a. 7b al Park. ography, the e loss of npact on the local 8a, 8b			
geodiversity 7 Landscape &	The site of the lik necessa SPA/SA Site is 8-Residen developr greenfiel characte Site is an which ar form and impact of greenfiel	falls within ely risks shry. The HRC and the 40m south tial development would, open sper. djacent to the in the Act the prevant most of the street shr most of the street shr most of the street shr most of the prevant most of	n a SSSI hould be RA Scree North Pe P west of i pment at d not be i pace and P the Addir ddingham llence of the Lister Id alter the	Impact R undertakening procennine Mo LT the Nidder the site viewable visually a LT ngham Conservaceenind Buildinghe setting	Risk Zone ken at the cess has cors SPA IR erdale AC would be from the appealin IR onservat vation Ar g vegeta gs but, o	e for the e site le identifi A/SAC a M DNB an e adjace ese sens g GI ele M ion Are rea. Due tion, de verall, iv	e South Pennine Moors SAC/SPA/SSSI. Further and consultation with Natural England used that likely significant effects on the South are triggered and thus cannot be ruled out a SP2, EN1, EN3, EN5, EN6, DS2, DS3 and 1km south of the Yorkshire Dales National ent to existing build form and due to the topositive landscape designations. However, the ements could potentially have an adverse in	ndertaken if n Pennine Moors t this stage 7a. 7b al Park. ography, the e loss of npact on the local 8a, 8b ildings, most of of residential built nave a discernible t the open			
geodiversity 7 Landscape & townscape 8 Cultural	The site of the lik necessa SPA/SA Site is 8-Residen developr greenfiel characte Site is an which ar form and impact of greenfiel	falls within ely risks shry. The HRC and the 40m south tial development would, open sper. djacent to the in the Acid the prevalunt would site would the site would be site with the site would be sit	n a SSSI hould be RA Scree North Pe P west of i pment at d not be i pace and P the Addir ddingham llence of the Lister Id alter the	Impact R undertakening procennine Mo LT the Nidder the site viewable visually a LT ngham Conservaceenind Buildinghe setting	Risk Zone ken at the cess has cors SPA IR erdale AC would be from the appealin IR onservat vation Ar g vegeta gs but, o	e for the e site le identifi A/SAC a M DNB an e adjace ese sens g GI ele M ion Are rea. Due tion, de verall, iv	e South Pennine Moors SAC/SPA/SSSI. Further and consultation with Natural England used that likely significant effects on the Southere triggered and thus cannot be ruled out a SP2, EN1, EN3, EN5, EN6, DS2, DS3 and 1km south of the Yorkshire Dales National and to existing build form and due to the topositive landscape designations. However, the ements could potentially have an adverse in SP2, SP10, EN3, EN4, EN5, EN6, DS3 are and within 300m of 26 Grade II Listed Bure to the topography, the existing presence development at the site would be unlikely to he is expected that residential development a	ndertaken if n Pennine Moors t this stage 7a. 7b al Park. ography, the e loss of npact on the local 8a, 8b ildings, most of of residential built nave a discernible t the open			
geodiversity 7 Landscape & townscape 8 Cultural	The site of the lik necessa SPA/SA Site is 8-Residen developr greenfiel characte Site is an which ar form and impact of greenfiel the Grad Develop homes w	falls within ely risks shry. The HRC and the 40m south tial development would, open sper. djacent to the in the Acid the prevant most of the site woulded in the site woulded in most of the site would be all Listed the ment would ment would be site.	n a SSSI hould be RA Scree North Pe P west of income and not be income and P the Addingham allence of the Lister to allenge in the Building P d not have appected in	Impact R undertak ening procennine Mo LT the Nidde the site viviewable visually a LT ngham Consenscreenin d Building he setting s. LT we a disce to result i	Risk Zone ken at the cess has cors SPA IR erdale AC would be from the appealin IR onservat vation Ar g vegeta gs but, o g and ser IR ernible in n a mino	e for the e site le identific VSAC a MONB and adjace is sensing GI ele identification, de verall, inse of p	e South Pennine Moors SAC/SPA/SSSI. Further and consultation with Natural England used that likely significant effects on the South are triggered and thus cannot be ruled out as SP2, EN1, EN3, EN5, EN6, DS2, DS3 and 1km south of the Yorkshire Dales National on to existing build form and due to the topositive landscape designations. However, the ements could potentially have an adverse in SP2, SP10, EN3, EN4, EN5, EN6, DS3 and within 300m of 26 Grade II Listed Buile to the topography, the existing presence development at the site would be unlikely to have the residential development at place for the nearby Conservation Area and SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	ndertaken if n Pennine Moors t this stage 7a. 7b al Park. ography, the e loss of npact on the local 8a, 8b ildings, most of of residential built nave a discernible t the open at least several of 9a – 9c occupation of new			

		Effect on	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Several policies Mitigating or enhancing Local Plan policies		Mitigation code(s)	
10 Transport	nearest l		south-ea	ast in IIkl	ey. The s		nt services. Access to a railway station is mogod 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 n criteria o	of the ho f policies	using is HO4 an	provided d HO5 (1	in line v	wards satisfying Bradford's housing needs, on with the Local Plan policies. The developme one homes, or an area of more than 0.5ha), to to reflect local need.	nt would meet the
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
Accessible services		ld provide re of Addi					various services and amenities available o	n Main Street in
		+	P	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	encoura	ging partic	ipation a	nd comn	nunity into	esidents eraction	with high quality housing within an existing and without the development being of a scale 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 would h pubs, sho				ıltural aı	nd leisure opportunities on offer throughout	Addingham,
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	locations	where cu	rrently th	ere are i	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, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b
16 Health	within the provide r exercise	e 8km targ esidents v	jet distan vith good nunity en	ice of a h l access igageme	nospital, v to a dive	with Aire	dingham Medical Centre, 600m south east edale General Hospital 7.5km south-west. Toge of semi-natural habitats with opportunities which could improve both physical and mer	he site would s for outdoor
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
Education		40m west (, 7.67km s		Keighley.			e nearest state secondary school is the Uni	
18 Employment	access a	more dive	erse and	d access more ex	to emplo pansive	yment or	SP6, SP14, SP16, EC1, EC2, EC3, EC4 opportunities in the centre of Addingham, buf employment opportunities residents would by or 8km south into Keighley.	
		+	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		ng the dem	nd occup		new hom	nes cou	d 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
AD/012 – Moor Lane	0.95	Green open space	Greenfield, Green Belt	29 dwellings	Preferred Option: AD6/H

Summary of assessment for AD/012:

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 and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage..

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, health facilities and employment areas. However, access to both primary and secondary schools is somewhat limited due to the distances involved and residents may need to travel up to 1.4km to access services and amenities, which is significantly beyond the target distance. Minor adverse effects have been predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. There is a small waterbody adjacent to the eastern perimeter, the water quality of which could be affected by the development. 60m west of the site are two Grade II Listed Buildings; development at this site could adversely alter the setting of these sensitive heritage assets.

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f		
Buildings		ill be a larg s not coinc				enfield.	ALC Grade at the site is Grade 3, which could	include BMV soils.		
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e		
change	Site is in	FZ1 and I	nas a v	ery limit	ed exte	nt of lar	nd at a low risk of surface water flooding. Giver	the size of the		
resilience							would be avoided through a careful layout of de			
	However	r, developr	nent co			1	e in impermeable surfaces, compared to currer			
		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e		
5 Water resources							Site's eastern perimeter. Development here cou oment at the site would be expected to result in			
							o existing levels.			
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f		
6	Site is gr	reenfield a	nd in its	curren	t condit	ion it co	ould potentially be of some biodiversity value. N	lew development		
6 Biodiversity	here could reduce biodiversity value at the site and reduce local ecological connectivity.									
&	The site	falls within	a SSS	I Impac	t Risk Z	Zone. F	urther consideration of the likely risks should be	e undertaken at the		
geodiversity							undertaken if necessary. The HRA Screening			
geodiversity							uth Pennine Moors SPA/SAC and the North Pe	nnine Moors		
	SPA/SA	C are trigg	ered ar	nd thus	cannot l	be rule	d out at this stage			
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b		
		7km west	and so	uth-wes			dale AONB and the Yorkshire Dales National F	lark roop activaly		
7										
Landscape			xpected	d to have			impact on or alter views into or out of the AON	B or National		
		e to the pr	xpected esence	d to have of exist	ing and	l similaı	impact on or alter views into or out of the AON built form to the east of the site. However, res	B or National idential		
&	developr	e to the pr	xpected esence s site c	d to have of exist ould res	ing and ult in th	l similar e loss d	impact on or alter views into or out of the AON built form to the east of the site. However, res of open greenfield and Green Belt land that cor	B or National idential itains GI elements		
& townscape	developr of potent	e to the pr ment at this tially high v	xpected esence s site co visual a	d to have of exist ould res menity,	ing and ult in th includir	l similar e loss o ng trees	impact on or alter views into or out of the AON built form to the east of the site. However, resof open greenfield and Green Belt land that core, and it would therefore be likely to adversely a	B or National idential idential idential idential idential identity identit		
	developr of potent townsca	e to the proment at this tially high volumes.	xpected esence s site co visual a	d to have of exist ould res menity,	ing and ult in th includir	l similar e loss o ng trees	impact on or alter views into or out of the AON built form to the east of the site. However, res of open greenfield and Green Belt land that cor	B or National idential idential idential idential idential identity identit		
	developr of potent	e to the proment at this tially high volumes.	xpected esence s site co visual a dscape	d to have of exist ould res menity, charac	ing and ult in th includir ter, alth	I similar e loss ong trees nough th	impact on or alter views into or out of the AON built form to the east of the site. However, resof open greenfield and Green Belt land that cores, and it would therefore be likely to adversely and ne nearby existing built form could help to limit	B or National idential tains GI elements alter the local the magnitude of		
	developr of potent townsca potential	e to the pr ment at this tially high v pe and lan effects.	xpected esence s site co visual a dscape	d to have of exist ould res menity, charac	ing and ult in th includir ter, alth R	I similar e loss on g trees nough the	impact on or alter views into or out of the AON built form to the east of the site. However, rest of open greenfield and Green Belt land that cores, and it would therefore be likely to adversely are nearby existing built form could help to limit SP2, SP10, EN3, EN4, EN5, EN6, DS3	B or National idential tains GI elements alter the local the magnitude of		
	developr of potent townsca potential	e to the prement at this tially high value and land effects.	xpected esence s site covisual and decaped	d to have of exist ould res menity, charac LT wo Grad	ing and ult in th includir ter, alth R e II List	I similar e loss ong trees nough the	impact on or alter views into or out of the AON built form to the east of the site. However, responsively and it would therefore be likely to adversely and it would therefore be likely to adversely and ne nearby existing built form could help to limit SP2, SP10, EN3, EN4, EN5, EN6, DS3 dings, namely 'Causeway Foot Farmhouse' and	B or National idential tains GI elements alter the local the magnitude of 8a, 8b d 'Barn at Right		
townscape	developr of potent townsca potential 60m wes Angles to	e to the prement at this tially high value and land effects. The tof the sit of Causewa	xpected esence s site covisual and adscape P re are to ay Foot	d to have of exist ould res menity, charac LT wo Grad	ing and ult in th includir ter, alth R le II List buse'. N	I similar e loss ong trees nough the M ted Buil lew dev	impact on or alter views into or out of the AON built form to the east of the site. However, rest of open greenfield and Green Belt land that cores, and it would therefore be likely to adversely are nearby existing built form could help to limit SP2, SP10, EN3, EN4, EN5, EN6, DS3 dings, namely 'Causeway Foot Farmhouse' and relopment at this open greenfield site could pot	B or National idential tains GI elements alter the local the magnitude of 8a, 8b d 'Barn at Right entially have an		
townscape 8 Cultural	developr of potent townscap potential 60m wes Angles to adverse	e to the present at this tially high was pe and lan effects.	xpected esence is site or visual and scape in Personal Team of the setting in the	d to have of exist ould res menity, charac LT wo Grad reg of th	ing and ult in the includir ter, alther Relationse'. Neese ser	I similar e loss on trees nough the M ted Buil lew devensitive h	impact on or alter views into or out of the AON built form to the east of the site. However, responsively and it would therefore be likely to adversely and it would therefore be likely to adversely and ne nearby existing built form could help to limit SP2, SP10, EN3, EN4, EN5, EN6, DS3 dings, namely 'Causeway Foot Farmhouse' and	B or National idential tains GI elements alter the local the magnitude of 8a, 8b d 'Barn at Right entially have an		
townscape 8 Cultural	developr of potent townscap potential 60m wes Angles to adverse	e to the prement at this tially high value and land effects. The tof the sit of Causewa	xpected esence so site on visual and decape Protester for any Foother settiff screen	d to have of exist ould res menity, charac LT wo Grad Farmho ing of th ning veg	ing and ult in the includir ter, alther Rell List buse'. Nese ser etation.	I similar e loss on trees cough the M ted Buil lew devensitive h	impact on or alter views into or out of the AON built form to the east of the site. However, responsively and it would therefore be likely to adversely and it would be series as although any effects would be retriage assets, although any effects would be	B or National idential tains GI elements alter the local the magnitude of 8a, 8b d 'Barn at Right entially have an limited by the		
townscape 8 Cultural heritage	developr of potent townsca potential 60m wes Angles to adverse exiting p	e to the present at this tially high a pe and lan effects.	xpected esence s site covisual a dscape Pee are to the setting force of the setting per se	d to have of exist ould res menity, c charac LT wo Grad Farmho ng of th hing veg	ing and ult in the includir ter, alther Rel I List buse'. Nese ser etation.	I similar e loss on trees tough the M ted Buil lew devisitive h	impact on or alter views into or out of the AON built form to the east of the site. However, responding on the property of open greenfield and Green Belt land that constant it would therefore be likely to adversely a ne nearby existing built form could help to limit SP2, SP10, EN3, EN4, EN5, EN6, DS3 dings, namely 'Causeway Foot Farmhouse' and relopment at this open greenfield site could pot neritage assets, although any effects would be SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	B or National idential tains GI elements alter the local the magnitude of 8a, 8b d 'Barn at Right entially have an limited by the		
townscape 8 Cultural	developr of potent townscal potential 60m wes Angles to adverse exiting p	e to the present at this tially high value and land effects. - st of the sit of the causeward effect on the service of the se	xpected esence s site covisual a dscape Pee are to the setting screen Ped not he setting peeds and the setting peeds are to the setting peeds are the setting peeds are to	d to have of exist ould res menity, c charac LT wo Grad Farmho ing of th ning veg LT ave a di	ing and ult in the includirater, alther Rel II List buse'. Nesse seretation.	d similar e loss on trees are trees	impact on or alter views into or out of the AON built form to the east of the site. However, responsively a property of open greenfield and Green Belt land that constant it would therefore be likely to adversely a ne nearby existing built form could help to limit SP2, SP10, EN3, EN4, EN5, EN6, DS3 dings, namely 'Causeway Foot Farmhouse' and relopment at this open greenfield site could pot neritage assets, although any effects would be SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and	B or National idential tains GI elements alter the local the magnitude of 8a, 8b d 'Barn at Right entially have an limited by the		
townscape 8 Cultural heritage	developr of potent townsca potential 60m wes Angles to adverse exiting p Develope homes w	e to the present at this tially high value and lan effects.	xpected esence s site covisual a dscape Pee are to he settiff screer Ped not he xpected	d to have of exist ould res menity, e charac LT wo Grad Farmho ing of th ning veg LT ave a did to resu	ing and ult in the includirater, alther Rel I List buse'. Nese ser etation. IR scernibilt in a n	I similar e loss on trees nough the Marked Buil lew devensitive harman Marked Buil lew devensitive has marked Buil lew devensitive has marked Buil le impaninor in	impact on or alter views into or out of the AON built form to the east of the site. However, responding on the property of open greenfield and Green Belt land that constant in a many site of the nearby existing built form could help to limit one nearby existing built form could help to limit one nearby existing built form could help to limit one nearby existing built form could help to limit one nearby existing built form could help to limit one nearby existing built form could help to limit one nearby existing built form could help to limit one nearby existing built form could help to limit one nearby existing built form could help to limit one nearby existing built form could help to limit one nearby existing built form could help to limit one nearby existing level on an AQMA or CAZ. The construction and crease in air pollution in relation to existing level.	B or National idential tains GI elements alter the local the magnitude of 8a, 8b d 'Barn at Right entially have an limited by the		
townscape 8 Cultural heritage	developr of potent townsca potential 60m wes Angles to adverse exiting p Develope homes w	e to the present at this tially high value and land effects. - st of the sit of the causeward effect on the service of the se	xpected esence s site covisual a dscape Pee are to he settiff screer Ped not he xpected	d to have of exist ould res menity, e charac LT wo Grad Farmho ing of th ning veg LT ave a did to resu	ing and ult in the includirater, alther Rel I List buse'. Nese ser etation. IR scernibilt in a n	I similar e loss on trees nough the Marked Buil lew devensitive harman Marked Buil lew devensitive has marked Buil lew devensitive has marked Buil le impaninor in	impact on or alter views into or out of the AON built form to the east of the site. However, responding on the property of open greenfield and Green Belt land that constant in a many site of the nearby existing built form could help to limit one nearby existing built form could help to limit one nearby existing built form could help to limit one nearby existing built form could help to limit one nearby existing built form could help to limit one nearby existing built form could help to limit one nearby existing built form could help to limit one nearby existing built form could help to limit one nearby existing built form could help to limit one nearby existing built form could help to limit one nearby existing built form could help to limit one nearby existing level on an AQMA or CAZ. The construction and crease in air pollution in relation to existing level.	B or National idential tains GI elements alter the local the magnitude of 8a, 8b d 'Barn at Right entially have an limited by 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)
10 Transport	railway s	tations are	llkley,	at 5.9ki	m south	n-east, a	quent services, including those along Silsden F and Steeton & Silsden at 5.9km south. Pedestr a lack of designated cycle paths in the local are	ian and bicycle
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an the minir	d tenures on de tenures of tenures de tenures d de tenures of tenures of tenures de tenures d	of the had	nousing olicies H	provide O4 and	d being HO5 (*	wards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo to or more homes, or an area of more than 0.5 uses to reflect local need.	pment would meet
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services		o services am to acce					dents would need to travel 1.4km east into of thes,	ne centre of
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction	on, without er the loca n the quali	the de	velopme of com	ent bein munity	ng of a s and pla	ng community, encouraging participation and conscale that may put pressure on local services and ce. However, site is adjacent to the A65, which e as a result of exposure to air pollution and no	nd facilities or would be likely to
4.4 Cultura 9		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	restaurai		nes and	doutdoo	r leisur		o a range of culture and leisure opportunities in es throughout Addingham, as well as having go	
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	location new dev	where ther	re are o could p	currently 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	The site Resident Ghyll Go	is 6.9km n is at the sit If Club and	orth-ea te would throu	ast of a good of the design of	general exceller e local	hospitant acces	ddingham Medical Centre, putting it outside the al, Airedale General Hospital. as to a diverse range of semi-natural habitats in side, with opportunities for outdoor exercise an and mental health for the residents of the deve	ncluding Bracken d community
		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education		rest primar are Ilkley C	y scho	ol, Addii	ngham	Primary	School, is 1.3km east of the site. The nearest e south east and University Academy Keighley,	
18 Employment	access a	more dive	erse an	d more	expans	ive rang	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Addingham, b ge of employment opportunities residents would likley or 8.5km south into Keighley.	
		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy		struction a		upation	of new	homes	could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ	al economy,

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
AD/020 – Turner Lane /		Agricultural	Greenfield, Green		Preferred Option:
Silsden Road	1.37	fields with trees	Belt	43 dwellings	AD7/H

Summary of assessment for AD/020:

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 and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health facilities, although access to both primary and secondary schools is somewhat limited due to distance, and residents may find they need to travel up to 1.4km, way beyond the target distance, in order to access services and amenities.

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 greenfield and Green Belt site with adjacent deciduous woodland priority habitat. 50m south of the site is Marchup Beck, the water quality of which could be at risk as a result of the development.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	≅ E Mitigating or enhancing Local Plan policies	Mitigating or enhancing Local Plan policies	Mitigation code(s)							
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings		ill be a larg s not coinc				enfield	ALC Grade at the site is Grade 3, which could	include BMV soils.			
4 Climate		+	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change							flooding. However, development could lead to a	an increase in			
resilience	impermeable surfaces, compared to current levels.										
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
resources							ite is not within a GSPZ. Development at the sit onsumption at this location in relation to existin				
	2.1500.00		Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further con of the likely risks should be undertaken at the site level and consultation with Natural England undertaken necessary. The HRA Screening process has identified that likely significant effects on the South Pennin										
	SPA/SA		D	LT	IR	M	AC are triggered and thus cannot be ruled out a SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b			
7 Landscape & townscape	would no due to the this site of high visu	ot be expedie presence could result amenity	cted to e of ex It in the r, include	Nidderda have a disting are loss of ding tree	ale AON discernind similation open ges, and	NB and ble impar built reenfield would	1.9km south-west of the Yorkshire Dales Natio pact on or alter views into or out of the AONB of form to the east of the site. However, residentially and Green Belt land that contains GI elemend therefore be likely to adversely alter the local ing built form could help to limit the magnitude of	nal Park, but r National Park, al development at ts of potentially townscape and			
8 Cultural		0	Р	LT	R	M	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	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	Development would not have a discorpible impact on an AOMA or CAZ. The construction and eccupation of no										
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
10 Transport	railway s	Site is within 400m of multiple bus stops with frequent services, including those along Silsden Road. The nearest railway stations are Steeton & Silsden and Ilkley, approximately 5.8km to the south east, respectively. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.									
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			

		Effect on S	SA 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 on the distance of t	of the ha	nousing olicies H	provide O4 and	d being HO5 (*	wards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo to or more homes, or an area of more than 0.5 lises to reflect local need.	pment would meet				
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
Accessible services		Access to services and amenities is limited, residents would need to travel 1.4km east into of the centre of Addingham to access key services and amenities,										
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
13 Social cohesion	interaction could alt	on, without er the loca n the quali	the de	velopme of com	ent beir munity	ng of a s and pla	ng community, encouraging participation and conscale that may put pressure on local services at ace. However, site is adjacent to the A65, which e as a result of exposure to air pollution and no	nd facilities or would be likely to				
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	restaura		nes and	d outdoo	r leisur		o a range of culture and leisure opportunities inc es throughout Addingham, as well as having go					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where ther	e are o	currently otentiall	none, y enhai	and so		out. However,				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	The site Residen Silsden I	is 6.5km n ts at the sit Road Playe ity engage	orth-eate would ground ment,	ast of a g ld have and thr	general excelle oughou ould imp	hospitant accest the local	ddingham Medical Centre, putting it outside the al, Airedale General Hospital. as to a diverse range of semi-natural habitats in cal countryside with opportunities for outdoor exoth physical and mental health for the residents	ncluding adjacent kercise and s of the				
l			P .	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education	The nea schools south of	are lİkley C	y scho Gramm	ol, Addi ar Scho	ngham ol, 6.3k	Primary m to the	/ School, is 1.4km north-east of the site. The nees south east, and University Academy Keighley	earest secondary , 7.3km to the				
		+/-	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
18 Employment	access a	n more diventher afield	erse an , such	d more as 5km	ss to er expans south-e	nploymive ranges	ent opportunities in the centre of Addingham, b ge of employment opportunities residents would llkley or 8km south into Keighley. It is uncertai on employment opportunities in agriculture in th	d likely need to n the extent to				
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	increasir business	ng the dem	and fo er, it is	r İocal g	oods ai	nd servi	could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ o which the loss of agricultural land could impa	ees for local				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
AD/022 – Church Street / Main Street	0.24	Small brownfield site surrounded by trees	Brownfield	8 dwellings	Preferred Option: AD8/H

Summary of assessment for AD/022:

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

Minor adverse effects predicted for air quality and water resources due to increases in pollution and water consumption (as predicted for nearly all other sites). Site is in Flood Zone 2.

This PDL plot would likely be an opportunity to achieve biodiversity net gains and improvements to the local character and setting. The site is well situated to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and schools, 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)	
Oland 0		+/-	Р	LT	IR	Н	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c	
3 Land & Buildings							fficient use of the land resource, depending or to coincides. Site has Grade 3 ALC soils.	its potential	
4 Climate		-	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience	Site is in	FZ2 and a	at low ri	sk of su	rface wa				
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources			nomes			o incre	e waterbodies within 100m of the site. However ase water consumption at this location in relati		
6 Biodiversity & geodiversity	designat The site of the lik necessa	tion and wo falls within ely risks sh ry. The HR	ould pro a SSS nould b A Scre	ovide an Il Impact e undert eening pi	opportu Risk Zo aken at ocess h	nity to one for the site	SP10, SP11, EN1, EN2, EN3, EN7, EN9 e rise to any direct adverse effects on a sensitive enhance the biodiversity value of the site. the South Pennine Moors SAC/SPA/SSSI. Fullet level and consultation with Natural England untified that likely significant effects on the South C are triggered and thus cannot be ruled out a	rther consideration indertaken if n Pennine Moors	
_	0.7407.	+	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b	
7 Landscape & townscape	developr	ment at the ping with the	site w	ould be i	unlikely	to have	b brownfield site in an existing settlement, reside a discernible impact on the AONB. Providing all area, the site would provide an opportunity	the development	
		+	Р	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	Grade II topograp unlikely.	except for ohy and the	the Gra existine ent at t	ade I Lis ng built fo his brow earby Lis	ted 'St F orm, imp nfield si	Peter's pacts or te is lik	Area and within 300m of eleven Listed Building Church, Addingham' 230m north of the site. Don this national sensitive heritage asset are conely to have an opportunity to have a positive in	ue to the sidered to be	
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality	homes v		<pre>cpected</pre>	to resu	t in a m	inor inc	et on an AQMA or CAZ. The construction and contraction and control of the rease in air pollution in relation to existing levents.		
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	nearest		south-	east in II	kley. Th	e site h	uent services. Access to a railway station is mas good access for pedestrians, but somewhat		
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
i i i iousiiig							towards satisfying Bradford's housing needs, ne 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		
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a	
Accessible services		ıld provide tre of Addir					the various services and amenities available of the site.	n Main Street in	
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a	
13 Social cohesion	encoura	ging partici	pation	and com	munity	interact	nts with high quality housing within an existing tion, without the development being of a scale 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 would ha g pubs, sho					l and leisure opportunities on offer throughout	Addingham,	
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
15 Safe & secure	locations	s where cu	rrently t	there are	none,	but it co	roduce new potential victims or targets of crimould potentially enhance community cohesion a 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	the 8km residents commun	target dista	ance of d acces ment o	a hospi	tal, with verse ra	Airedal	Addingham Medical Centre, 600m west of the le General Hospital 7.5km south-west. The site semi-natural habitats with opportunities for out ld improve both physical and mental health for	would provide door exercise and	
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
Education	Site is 80 School, 4	00m west o 4.45km so	of Addir uth eas	ngham P It and the	rimary : Univer	School. sity Aca	The nearest state secondary schools are likle ademy Keighley, 7.4km south in Keighley.	y Grammar	
		+	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
18 Employment	Residents would have good access to employment opportunities in the centre of Addingham, but in order to								
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
19 Economy	increasir business	ng the dem ses. An imp	and for	· local go ent in the	of new hoods and bods and built e	omes of d service nvironn	ould have a minor beneficial impact on the local ses and enhancing the pool of potential employ ment could lead to an improved attractiveness to p tackle local deprivation.	al economy, ees for local	

Site I	reference and e	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
Stree	004A – Main et / Addingham ass (East)	2.37	PDL- buildings with greenfield land (70%).	PDL/Green Belt	32 dwellings	Preferred Option: AD3/H

Summary of assessment for AD/004A:

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 and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor adverse effects predicted for air quality and water resources due to increases in pollution and water consumption (as predicted for nearly all other sites). An uncertain effect is predicted on the cultural heritage SA Objective as the site is directly adjacent to Addingham Conservation Area, but as a PDL site the development could enhance the setting of surrounding heritage assets.

Minor adverse effects or uncertain effect predicted for most natural environment themed SA Objectives as a result of impacts associated with development on a site which contains both Greenfield and buildings.

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.

		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	(>0.4ha)	loss of greating	eenfield using s	d land m	aking thes or co	nis an ir nstructi	SP4, SP8, SP9, HO2, TR5 DL site with a section of Grade 3 ALC soils. The nefficient use of land. Buildings within the site m on materials.	nay present		
4 Climate change resilience		+ FZ1 and i able surfa					SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7 flooding. However, development could lead to a els.	4a – 4e In increase in		
5 Water resources							SP9, EN1, EN2, EN7, EN9 not within a GSPZ. Development at the site wou at this location in relation to existing levels.	5a – 5e Id be expected to		
6 Biodiversity & geodiversity	Some of also likel of the sit through New devis also a	result in a minor increase in water consumption at this location in relation to existing levels. P LT IR M SP10, SP11, EN1, EN2, EN3, EN7, EN9 6a – 6f Site is partially greenfield (70%) and Green Belt, containing various GI elements including trees and hedgerow. Some of the woodland on the eastern perimeter and within the site boundary is also TPO woodland (the site is also likely to be of some biodiversity value in its current condition). The Far Bank Local Wildlife site is 100m south of the site. New development at the site could potentially adversely affect the TPO woodland and LWS, such as through impacts on root zones, losses of functionally linked land or increases in recreational disturbances. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. There is also a potential for disturbance to bat in existing trees and buildings on site. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.								
7 Landscape & townscape	be expect presence could resumenity, character	cted to have e of existing sult in the lincluding er, although	re a dis g and s oss of trees, a n the ne	scernible similar book open grand it wo earby expended	e impact ouilt forn eenfield ould the kisting b	on or a n to the I and G refore built form	SP2, EN1, EN3, EN5, EN6, DS2, DS3 1.5km south of the Yorkshire Dales National Paleter views into or out of the AONB or National Paleter views into or out of the AONB or National Paleter views into or out of the AONB or National Paleter of the site. However, residential development Belt land that contains GI elements of pote likely to adversely alter the local townscape and could help to limit the magnitude of potential elings, the development could be an opportunity die in-keeping with the existing built form of the	Park, due to the nent at this site entially high visual and landscape effect to improve the		
8 Cultural heritage	There is Addingh space. D Buildings that new	+/- a collectio am Conse Developme s due to the	P of List rvation nt here e poter ent he	LT sted Bui Area wh could hatial loss re would	R Idings lothich adjusted a name of greet distribution of greet distribution of the second second representation of the second repre	M ocated in oins the ninor ac enfield. new inv	SP2, SP10, EN3, EN4, EN5, EN6, DS3 In Addingham, 200m north of the site. Most are e site's northern perimeter. Approximately 70% diverse effect on the setting of the Conservation In contrast, due to the PDL at the site, it is consestment and high-quality development that enh	8a, 8b located within of the site is open Area and Listed sidered to be likely		
9 Air quality	31 Hours	-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d		

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	trend Score of effect Several policies Mitigating or ennancing Local Plan policies		Mitigation code(s)									
	homes w	ment would would be ex ed with ho	<pre>cpected</pre>	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.	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	nearest r	Site is within 400m of multiple bus stops with frequent services, including those Main Street north of the site. The nearest railway station, llkley, is 4.7km to the south east. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.											
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types and the mining	d tenures on the contract of t	of the h ia of po	nousing olicies H	provide O4 and	ed being I HO5 (*	wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The devel- 10 or more homes, or an area of more than 0.5 uses to reflect local need.	opment would mee					
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a					
Accessible services	Key serv	ices and a	menitie	es are lo	ocated v	within 2	50m of the site in the centre of Addingham.						
301 11003		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
13 Social cohesion	could alte	er the loca n the quali	l sense	of com	munity	and pla	scale that may put pressure on local services a ace. However, site is adjacent to the A65, which is a result of exposure to air pollution and not SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3,	h would be likely to					
14 Culture &		+	Р	LT	IR	Н	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 throughout Addingham, as well as having good access to the local countryside and PRoW network.												
		+/-	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, ly enhai	and so	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase name.	d out. However,					
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	Site is 200m south of the nearest GP surgery (Addingham Medical Centre). The site is 7km n												
17 Education		+ rest primai lkley Gram						17a – 17c t secondary					
18 Employment	access a	more dive	erse an	d more	expans Employi	ive ran	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Addingham, to ge of employment opportunities residents would price is 4.8km south (Keighley Road, Silsden).	d likely need to					
19 Economy		ng the dem					SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the loices and enhancing the pool of potential emplo						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
AD/004B- Main Street / Addingham Bypass (West)	1.58	Greenfield/ Green Belt	Greenfield, Green Belt	49 dwellings	Preferred Option: AD4/H

Summary of assessment for AD/004B:

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 and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor adverse effects predicted for air quality and water resources due to increases in pollution and water consumption (as predicted for nearly all other sites).

Minor adverse effects predicted for most natural environment themed SA Objectives as a result of impacts associated with development on a Greenfield site.

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

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Score of ellect Permanence Score of Score of Permanence		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							reenfield site with Grade 3 ALC soils. There with nefficient use of land.	ill be a large			
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience		FZ1 and i able surfa						an increase in			
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources											
	P LT IR M SP10, SP11, EN1, EN2, EN3, EN7, EN9 Site Greenfield and Green Belt, containing various GI elements including trees and hedgerow.										
6 Biodiversity & geodiversity	disturbat connecti biodivers The HRA	nces. New vity. Furthe sity in the a A Screenin	develo er the lo area. g proce	opment hoss of g	nere co reenfiel identifie	uld reduded land reduced that	esses of functionally linked land or increases in uce biodiversity value at the site and reduce lo may have a negative impact on habitat connect likely significant effects on the South Pennine gered and thus cannot be ruled out at this stage	ocal ecological ctivity and Moors SPA/SAC			
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	be experiented residential GI elemented the local	cted to have ial develope ents of pote	e a dis ment a entially e and la	cernible It this sit high vis andscap	e impac e would sual am	t on or a d result enity, ir	1.5km south of the Yorkshire Dales National I alter views into or out of the AONB or National in the loss of open greenfield and Green Belt acluding trees, and it would therefore be likely Ithough the nearby existing built form could he	l Park. However, land that contains to adversely alter			
		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
8 Cultural heritage	Addingh	am Conse	rvation	Area wl	hich ad	joins the	in Addingham, 200m north of the site. Most ar e site's northern perimeter. Development here n Area and Listed Buildings due to the loss of	could have a minor			
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.										
	associal	+	P	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	Street no	orth of the	site. Th	ne neare	est railw	ay stati	quent services, including those along Silsden F on, Ilkley, is 5.1km to the south east. Site is ve c of designated cycle paths in the local area.					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	types and the mining	d tenures on the contract of t	of the h	ousing licies H	provide O4 and	d being HO5 (1	vards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo to or more homes, or an area of more than 0.5 lises to reflect local need.	opment would meet				
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a				
Accessible services	Key serv	ices and a	menitie	es are lo	cated v	vithin 2	50m of the site in the centre of Addingham.					
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a				
Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilitic could alter the local sense of community and place. However, site is adjacent to the A65, which would be impact on the quality of life of new residents here as a result of exposure to air pollution and noise and vidisturbances.							nd facilities or n would be likely to					
14 Culture & leisure							SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 o a range of culture and leisure opportunities in					
lolouro	restaurants, churches and outdoor leisure spaces throughout Addingham, as well as having good access to the local countryside and PRoW network.											
		+/-	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 construction and occupation of new homes would introduce new potential targets and victims of construction.											
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
Site is 400m south west of the nearest GP surgery (Addingham Medical Centre). The site is 7km north general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats including Rhydding Wood and throughout the local countryside with opportunities for outdoor exercise and comengagement, which could improve both physical and mental health for the residents of the developme							ncluding Hart nd community					
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education			y scho	ol, Addi	ngham	Primary	School, is 750m north east of the site. The ne					
18 Employment	Resident access a	+ is would ha	P ave god erse an	LT od acces d more	IR ss to er expans	H nployma ive rang	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Addingham, b ge of employment opportunities residents would one is 4.8km south (Keighley Road, Silsden).					
	a aver iui	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy		struction and the struction and the struction and the structure an	nd occi	upation	of new	homes	could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ	cal economy,				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
AD/011B - Land		Field with grasses,			
to Rear of	0.93	scrub, and trees and one small area of hard	Greenfield	10 dwellings	Discounted
Primary School		standing		_	

Summary of assessment for AD/011B:

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

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.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a greenfield site with TPO woodland in the south-west corner and TPO trees along the northern perimeter. Adjacent to the western perimeter is Back Beck, which could be impacted by construction and occupation of the site. There is a Grade II Listed Building 55m north-west of the site, and the Addingham Conservation Area is 80m south-east; development at this open greenfield site could potentially adversely affect the setting of these. The site is within 950m of both Nidderdale AONB and the Yorkshire Dales National Park, but residential development here would be adjacent to existing built form and due to the topography would not be expected to be visible from these sensitive landscape designations.

		Effect on S	SA Obje	ctive										
SA Objective	Baseline trend	Score of effect	Permanence		Mitigation code(s)									
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f						
Buildings		There will be a large (>0.4ha) loss of greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site does not coincide with an MSA.												
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e						
change resilience	Site is in FZ1 and has a 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.													
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e						
5 Water resources	Back Beck is adjacent to the site's western 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	biodivers reduce to TPO tree woodlan effects o	sity value in ocal ecolog es are dotte d. New res on root zone	n its cu gical co ed alor sidentia es or d	rrent comments of the sign of	ndition. ty. te's nor pment o ses of t	New de th-west could a rees.	s including trees. The site is therefore likely to be evelopment here could reduce biodiversity valuern perimeter. The south-western portion of the dversely affect these trees and the woodland, for the South Pennine Moors SAC/SPA/SSSI.	ue at the site and e site is TPO such as through						
	consider		e likely		ould be		aken at the site level and consultation with Na							
7 Landscape & townscape	Site is 70 closest p topograp developr visual an	ration of the cen if neces cen if neces cen if neces cen cen cen cen cen cen cen cen cen cen	e likely ssary. Pof the Nidentia not be site cuding t	LT lidderda I develo viewabl ould res rees, ar	IR IR IR IR IR IR IR IR IR IR IR IR IR I	M B and S at the si these s e loss c uld ther	SP2, EN1, EN3, EN5, EN6, DS2, DS3 950m south-west of the Yorkshire Dales Natio ite would be adjacent to existing build form, ar ensitive landscape designations. However, resof open greenfield that contains GI elements of efore be likely to adversely alter the local towr	tural England 7a, 7b nal Park at its id due to the sidential f potentially high ascape and						
Landscape & townscape	Site is 70 closest p topograp developr visual an landscap	ration of the sen if neces	e likely ssary. Pof the Nidentia not be site cuding ter, althor P	LT lidderda I develo viewabl ould res rees, ar ough the	IR IIE AON pment a e from t ult in th ad it woo e nearby	M B and S at the si these s e loss c uld ther y existir M	SP2, EN1, EN3, EN5, EN6, DS2, DS3 950m south-west of the Yorkshire Dales Natio ite would be adjacent to existing build form, arensitive landscape designations. However, resof open greenfield that contains GI elements of efore be likely to adversely alter the local towring built form could help to limit the magnitude of SP2, SP10, EN3, EN4, EN5, EN6, DS3	Ta, 7b Ta, 7b Tal Park at its ad due to the sidential fotentially high iscape and of potential effects. 8a, 8b						
Landscape &	Site is 70 closest p topograp developr visual an landscap	ration of the sen if neces —	e likely ssary. Pof the Nidentia not be site cuding ter, althe Pthe site and space	LT lidderda I develo viewabl ould res rees, arough the LT is the Cingham	IR IR IIE AON pment a e from to ult in th nd it woo e nearb R Grade II Conser	M B and 9 at the si these s e loss culd there y existing M Listed vation A	SP2, EN1, EN3, EN5, EN6, DS2, DS3 950m south-west of the Yorkshire Dales Natio ite would be adjacent to existing build form, ar ensitive landscape designations. However, resof open greenfield that contains GI elements of efore be likely to adversely alter the local towing built form could help to limit the magnitude	tural England 7a, 7b nal Park at its id due to the sidential f potentially high iscape and of potential effects. 8a, 8b ttage'. 79m south- greenfield site						

		Effect on S	SA Obje	ctive										
SA Objective	Baseline trend	Score of effect Duration		Reversibility Certainty		Mitigating or enhancing Local Plan policies	Mitigation code(s)							
	homes w		(pecte	d to resu	ılt in a r	ninor in	ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing levels							
40		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d						
10 Transport	station, I	Site is within 400m of several bus stops along Main Street, which have frequent services. The nearest railway station, Ilkley, is 5km south-east. The site is currently only accessible for pedestrians and cyclists via narrow lanes that are in use by vehicles and do not have pavements.												
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a						
11 Housing	types an the minir	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.												
12		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a						
Accessible services		The nearest area of key services and amenities is located 300m south of the site along the Main Street and in Addingham town centre.												
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a						
13 Social cohesion	interaction	ld situate ron, without er the loca	the de	evelopm	ent beir	ng of a s	ng community, encouraging participation and c scale that may put pressure on local services a sce	ommunity nd facilities or						
4.4.0	oodid dit	+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a						
14 Culture & leisure	restaura		nes and	d outdoo	r leisur		o a range of culture and leisure opportunities in es throughout Addingham, as well as having go							
	10001000	+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a						
15 Safe &							would introduce new potential targets and victi							
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 na ne.							
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b						
16 Health	north-ea Residen Golf Clul	st of a gen ts at the si b and thro	eral ho te wou ughout	ospital, <i>F</i> ld have the loca	Airedale exceller al count both p	General nt acces ryside,	medical centre, Addingham Medical Centre. The al Hospital. ss to a diverse range of semi-natural habitats, with opportunities for outdoor exercise and con and mental health for the residents of the deve	at Bracken Ghyll nmunity lopment.						
17 Education		+ rest primar ty Academ						· ·						
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
18 Employment	access a	a more dive	erse ar	nd more	expans	ive rang	ent opportunities in the centre of Addingham, b ge of employment opportunities residents would							
10 5	travel fu						Ilkley or 8.5km south into Keighley.	140 401						
19 Economy		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						

Burley in Wharfedale

- 1.1.8 There are two potential housing sites that are Preferred Options in Burley in Wharfedale.
- 1.1.9 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for both sites. This is due to a loss of >0.4ha of greenfield land.
- 1.1.10 The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. In light of this, significant negative effects have been identified in relation to the biodiversity and geodiversity SA Objective 6.
- 1.1.11 Significant positive effects have been identified in relation to health (SA Objective 16) for site BU/013.
- 1.1.12 In relation to education (SA Objective 17), BU/013 scores positively (minor), whilst BU/001 score negatively (minor).
- 1.1.13 In relation to transport (SA Objective 10), both sites score positively (minor).
- 1.1.14 In relation to accessible services (SA Objective 12), sites BU/013 scores positively (minor), whilst site BU/001 scores negatively (minor).
- 1.1.15 Burley also includes two Alternative housing sites (BU/008 and BU/015) and one employment alternative site (EM/91), which have also been assessed below.

Summary table of effect scores predicted for housing site options in Burley in Wharfedale (Preferred Options):

PO	Site									S	A O	bjec	tive							
ref	ret	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
BU1/H	BU/001	-	-		-	-		-	-	-	+	+	-	+/-	+	+/-	+	-	+/-	+
BU2/H	BU/013	-	-		+	-		-	-	-	+	+	+	+/-	+	+/-	++	+	+	+

Key:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BU/001 – Sun Lane / Ilkley Road	25.69	Agricultural fields delineated by trees and hedgerows	Greenfield, Green Belt	500 dwellings	Preferred Option: BU1/H

Summary of assessment for BU/001:

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

The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, as well as the location of the site in relation to transport links and health facilities. However, access to both primary and secondary schools is somewhat limited due to distance, and residents may find they need to travel up to 1.4km to access basic services and amenities, which is significantly beyond the target distance.

The site is large and greenfield and Green Belt, with TPO woodland in the north-west and north-east corners and the south-west corner falling within the Sun Lane, Burley in Wharfedale LNR, which is also an LWS. Minor adverse effects were predicted for a range of natural environment themed SA Objectives as a result of the impacts of new development on such a site.

A small area in the north of the site falls within FZ2 and there is a small extent of land at high risk of surface water flooding, with more land at low and medium risk; careful consideration would need to be given to the layout of the development. The site is 200m east of the Nidderdale AONB at its closest point and could potentially affect views into or out of the AONB given its size, but any impact from new development is expected to be limited by the presence of existing built form screening it from view.

The site wraps around two Grade II Listed Buildings and is 60m north-west of the Burley in Wharfedale Conservation Area; development at this large greenfield site would be likely to alter the settings of these.

levelopment at this large greenfield site would be likely to alter the settings of these.											
		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	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
3 Land & Buildings	There will be a large (>0.4ha) loss of greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a sand & gravel MSA.										
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate change resilience	low and surface through	medium su waterbody careful pla	urface that is nning,	water flo within t howeve	ood risk he site's er it is ur	and a s bound clear if	the north of the site which falls within FZ2. The small extent of high risk land, that follows the lary. It is likely that the high risk areas could be all land at risk could be entirely avoided through being considered at the site.	path of the be avoided			
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	surface quality.	waterbodie Site is not v	s that within a	are pres a GSPZ	sent with . Develo	nin 100ı pment	ite boundary. In addition, there are a number of the site. Development here could pose a at the site would be expected to result in a mexisting levels.	a risk to water			
			Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	Site is a very 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 north-west and north-east corners of the site are TPO woodland. The south-west corner of the site falls within the Sun Lane, Burley in Wharfedale LNR, which is also an LWS. New development at the site could										
	990100	_	Р	IT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			

P LT R M SP2_SP10_EN3_EN4_EN5_EN6_DS3 8a, 8b	7 Landscape & townscape	The site is 200m east of Nidderdale AONB at its closest point and given the size of this open greenfield and Green Belt site, development here could potentially have a minor adverse effect on the views into and out of the AONB. However, this will be somewhat limited by the presence of existing and similar built form to the west of the site, screening the new development at its closest point. Residential development at this site could however 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										
site is the Conservation Area (Burley in Wharfedale). New development at this large greenfield site would be likely to alter the setting of the nearby Listed Buildings, and potentially the setting of the nearby Conservation Area. - P LT R M SP7, SP9, SP15, TR2, TR8, EN8, EN9, DS4, H09 9a-9d Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements. - P LT R H TSP, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, 10a-10d The vast majority of the site is within 400m of multiple bus stops with frequent services, including those along likely Road. The nearest railway station, Burley-in-Wharfedale, is 1.2km south-east. The site runs adjacent to the AS5, a najor road, so currently the only pedestrian access is from the east side. - P LT R H TSP, SP9, DS4, H09, TR1, TR2, TR3, TR4, TR5, 10a-10d Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies 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 services and amenities is limited, residents would need to travel 1.4km south-east into of the centre of Burley to access key services and amenities. - P LT R H SP2, SP6, SP9, DS1, DS5, CO1, CO2, H04 13a Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or services and pressure to a scale that may put pressure on local services and facilities or services and parks throughout Burley in impact on the quality of life of new residents here as a result of	8 Cultural	character, although the nearby existing built form could help to limit the magnitude of potential effects. P LT R M SP2, SP10, EN3, EN4, EN5, EN6, DS3 8a, 8b The site wraps around two Grade II Listed Buildings, which are just outside the site perimeter, including 'Black										
Pakir quality Development would not have a discoemible impact on an AGMA 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.	heritage	site is the Conservation Area 'Burley in Wharfedale'. New development at this large greenfield site would be likely to alter the setting of the nearby Listed Buildings, and potentially the setting of the nearby Conservation Area.										
10 Transport The vast majority of the size is within 400m of multiple bus stops with frequent services, including those along likley Road. The nearest railway station, Burley-in-Wharfedale, is 1.2km south-east. The site runs adjacent to the A6S, a major road, so currently the only pedestrian access is from the east side. P	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.										
Ilkley Road. The nearest railway station, Burley-in-Wharfedale, is 1.2km south-east. The site runs adjacent to the A65, a major road, so currently the only pedestrian access is from the east side.		+ P LI IR H TR6										
11 Housing Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HOS (10 or more homes, or an area of more than 0.5ha), that specify a spects such as housing mix and affordable houses to reflect local need. 12 Accessible services 13 Social cohesion P LT IR H SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, 12a 14 Calture & P LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a 15 Isle 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. 16 Islesure P LT IR H SP9, SP9, SP10, SP15, CO1, CO2, HO4 13a 17 Islesure P LT IR H SP9, SP10, SP1, DS5, CO1, CO2, HO4 13a 18 Islesure P LT IR H SP9, SP10, SP1, SP3, SP0, SP10, SP1, SP3, SP3, SP3, SP3, SP3, SP3, SP3, SP3	10 Transport	Ilkley Road. The nearest railway station, Burley-in-Wharfedale, is 1.2km south-east. The site runs adjacent to the A65, a major road, so currently the only pedestrian access is from the east side.										
types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need. 12 Accessible services Access to services and amenities is limited, residents would need to travel 1.4km south-east into of the centre of Burley to access key services and amenities. 13 Social Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. 14 Culture & leisure 15 Safe & secure 16 Health 17 Fe LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 I3a 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. 18 Site is adjacent to the A65, 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. 19 Fe LT IR H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4 Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and parks throughout Burley in Wharfedale, as well as having good access to the local countryside and PRoW network. 15 Safe & secure 16 Health 17 Fe LT IR H SP2, SP9, SP10, SP15, HO9, DS5, CO2 15a 18 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 countryside with opportunities for outdoor exercise and community engagement, which could improve both p		+ P LT R H HO8, HO9, HO10										
Accessible services Accessible Accessib	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on t types and tenures of the housing provided being in line with the Local Plan policies. The development wou meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), the											
of Burley to access key services and amenities. 1	12 Accessible	- P LI IR H CO2										
Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to the A65, 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. Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and parks throughout Burley in Wharfedale, as well as having good access to the local countryside and PRoW network. 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. 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. Site is up to 1.5km north-west of the nearest medical centre, Grange Park Surgery, putting it outside the target distance. The site is 4.5km west of the nearest hospital, Wharfedale Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development. The nearest primary school, Burley Oaks Primary School, is up to 1.6km south-east of the site. The nearest secondary schools are likley Grammar School, 3.8km to the west and St. Mary's Menston	services	of Burley to access key services and amenities.										
Health H	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 adjacent to the A65, which would be likely to impact on the quality of life of new residents here as a										
Residents at the site would nave good access to a range of culture and leisure opportunities including pubs, restaurants, churches and parks throughout Burley in Wharfedale, as well as having good access to the local countryside and PRoW network.	14 Cultura &	+ P LT IR H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4										
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. 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. The property	leisure	restaurants, churches and parks throughout Burley in Wharfedale, as well as having good access to the local										
Site is up to 1.5km north-west of the nearest medical centre, Grange Park Surgery, putting it outside the target distance. The site is 4.5km west of the nearest hospital, Wharfedale Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development. - P LT IR L SP6, SP14, SP16, EC3, DS5, CO2 17a – 17c The nearest primary school, Burley Oaks Primary School, is up to 1.6km south-east of the site. The nearest secondary schools are Ilkley Grammar School, 3.8km to the west and St. Mary's Menston Catholic Voluntary Academy, 4.8km south-east of the site. - P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b Residents would have good access to employment opportunities in the centre of Burley, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 4km south-west into Ilkley or 7.5km south-west into Keighley. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.	15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the										
distance. The site is 4.5km west of the nearest hospital, Wharfedale Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development. P LT IR L SP6, SP14, SP16, EC3, DS5, CO2 17a – 17c The nearest primary school, Burley Oaks Primary School, is up to 1.6km south-east of the site. The nearest secondary schools are Ilkley Grammar School, 3.8km to the west and St. Mary's Menston Catholic Voluntary Academy, 4.8km south-east of the site. P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b Residents would have good access to employment opportunities in the centre of Burley, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 4km south-west into Ilkley or 7.5km south-west into Keighley. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.												
The nearest primary school, Burley Oaks Primary School, is up to 1.6km south-east of the site. The nearest secondary schools are Ilkley Grammar School, 3.8km to the west and St. Mary's Menston Catholic Voluntary Academy, 4.8km south-east of the site. 18	16 Health	distance. The site is 4.5km west of the nearest hospital, Wharfedale Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve										
18 Employment H/- P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 18a, 18b Residents would have good access to employment opportunities in the centre of Burley, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 4km south-west into Ilkley or 7.5km south-west into Keighley. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.	17 Education	- P LT IR L SP6, SP14, SP16, EC3, DS5, CO2 17a – 17c The nearest primary school, Burley Oaks Primary School, is up to 1.6km south-east of the site. The nearest secondary schools are Ilkley Grammar School, 3.8km to the west and St. Mary's Menston Catholic Voluntary										
	Residents would have good access to employment opportunities in the centre of Burley, but in order to ac a more diverse and more expansive range of employment opportunities residents would likely need to trave further afield, such as 4km south-west into Ilkley or 7.5km south-west into Keighley. It is uncertain the extended											
	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. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BU/013 -		Site is predominantly			
Scalebor		open green space, with	Predominantly		Preferred Option:
House, Moor	3.15	an area of hard standing and existing buildings in	greenfield, Green Belt	40 dwellings	BU2/H
Lane		the south of the site.			

Summary of assessment for BU/013:

The site could deliver a major positive effect for residents on the health SA Objective as a result of being within the target distances for all necessary health facilities. However, 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 and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Minor positive effects were predicted for nearly all 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.

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 adjacent to TPO woodland and deciduous woodland priority habitat. There is a surface waterbody 15m west of the site, and a second with 100m, both of which could be affected by the development.

		Effect on S	SA Obje	ctive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f					
Buildings		ill be a larg d 'Urban'.					ALC Grades at the site are Grade 3, which count MSA.	uld include BMV					
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.											
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e					
5 Water resources	west per	Two small, unnamed surface waterbodies are within 100m of the site, one of which is within 15m of the site's west perimeter. 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	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. The north-western and western perimeters of the site adjoin TPO woodland, which is also deciduous woodland priority habitat, which could be adversely affected by new development here such as through construction effects on root zones. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.												
	0:: 1	- 1	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
7 Landscape & townscape	Site is 1.1km south of the Nidderdale AONB, but residential development here would not be expected to have a discernible impact on or alter views into or out of the AONB, due to the presence of existing and similar built form to the north of the site, screening it from view. 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 nearby existing built form could help to limit the magnitude of potential effects.												
8 Cultural		0	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None					
heritage	Develop area.	ment at the	e site v	vould be	unlikel	y to hav	ve a discernible effect on any sensitive heritage	asset or historic					
9 Air quality		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d					

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend			Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
							ct on an AQMA or CAZ. The construction and crease in air pollution in relation to existing leverage.					
		ed with ho						eis due lo politiloi				
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Fransport	The only bus stops within 400m, those along Station Road, have infrequent services (4 a day). More frequent services are available at stops 600m north on Main Street. The nearest station, Burley-in-Wharfedale, is 350m south-east. Site is accessible for pedestrians and generally accessible for cyclists via the road network, although there is a lack of designated cycle paths in the local area.											
	there is a	+	P	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
1 Housing							wards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo					
	the minir	num criteri	ia of po	licies H	O4 and	HO5 (10 or more homes, or an area of more than 0.5 uses to reflect local need.	ha), that specify				
2	aspecis	+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02	12a				
Accessible services	The nea		f key s	ervices			is located 600m north-east of the site in the ce					
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 ng community, encouraging participation and c	13a				
	could alter the local sense of community and place. Site is adjacent to a railway line, which would be likely to impact on the quality of life of new resi result of noise and visual disturbances. + P LT IR H SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4											
14 Culture & eisure	restaura		nes and	d parks t			o a range of culture and leisure opportunities in ley in Wharfedale, as well as having good acce					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where ther	re are o could p	currently otentiall	none, a	and so nce con	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na ne.	d out. However,				
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	the near Resident countrys	est hospita ts at the sit ide with op	il, Wha te wou portur	rfedale ld have lities for	Hospita exceller outdoo	l. nt acce: r exerci	medical centre, Grange Park Surgery. The site as to a diverse range of semi-natural habitats the and community engagement, which could in the development.	hroughout the loca				
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
Education			Mensto	n Catho	lic Volu	intary A	ry School, is 700m east of the site. The neares cademy, is 3.7km south-east of the site.					
8 Employment	more div	erse and r	nore e	xpansive	e range	of emp	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Burley, but in loyment opportunities residents would likely ne cm south in Shipley.	18a, 18b order to access a eed to travel furthe				
		+	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 emplo					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BU/008 - Main Street / A65	2.01	Green open space	Greenfield, Green Belt	52 dwellings (based on 35dph)	Alternative

Summary of assessment for BU/008:

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

Major adverse effects have been predicted for the site's impact on the cultural heritage SA Objective due to its location within the Burley in Wharfedale Conservation Area, within which is a large number of Grade II Listed Buildings and a Grade I Listed Building 50m west of the site. New development at this open greenfield and Green Belt site would be likely to adversely alter the setting and character of these cultural assets. In addition, a major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

As a large greenfield site adjacent to TPO woodland, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. The site is 85m south of the Nidderdale AONB but would be surrounded by existing similar built form and so would be unlikely to affect views into or out of the AONB. The River Wharfe is 55m north-east of the site and Wood Head Beck is 85m south; development at the site could pose a risk to the water quality of these. A very limited extent of the site is at medium and high risk of surface water flooding, but it is expected these areas could 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)						
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f						
Buildings		There will be a large (>0.4ha) loss of greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site does not coincide with an MSA.												
		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e						
4 Climate		e is in FZ1. Approximately 25% of the site is at a low risk of surface water flooding and a very limited extent a												
change		site is at a high and medium risk. It is expected that the areas of higher risk could be avoided through a full layout of development. However, development could also lead to an increase in impermeable surfaces,												
resilience					wever,	develo	oment could also lead to an increase in imperm	neable surfaces,						
	compare	ed to currer	nt ievei	S. I 1 T	ID	N.4	CDO ENT END ENT END	5a – 5e						
5 Water	The Dive	- \//harfa i	o FFm	LI north or	IR	M	SP9, EN1, EN2, EN7, EN9							
resources	The River Wharfe is 55m north-east of the site and Wood Head Beck is 85m south. 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													
103001003	relation to existing levels.													
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f						
							including trees. The site is therefore likely to b							
						New d	evelopment here could reduce biodiversity valu	e at the site and						
6		ocal ecolog												
Biodiversity							voodland and several TPO trees, which could be							
&							ugh effects on root zones during construction. E							
geodiversity		al develop				ch coul	d be exposed to increased pressures as a resu	iii oi new						
						one F	urther consideration of the likely risks should be	undertaken at the						
							undertaken if necessary.	o andortation at the						
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b						
7	Site is 8	5m south o	f the N	lidderda	le AON	B, but r	esidential development here would not be expe	ected to have a						
Landscape							f the AONB, as it would be surrounded by exist							
&							ntial development at this site could result in the							
townscape							elements of potentially high visual amenity, incl							
							ocal townscape and landscape character, altho	ugh the nearby						
	existing	Duilt form (ould h	elp to lin	nit the r	nagnitu M	de of potential effects.	8a, 8b						
			Г	LLI	K	IVI	SP2, SP10, EN3, EN4, EN5, EN6, DS3	0a, 0D						

		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)	
8 Cultural heritage	These Li New dev	sted Buildi elopment ation Area	ings are	e all Gra	ide II, e eenfield	xcept fo	ervation Area, within which is a large number of or the Grade I Listed 'Burley House' which is 50 be likely to adversely affect the setting and cha Grade I Listed 'Burley House' and several Grad	m west of the site.	
9 Air quality	homes w	ould be ex	cpected	to resu	ılt in a n	ninor in	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ct on an AQMA or CAZ. The construction and c crease in air pollution in relation to existing levels.	9a – 9d occupation of new els due to pollution	
	associate	ed with hor +	mes an P	d transp	IR	vement H	s. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	railway s	tation, Bur	ley-in-\	Wharfed	lale, is 9	950m s	quent services, including those along Main Stre outh-west. Site is accessible for pedestrians an is in the local area.	eet. The nearest d cyclists,	
	J. J. J. J. J. J. J. J. J. J. J. J. J. J	+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	
11 Housing	types and the minir	d tenures on num criteri	of the ha	ousing licies H	provide O4 and	d being HO5 (1	wards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo to or more homes, or an area of more than 0.50 uses to reflect local need.	pment would meet	
12 Accessible services		+ rest area o	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02 is located 600m west of the site in the centre of	12a f Burley in	
13 Social cohesion	interaction could alto Site is ac	on, without er the loca djacent to t	the de I sense the A65	velopme of com 5, which	ent bein munity would l	ig of a s and pla be likely	ng community, encouraging participation and co scale that may put pressure on local services and ace. If to impact on the quality of life of new residents disturbances.	nd facilities or	
14 Culture &	o. 0/1,000	+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
leisure	restaurar		es and	l parks t			o a range of culture and leisure opportunities incley in Wharfedale, as well as having good acce		
15 Safe & secure	location new deve	where ther	e are c	urrently otentiall	none, a y enhar	and so	SP1, SP3, SP4, SP16, H09, DS5, C02 would introduce new potential targets and victir an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase na	out. However,	
		++	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
16 Health	nearest h Resident countrys	nospital, W is at the sit ide with op	/harfed te woul portun	ale Hos d have ities for	pital. exceller outdoo	nt acces r exerci	medical centre, Grange Park Surgery. The site as to a diverse range of semi-natural habitats the se and community engagement, which could in the development.	roughout the local approve both	
17 Education							SP6, SP14, SP16, EC3, DS5, CO2 y School, is 720m south-west of the site. The r cademy, is 3.32km south-east of the site.	<u>, </u>	
18 Employment	more div	erse and r ich as 5.5k	nore ex m wes	cpansive t into IIk	range ley or 9	of emp km sou	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Burley, but in loyment opportunities residents would likely neith in Shipley.	ed to travel further	
19 Economy		ng the dem					SP6, SP14, SP16, EC1, EC2, EC3, EC4 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
BU/015 – Great Pasture Lane	18.26	Agricultural fields delineated by trees and hedgerows	Greenfield, Green Belt	415 dwellings	Alternative

Summary of assessment for BU/015:

A significant adverse effect arises for the landscape and townscape SA Objective, due the proximity of the site to the Nidderdale AONB. Development at this large, open greenfield and Green Belt site would likely be visible from the AONB, and to adversely impact the views into and out of the AONB. In addition, a significant adverse effect is also 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 health and education facilities and employment areas, although access to transport links is somewhat limited due distance and the proximity of the A65, a major road.

Minor adverse effects have been predicted for a range of natural environment themed SA Objectives, largely due to the potential impacts of new development on a large, 100% greenfield site with adjacent TPO trees and woodland. The River Wharfe is adjacent to the site, and this may be impacted upon by construction and occupation of the site. The north-eastern perimeter overlaps slightly with land in FZ2, and the site has a very limited extent of land at medium and high risk of surface water flooding, although this is expected to be avoided through a careful layout of the development. 60m south of the site is the Burley in Wharfedale Conservation Area, the setting and character of which is likely to be adversely affected by development here.

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	- 111				Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f				
Buildings							ALC Grade at the site is predominantly Grade gravel MSA.	e 3, which could				
		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e				
4 Climate change resilience	Site has careful la	The north-east perimeter of the site slightly overlaps with land in FZ2 which is associated with the Ricer Wharfe. Site has a very limited extent of land 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.										
	- P LT IR M SP9, EN1, EN2, EN7, EN9 5a – 5e											
5 Water resources	does not	The River Wharfe is adjacent to the site's perimeter. Development here could pose a risk to water quality. Site does not coincide with a GSPZ. 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 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											
			Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b				
7 Landscape & townscape	The site is within 65m of the Nidderdale AONB at its closest point, with limited existing built form to screen it from view. Given the large size of the site and the fact that it is open greenfield and Green Belt land, residential development here would be likely to adversely impact views into and out of the AONB. Additionally, 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.											
8 Cultural		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b				
heritage					adverse		conservation Area. New development at this lathe setting of this sensitive historic area.	rge and open				
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d				
9 Air quality	homes v	vould be ex	<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 levelonements.					

		Effect on S	SA Obje	ctive								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)				
		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	crossing	the A65, a	a major	road. T	he nea	rest rail	top, the majority of which are on Main Street ar way station, Burley-in-Wharfedale, is 1.2km so proximity to the A65.					
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a				
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.											
10	+/- P LT IR H SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 12											
12 Accessible services	The nearest area of key services and amenities appears to be the centre of Burley in Wharfedale, due to size of the site, the distance from these services could be as little as 250m or up to 950m south dependi location within the site.											
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. However, the site is adjacent to the A65, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.											
14 Culture &	+ +				IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	restaura		nes and	d parks t			o a range of culture and leisure opportunities in ley in Wharfedale, as well as having good acco					
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a				
15 Safe & secure	location new dev	where therelopment of	e are c could p	currently otentiall	none, y enha	and so nce cor	would introduce new potential targets and victi an increase in crime at the site cannot be ruled nmunity cohesion and wellbeing, or increase nated in the color of the color o	d out. However,				
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b				
16 Health	putting it Residen local cou	t outside th ts at the si untryside w	e targe te woul rith opp	et distan d have ortunitie	ce. The exceller es for o	e site is nt acce utdoor e	thin 800m of the nearest medical centre, Grang 3.6km west of the nearest hospital, Wharfedal ss to a diverse range of semi-natural habitats t exercise and community engagement, which contains the development.	e Hospital. hroughout the				
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c				
17 Education	The nea	St. Mary's I	Mensto	ol, Burle n Catho	lic Volu	intary A	ry School, is 1.3km south of the site. The neare cademy, is 4.5km south-east of the site.	•				
18 Employment	more div	erse and r field, such	nore ex as 5kn	kpansive n west i	e range nto Ilkle	of emp y or 10	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ent opportunities in the centre of Burley, but in ployment opportunities residents would likely no km south in Shipley. It is uncertain the extent to portunities in agriculture in the local area.	eed to travel o which the loss of				
19 Economy	increasir business	ng the dem	and fo	r local g	oods aı	nd serv	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the loices and enhancing the pool of potential emploic which the loss of agricultural land could impact on the loss of agricultural land could impact on the loss of agricultural land could impact on the loss of agricultural land could impact of the loss of agricultural land could impact on the loss of agricultura	yees for local				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/91 – Land North of A65 and East of Leather Bank	18.25	Agricultural fields delineated by hedgerows and trees	Greenfield, Green Belt	Employment land	Alternative

Summary of assessment for EM/91

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 arises for the landscape and townscape SA Objective, due the proximity of the site to the Nidderdale AONB. Development at this large, open greenfield and Green Belt site would likely be visible from the AONB, and to adversely impact the views into and out of the AONB. In addition, 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 have been predicted for a range of natural environment themed SA Objectives, largely due to the potential impacts of new development on a large, 100% greenfield site with adjacent TPO trees and woodland. The River Wharfe is adjacent to the site, and this may be impacted upon by construction and occupation of the site. The north-eastern perimeter overlaps slightly with land in FZ2, and the site has a very limited extent of land at medium and high risk of surface water flooding, although this is expected to be avoided through a careful layout of the development. 60m south of the site is the Burley in Wharfedale Conservation Area, the setting and character of which is likely to be adversely affected by development here.

		Effect on S	SA Object	ive									
SA Objective	Baseline trend	Score of effect	Permanence Duration Reversibility Certainty		Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)						
3 Land &		-	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f					
Buildings	There will be a large (>0.4ha) loss of greenfield. ALC Grade at the site is predominantly Grade 3, which could include BMV soils. Site coincides with a sand & gravel MSA.												
4.05		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
4 Climate change resilience	Site has careful la	The north-east perimeter of the site slightly overlaps with land in FZ2 which is associated with the Ricer Wharfe. Site has a very limited extent of land 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.											
		5a – 5e											
5 Water resources	The River Wharfe is adjacent to the Site's perimeter. Development here could pose a risk to water quality. Site does not coincide with a GSPZ. 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	biodivers reduce to deciduou trees cou The site	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. The western perimeter of the site adjoins TPO woodland, which is also deciduous woodland priority habitat. TPO trees adjoin the site's south-eastern perimeter. The TPO woodland and trees could be adversely affected by new development here such as through construction effects on root zones. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.											
			Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b					
7 Landscape & townscape	view. Giv would be result in	The site is within 65m of the Nidderdale AONB at its closest point, with limited existing built form to screen it from view. Given the large size of the site and the fact that it is open greenfield and Green Belt land, development here would be likely to adversely impact views into and out of the AONB. Additionally, 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.											
8 Cultural		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3 servation Area. New development at this large	8a, 8b					
heritage							iservation Area. New development at this large setting of this sensitive historic area.	e and open					
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d					

		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)						
	employn	nent premi	ses wou	ld be ex	pected t	o result	on an AQMA or CAZ. The construction and c in a minor increase in air pollution in relation se and transport movements.							
40		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d						
10 Transport	Less than half the site is within 400m of a bus stop, the majority of which are on Main Street and would requi crossing the A65, a major road. The nearest railway station, Burley-in-Wharfedale, is 1.2km south. Pedestria and bicycle access to the site is poor due to the proximity to the A65.													
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None						
J	Site is al	located for	employ	ment an	d theref	ore will		housing needs.						
12		e is allocated for employment and therefore will not provide a contribution towards Bradford's + P LT IR H SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2												
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	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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						
	J	+/-	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	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 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		nat offer	s skills learning opportunities for local people	and employees.						
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b						
18 Employment							ployment opportunities in Burley. However, in mpact on employment opportunities in agricul							
		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b						
19 Economy	term suc significal	cess of Br	adford's the vital	econom	ny. Due t Irley. Ho	to the si	new employment space that would contribute ite's location, the proposed development coul it is uncertain the extent to which the loss of a	d also provide a						

Ilkley

- 1.1.16 There are four potential housing sites that are Preferred Options in Ilkley.
- 1.1.17 Significant negative effects have been identified in relation to climate change resilience (SA Objective 4) for site IL/014. It is unknown at this stage whether future development on these sites would be able to entirely avoid areas of medium to high flood risk, given the number of dwellings being considered. The implementation of Sustainable Drainage Systems could help to mitigate any adverse effects.
- 1.1.18 In relation to cultural heritage (SA Objective 8), the development of site IL/033 may give rise to a significant negative effect. The site is currently undeveloped greenfield land and is located within a Conservation Area. A Scheduled Ancient Monument is located approximately 30m north of the site.
- 1.1.19 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for IL/009 and IL/014. This is due to a loss of >0.4ha of greenfield land.
- 1.1.20 The HRA Screening process has identified that likely significant effects on the South Pennine Moors SAC/SPA and the North Pennine Moors SAC/SPA are triggered and thus cannot be ruled out at this stage for all sites. Likely significant effects in terms of urban effects have been identified for site IL1/H, which (at its closest point) is 390m from the South Pennine Moors SAC/SPA. In light of this, all sites have scored major negative in relation to the biodiversity and geodiversity SA Objective 6.
- 1.1.21 Significant positive effects have been identified in relation transport (SA Objective 10) for sites IL/014 and IL/033. The remaining two sites (IL/009 and IL/011B score positively (minor).
- 1.1.22 In relation to health (SA Objective 16), sites IL/009 and IL/014 score positively (minor) whilst sites IL/011B and IL/033 score negatively (minor)
- 1.1.23 In relation to education (SA Objective 17), sites IL/014 and IL/033 score positively (minor), whilst IL/011B and IL/009 score negatively (minor).
- 1.1.24 In relation to accessible services (SA Objective 12), IL/033 is the only sites which score positively (minor), whilst the remaining score negatively (minor) or positive/negative.
- 1.1.25 Ilkley also includes six Alternative housing sites (IL/001, IL/011A, IL/012, IL/013, IL/016 and IL/032) and one employment alternative site (EM110), which have also been assessed below.

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

РО	Site		SA Objective																	
ref	ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
IL1/H	IL/009	-	-		-	-		-	0	-	+	+	-	+	+	+/-	+	-	+	+
IL2/H	IL/011B	-	-	+/-	-	-		-	-	-	+	+	-	+/-	+	+/-	-	-	+	+
IL3/H	IL/014	-	-			-		-	-	-	++	+	+/-	+/-	+	+/-	+	+	+/-	+
IL4/H	IL/033	-	-	-	-	-		-		-	++	+	+	+	+	+/-	-	+	+	+

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
IL/009 – Wheatley Grove	7.18	Green open space	Greenfield, Green Belt	130 dwellings	Preferred Option: IL1/H

Summary of assessment for IL/009:

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 and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Likely significant effects in terms of urban effects were identified for this site, which (at its closest point) is 390m from the South Pennine Moors SAC/SPA.

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, health facilities and employment areas. However, access to both primary and secondary schools is somewhat limited due to distance, and residents may need to travel up to 2km to access services and amenities, which is significantly beyond the target distance.

The site is greenfield and Green Belt and adjoins deciduous woodland priority habitat and TPO trees. 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 such a site. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI, which are 350m northwest of the site. The site is 800m south-west of the Nidderdale AONB, though development is not expected to impact views into or out of the AONB due to being surround by exiting similar built form in Ilkley. Two small waterbodies are within 100m of the site, the water quality of which could be affected by development here.

		Effect on SA Objective							
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 – 3f	
Buildings	Site is gr	reenfield. <i>F</i> clude BMV	ALC Gr soils. S	ade at th Site doe	ne site i s not co	is predo pincide	ominantly 'Urban' and Grade 4, with a small are with an MSA.	ea of Grade 3 that	
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience	high and	Site is in FZ1. Site has a limited extent of land at a low risk of surface water flooding and a very limited extent at high and medium risk. It is expected that these areas could be avoided through a careful layout of development. However, development could also lead to an increase in impermeable surfaces, compared to current levels.							
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources									
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
6 Biodiversity & geodiversity	Site is greenfield containing various GI elements including trees. 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 eastern perimeter of the site adjoins deciduous woodland priority habitat and TPO trees, which could be adversely affected by new development here such as through 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 SAC/SPA and the North Pennine Moors SAC/SPA are triggered and thus cannot be ruled out at this stage. Likely significant effects in terms of urban effects were identified for this site, which (at its closest point) is 390m from the South Pennine Moors SAC/SPA.								
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	Site is 800m south-west of the Nidderdale AONB. Residential development here would not however be expected to have a discernible impact on or alter views into or out of the AONB, due to being surrounded by existing similar built form in Ilkley and to the topography, meaning it would not likely be viewable from this sensitive landscape designation. 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 nearby existing built form could help to limit the magnitude of potential effects.								
0.0		0	P	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None	
8 Cultural heritage Development at the site would be unlikely to have a discernible effect on area.								asset or historic	
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d	

		Effect on SA Objective								
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
	employn	nent premis	ses wo	uld be e	xpecte	d to res	ct on an AQMA or CAZ. The construction and ult in a minor increase in air pollution in relation use and transport movements.			
		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d		
10 Transport	The only bus stop within 400m of part of the site is on Wheatley Lane and has an infrequent service (4 buses a day); more frequent services are available at stops 600m north-west on Bolling Road. The nearest railway station, Ben Rhydding, is 650m north-west. Site is accessible for pedestrians, although the access road to the north, Ben Rhydding Drive, does not have pavements, and is generally accessible for cyclists via the road network, although there is a lack of designated cycle paths in the local area.							rest railway cess road to the		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	types an the minir	d tenures on the distance of t	of the h	nousing olicies H	provide O4 and	d being HO5 (*	wards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The devel- 0 or more homes, or an area of more than 0.5 uses to reflect local need.	opment would meet		
12	aopoolo	-	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a		
Accessible services					is limit	ed, resi	dents would need to travel up to 2km west into daily needs.			
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	,									
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
leisure	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 throughout Ilkley, as well as having good access to the local countryside and PRoW network.								
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance and so could help to combat the local risk of crime.							d out. However,		
	and so c	+	P	LT	IR	H	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	The nearest medical centre, Springs Medical Centre, is 1.5km west of the site, putting it outside the target distance. The site is 6.4km west of a general hospital, Wharfedale. Residents at the site would have excellent access to a diverse range of semi-natural habitats at adjacent Ben Rhydding Golf Club and throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.									
17 Education	seconda	ry school,	İlkley (3ramma	r is 1.5l	km wes	SP6, SP14, SP16, EC3, DS5, CO2 hary School, is up to 1km north-west of the site t of the site, however the nearest state second 6.1km south-east of the site.			
18 Employment	Resident	+ ts at the sit	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ss to the diverse range of employment opportu	18a, 18b nities in the centre		
19 Economy	of Ilkley. + P LT IR H SP6, SP14, SP16, EC1, EC2, EC3, EC4 19a, 19b The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.									

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
IL/011B – Skipton Road East	1.18	Vacant PDL plot	Brownfield	37 dwellings	Preferred Option: IL2/H

Summary of assessment for IL/011B:

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

No major beneficial effects have been predicted.

Minor positive effects were predicted for some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas. However, residents' access to health and education facilities and basic services and amenities would be somewhat limited due to the site's location on the outskirts of llkley.

The site is within 1km of the Nidderdale AONB, though development here is not expected to impact views into or out of the AONB due the topography screening it from view and its location adjacent to existing built form. The site has a limited extent of land at low, medium and high risk of surface water flooding, although through a careful layout of the development, this is expected to be avoided. There is a Grade II Listed Building adjoining the site's south-western corner, and a second with 45m; development on this open site could adversely alter the settings of these sensitive heritage assets.

		Effect or	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							ich could potentially include BMV soils. Site land resource subject to the potential effec	
	williani	VISA. SILE					SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3,	
4 Climate		-	Р	LT	IR	М	EN7	4a – 4e
change resilience							low, medium and high risk of surface wate expected to be avoided.	r flooding in the
		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	a risk to	water qua	ality. Site	e is not w	ithin a C	SPZ. I	hin the site's western perimeter. Developm Development at the site would be expected elation to existing levels.	
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	current of biodivers through The site of the sit Natural E on the S	condition. sity desig the introd falls with e. Furthe England (New de nation a luction o in a SSS r considundertak nine Mo	velopmer nd would f GI elem SI Impact eration of en if nece ors SPA/S	nt here very be a go ents. Risk Zo the like essary. SAC an	would bood oppone for the HF d the N	o be likely that the site is of limited biodiver the unlikely to result in any discernible direct cortunity to deliver biodiversity net gains at the South Pennine Moors SAC/SPA/SSSI, which is should be undertaken at the site level and RA Screening process has identified that like forth Pennine Moors SPA/SAC are triggered.	effects on a he site such as which is 880m south consultation with ely significant effects d and thus cannot be
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	however adjacent sensitive greenfiel likely to a	be exper to existing landscar d that co adversely	cted to hing simila pe desig ntains G alter th	nave a dis ir built for ination. H il element	cerniblem, and owever ts of potentials	e impacto the to to the to reside tentially e and la	at its closest point. Residential development on or alter views into or out of the AONB, opography meaning it would not likely be vintial development at this site could result in high visual amenity, including trees, and it andscape character, although the nearby exts.	due to it being ewable from this the loss of open would therefore be
			Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	corner is	the Grad	de II List	ed Buildir	ng 'Outb	uilding	g 'Hollin Hall Farm House'. Adjoining the sit to East of Hollin Hall Farm Yard by Stream ely to adversely alter the setting of these se	'. New development
9 Air quality		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d

		Effect or	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
							t on an AQMA or CAZ. The construction ar				
							It in a minor increase in air pollution in relause and transport movements.	tion to existing levels			
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d			
Transport	1.6km ea	ast. Site i	s very a		for ped	estrian	ve frequent services. The nearest railway s s and cyclists, although along the A65, a m				
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	types an	d tenures num crite	of the heria	nousing p plicies HC	rovided)4 and F	being i	ards satisfying Bradford's housing needs, on line with the Local Plan policies. The devolution or more homes, or an area of more than the ses to reflect local need.	elopment would mee			
12 Accessible		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
services				menities i amenities		d, resid	ents would need to travel 1.4km east into the	he centre of likley to			
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	interaction could alt Site is as	on, withou er the loc djacent to	ut the de al sense the A65	evelopment of comn of, which was	nt being nunity a would be	of a so nd plac e likely	g community, encouraging participation and cale that may put pressure on local services to impact on the quality of life of new residuations.	s and facilities or			
4.4.0		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure	restaura	desidents at the site would have good access to a range of culture and leisure opportunities including pubs, estaurants, churches and outdoor leisure spaces throughout llkley, as well as having good access to the local ountryside and PRoW network.									
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where the	ere are o	currently i	none, ar enhand	nd so a ce comi	rould introduce new potential targets and v n increase in crime at the site cannot be ru munity cohesion and wellbeing, or increase e.	led out. However,			
		-	Р	LT	IR	Н	SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	site is 8. distance Resident and thro	Site is 2.2km west of the nearest GP surgery, Springs Medical Centre, putting it outside the target distance. The site is 8.4km north-east of a general hospital, Airedale General Hospital, again putting it just outside the target distance. Residents at the site would have excellent access to a diverse range of semi-natural habitats at Ilkley Golf Club and throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.									
		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education		lkley Gra					y School, is 950m east of the site. The nea ne sites, whilst University Academy Keighle				
18 Employment		+ ts at the	P site wou	LT ld have e	IR xcellent	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4 s to the diverse range of employment oppo	18a, 18b rtunities in the centre			
pioyilloilt	of Ilkley.	+	Р	ΙΤ	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	increasir business	struction ng the de ses. An in	and occ mand fo nprovem	r local go ent in the	f new ho ods and built er	omes c d servic nvironm	ould have a minor beneficial impact on the es and enhancing the pool of potential emphent could lead to an improved attractivene p tackle local deprivation.	local economy, ployees for local			

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
IL/014 – Countances Way	8.61	Agricultural fields delineated by trees and hedgerow	Greenfield, Green Belt	155 dwellings	Preferred Option: IL3/H

Summary of assessment for IL/014:

The site could deliver a major positive effect for residents on the transport SA Objective as a result of being within the target distances for bus and rail links and having good access for pedestrians and cyclists.

A major adverse effect arises for the climate change resilience SA Objective due to part of the site falling within the active flood zones FZ2 and FZ3 and a small area in the north at high risk of surface water flooding. It is unclear if this land could be entirely avoided through a careful layout of the development due to the number of dwellings being considered for the site. 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 and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a large, 100% greenfield and Green Belt site with adjoining TPO woodland. The site is 50m south of the Nidderdale AONB at its closest point, and given the size of this open greenfield site a negative impact on the AONB is possible, but this is somewhat limited due to the site's location adjacent to existing and similar built form. The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI, which is 850m south of the site. Two small streams run along the eastern perimeter, and the site is 30m south of the River Wharfe at its closest point, which may be impacted by the development.

There are four Grade II Listed Buildings within the northern portion of the site. It is unclear how they may be incorporated into new development here, but it is considered that development at this open greenfield site would be likely to adversely affect the setting of these sensitive heritage assets.

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies Mitigation code(s				
Oland 9			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
3 Land & Buildings	There wi	ill be a larg BMV soils.	e (>0.4 Site co	tha) loss incides	s of gree	enfield. sand &	ALC Grade at the site is predominantly Grade gravel MSA.	3, which could			
			Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
4 Climate change resilience	small are FZ3 cou	ea in the no Id be entire	orth of ely avo	the site ided thro	is at hig ough a	gh risk o careful	d extent of land is at a low risk of surface water of surface water flooding. It is unclear if the land layout of development given the number of dwo lead to an increase in impermeable surfaces, or	d within FZ2 and ellings being			
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	here cou	ıld pose a	risk to	water qu	ıality. S	ite is al	streams run along the site's eastern perimeters so approximately 30m south of the River Whan result in a minor increase in water consumptio	fe at its closest			
			Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f			
6 Biodiversity & geodiversity	biodivers reduce le adversel The site south of with Nati effects o	sity value in ocal ecology y affected falls within the site. Foural Englar	n its cu gical co by new the St urther o nd und h Penr	rrent co onnectivi develo SSI Impa consider ertaken nine Mod	ndition. ity. The pment I act Risk ration of if neces	New do eastern here su Zones f the likessary. T	lements including trees. The site is therefore like evelopment here could reduce biodiversity values perimeter of the site adjoins TPO woodland, which as through the effects of construction activity for the South Pennine Moors SAC/SPA/SSSI, ely risks should be undertaken at the site level the HRA Screening process has identified that and the North Pennine Moors SPA/SAC are trigorial to the trigorial tri	e at the site and which could be les on root zones. which is 850m and consultation likely significant			
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			

		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)
7 Landscape & townscape	Green B but any i presence could res	elt site, res mpact wou e of screer sult in the l	sidentia uld be s ning veg loss of	al develo somewh getation open gre	opment at limite along t eenfield	here co ed due t he sout I that co	It its closest point. Given the size of this open of ould potentially impact on or alter views into or on the location adjacent to existing and similar the hern perimeter of the AONB. Residential deve ontains GI elements of potentially high visual are by alter the local townscape and landscape cha	out of the AONB, built form and the opment at this site nenity, including
	the near	oy existing -	built fo	orm coul	ld help t R	to limit t	the magnitude of potential effects. SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Grange.	It is unclea developm	ar how	these m	ay be i	ncorpor	orthern portion of the site, each being associate ated into new development here, but it is consi e would be likely to adversely alter the setting of the se	dered to be likely of these sensitive
9 Air quality	construc	tion and o	ccupati	on of ne	w home	es and	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 ase air pollution at the site in relation to existing the associated transport movements and hous ct on an AQMA or CAZ.	
10		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	railway s		n Rhyd	ding, is	350m s	outh-we	quent services, including those along Leeds Roest. Site is very accessible for pedestrians and ocal area.	
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an the minir	d tenures num criter	of the h	nousing olicies H	provide O4 and	d being HO5 (*	vards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo to or more homes, or an area of more than 0.5 lises to reflect local need.	pment would mee
12 Accessible services		d to travel					SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2 ervices in proximity to the site along the A65; rentre of llkley to access services and amenities to	
		+/-	Р	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	interaction could alto Site Is a	on, without er the loca djacent to	the de Il sense the A6	velopme of com 5, which	ent beir munity would	ng of a s and pla likely be	e a source of noise, air and light pollution that o	nd facilities or
440 11 0	auverse	effect on t +	P P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	restaura						a range of culture and leisure opportunities in s throughout Ilkley, as well as having good acc	cluding pubs,
	countrys	ide and Pf						
15 Safe & secure	The consideration new devi	tide and PI +/- struction a where the elopment	RoW ne P nd occu re are o could p	etwork. LT upation of the currently otentially	IR of new none, a	and so	SP1, SP3, SP4, SP16, H09, DS5, C02 would introduce new potential targets and victi an increase in crime at the site cannot be ruled munity cohesion and wellbeing, or increase na	15a ms of crime at a out. However,
	The consolocation new devo	ide and PI +/- struction a where the elopment o ould help t	RoW ne P nd occurre are cocould p to comb	etwork. LT upation of the local th	IR of new none, a y enhar ocal risl	homes and so nce con k of crin	SP1, SP3, SP4, SP16, H09, DS5, C02 would introduce new potential targets and victi an increase in crime at the site cannot be ruled munity cohesion and wellbeing, or increase na ne. SP2, SP9, SP10, SP15, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	tess to the local 15a ms of crime at a lout. However, atural surveillance,
secure	The consolocation new deviand so community and so community and so community and so countrys	ide and Pf +/- struction a where therelopment o ould help t rest medic . The site its at the si ide with op	P nd occure are could p to comb P al centre s 6.4kr te would poortun	etwork. LT upation of currently otentiall part the local the loc	IR of new none, sy enhar ocal risl IR ngs Meo f a gen exceller outdoo	homes and so nce con k of crin H dical Ce eral ho nt acces r exerci	SP1, SP3, SP4, SP16, HO9, DS5, CO2 would introduce new potential targets and victi an increase in crime at the site cannot be ruled munity cohesion and wellbeing, or increase na ne. SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5 Intre, is 1.6km south-west of the site, putting it spital, Wharfedale. In the spital is spital, which could in the site in the si	tess to the local 15a ms of crime at a lout. However, atural surveillance, 16a, 16b outside the target
	The consideration of the near distance Resident countrys physical	ide and Pf +/- struction a where thei elopment o ould help t rest medic . The site i s at the si ide with op and menta rest primal rest secon	P nd occure are could p to comb p la central central poportunal healt P ry schodary so	etwork. LT upation ocurrently otentially otentially out the lot lot lot lot lot lot lot lot lot lot	IR of new none, a y enhar ocal risl IR ngs Mec of a gen exceller outdoo e reside IR Rhyddli kley Gra	homes and so nce con k of crin H dical Ce eral ho nt acces r exerci nts of th L ng Prin	SP1, SP3, SP4, SP16, HO9, DS5, CO2 would introduce new potential targets and victi an increase in crime at the site cannot be ruled munity cohesion and wellbeing, or increase na ne. SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5 Intre, is 1.6km south-west of the site, putting it spital, Wharfedale. ss to a diverse range of semi-natural habitats the	15a ms of crime at a out. However, atural surveillance, 16a, 16b butside the target aroughout the loca an prove both 17a – 17c h-west direction.

		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)
18 Employment	of Ilkley.	However,	it is un	certain t	the exte	nt to w	ss to the diverse range of employment opportur hich the loss of agricultural land could impact o	
Linployment	opportur	nities in agr	iculture	e in the	local ar	ea.		
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	increasir business	ng the dem	and for	r local g	oods ar	nd servi	could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ o which the loss of agricultural land could impa	ees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
IL/033 – Stockheld				0 1 111	Preferred Option:
Road	0.23	Small greenfield plot	Greenfield	8 dwellings	IL4/H

Summary of assessment for IL/033:

Significant adverse effects have been predicted in relation to cultural heritage. This is because the site is currently undeveloped greenfield land and is located within the Ilkley Conservation Area and is 30m south of the Old Bridge Scheduled Monument. Although uncertain, a significant negative effect cannot be ruled out at this stage, particularly with regards to the Conservation Area.

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

Minor adverse effects have been predicted for most natural environment themed SA Objectives, primarily as a result of the impacts associated with development on greenfield. The north of the site coincides with Flood Zone 2.

The site would provide residents here with excellent access to public transport options. It also provides generally good access to key services and amenities, schools, shops, cultural spaces and jobs. Access to healthcare facilities is somewhat more limited, with the nearest GP surgery and hospital being just outside the target distances.

		Effect on S	SA Object	ive				
SA Objective	Baseline trend	Score of effect	Permanence	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
3 Land &		-	Р	LT	IR	Н	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c
Buildings		ot within a red as an i					soils. Site is a small greenfield site, therefore.	re would be
4 Climate		-	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	this wou		ded throu	igh the la	yout of c	developn	ne 3a in the site's north-eastern corner. It is nent. A larger area of the site falls within FZ I.	
		-	Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	contamir	nation/pollu . Developn	ution of tl	he river, a	although	this is a	Wharfe. Development at the site could risk minor risk given the existing built form between the water consumption at this location	
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	impacts disturbar significar connecti The HRA	of the site nces at the nt effect. S vity and co A Screenin	through ese sensibite coincould risk of groces	the HRA itive biod ides with reducing as has ide	is neces iversity d Natural the biod entified th	sary. Sit lesignati England iversity v nat likely	e Moors SAC, SPA and SSSI. Careful cons to could potentially result in a minor increas ons but, at this stage, would not be expected is GI corridor. The loss of greenfield could value of the site. It significant effects on the South Pennine Mid and thus cannot be ruled out at this stage	e in recreational ed to have a reduce ecological oors SPA/SAC
7		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape & townscape	or alter v	views into o	or out of	the AON	B, as the	y would	not be expected to have a discernible impa be surrounded by existing and similar built ld be likely to alter the local character of Ilkl	form in Ilkley.
			P	LT	IR	L	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a. 8b
8 Cultural heritage	replacen make a p impact o	nent of a s positive co	mall green ntribution ng of the	ation Are enfield sit n to the v bridge.	a and is te and op risual am As the sit	en space enity of te is curr	uth of the Old Bridge Scheduled Monument ce, some of which slopes upwards and appoint the local surroundings could potentially have tently undeveloped greenfield land, develop	. The ears to currently e an adverse
		-	Р	LT	IR	Н	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	homes w		xpected t	to result i	in a mino	r increa	an AQMA or CAZ. The construction and o se in air pollution in relation to existing leve	

		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)
10		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport							t services. Site is 700m north-west of Ilkley what limited for cyclists with a limited amour	
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
TTTTOUSING							rards satisfying Bradford's housing needs, or ith the Local Plan policies.	depending on the
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a
services	The site	would hav	e excelle	ent acces	s to a ra		ervices in the centre of Ilkley.	
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	encoura pressure of A65, v	ging partice on local s	ipation a services a d potenti	nd comm and facili ally impa	nunity into ties or co ct on the	eraction, ould alter	with high quality housing within an existing without the development being of a scale to the local sense of community and place. So fife of new residents here as a result expense.	hat may put lite is within 100m
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
leisure	Site wou	ıld have ex	cellent a	ccess to	the dive	rse rang	e of leisure and cultural places in the centre	e, and throughout,
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe &							uce new potential victims or targets of crime	
secure							potentially enhance community cohesion a	nd wellbeing, or
	increase	natural su	urveilland	e, and so	could h	elp to co	mbat 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	Site is all The site for outdo	lso slightly would pro	outside vide reside and co	the 8km to dents wit ommunity	target dis h good a engagei	stance of ccess to ment opp	ery, being 1.1km north-west of Ilkley Moor f a hospital, being 8.1km north-west of Wha a a diverse range of semi-natural habitats w portunities, which could improve both physic	rfedale Hospital. ith opportunities
47		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
17 Education		50m north- ammar Sc		All Saints	CofE Pr	imary So	chool. The only secondary school within 2kr	n of the site is
10		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	Resident of Ilkley.		te would	have ex	cellent a		the diverse range of employment opportuni	ties in the 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
IL/001 – Leeds Road	2.12	Large empty field next to a primary school	Greenfield	56 dwellings	Alternative

Summary of assessment for IL/001:

Three significant adverse effects have been predicted for the site, for the land and buildings, flooding and water resources SA Objectives. This is due to the site being almost entirely situated within Flood Zone 3a, and because the Backstone Beck surface waterbody is adjacent and partially within the site. Minor adverse effects have been predicted for all other natural environment themed SA Objectives, primarily as a result of impacts associated with development on greenfield.

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

		Effect on S	SA Object	ive				
SA Objective	Baseline trend Score effect	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)
O Lond O			Р	LT	IR	Н	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c
3 Land & Buildings		ot within a idered as a					soils. Site is a large (>0.4ha) greenfield site	e, therefore would
4 Climate change			Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
resilience	Site is al	lmost entire	ely situat	ed in FZ	3a and h	as exte	nsive areas of land at a low and medium ris	k of flooding.
			Р	LT	IR	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	within th	e site at ce	ertain poi	nts. The	quality of	f its wat	waterbody delineates the eastern perimeter ter could be reduced by development here. option at this location in relation to existing I	Development
	Would le	-	P	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
6 Biodiversity & geodiversity	disturbar significar undertak Natural I	nces at the nt effect. S ken at the s	ese sensi lite is als site level Gl corrid	tive biod o in a SS and cons or. The lo	iversity d SSI Impad sultation	esignat t Risk i with Na	ite could potentially result in a minor increas tions but, at this stage, would not be expect Zone. Further consideration of the likely risk atural England undertaken if necessary Sit could reduce ecological connectivity and c	ed to have a s should be e coincides with
7		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
Landscape		km south c	of the Nic	Iderdale	AONR h	ماريمين در		
		iews into o	or out of	the AON	B, as the	y would	I not be expected to have a discernible impair to be surrounded by existing and similar built ald be likely to alter the local character of Ilk	form in Ilkley.
townscape 8 Cultural	Howeve	r, the loss	or out of of greent n/a	the AON field and n/a	B, as the open spann	y would ace wou H	d be surrounded by existing and similar built ald be likely to alter the local character of Ilk SP2, SP10, EN3, EN4, EN5, EN6, DS3	form in Ilkley. ley. None
townscape 8 Cultural	Howeve	r, the loss	or out of of greent n/a	the AON field and n/a	B, as the open spann	y would ace wou H	be surrounded by existing and similar built ald be likely to alter the local character of Ilk SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible impact on any heritage asset or	form in Ilkley. ley. None
& townscape 8 Cultural heritage	Howeve Develop	views into or, the loss	or out of of greent n/a e site wo	the AON field and n/a uld be ur LT	B, as the open spanning n/a nlikely to IR	y would ace wou H have a H	be surrounded by existing and similar built ald be likely to alter the local character of Ilk SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible impact on any heritage asset or SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	form in Ilkley. ley. None historic area. 9a – 9c
townscape 8 Cultural	Develop homes v	views into or, the loss O ment at the ment would	or out of of greent n/a e site wo P d not have	the AON field and n/a uld be ur LT ve a discreto result i	B, as the open spann n/a nlikely to IR ernible in a mino	y would ace wou H have a H npact or	be surrounded by existing and similar built ald be likely to alter the local character of Ilk SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible impact on any heritage asset or SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and case in air pollution in relation to existing leve	form in Ilkley. ley. None historic area. 9a – 9c
townscape 8 Cultural heritage 9 Air quality	Develop homes v	ment would be expected.	or out of of greent n/a e site wo P d not have	the AON field and n/a uld be ur LT ve a discreto result i	B, as the open spann n/a nlikely to IR ernible in a mino	y would ace wou H have a H npact or	be surrounded by existing and similar built ald be likely to alter the local character of Ilk SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible impact on any heritage asset or SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 an an AQMA or CAZ. The construction and construction and construction	form in Ilkley. ley. None historic area. 9a – 9c
townscape 8 Cultural heritage	Develop Develop homes v associat Site is w and 900	riews into or, the loss Oment at the ment would be exed with ho third 400mm north-weighted	or out of of greent n/a e site wo P d not have pected to mes and P of severest of Be	the AON field and n/a uld be ur LT ve a discrete transport LT rall bus strength.	B, as the open spann n/a n/a n/a n/a n/a n/a n/a n/a n/a	y would ace would have a Hampact or increasents. H frequerent. The	be surrounded by existing and similar built ald be likely to alter the local character of Ilk SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible impact on any heritage asset or SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and case in air pollution in relation to existing lever SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,	form in Ilkley. ley. None historic area. 9a – 9c ccupation of new ls due to pollutior 10a – 10d Railway Station,
ownscape 3 Cultural neritage 9 Air quality	Develop Develop homes v associat Site is w and 900	riews into or, the loss Oment at the - ment would be exed with ho + within 400m	or out of of greent n/a e site wo P d not have pected to mes and P of severest of Be	the AON field and n/a uld be ur LT ve a discrete transport LT rall bus strength.	B, as the open spann n/a n/a n/a n/a n/a n/a n/a n/a n/a	y would ace would have a Hampact or increasents. H frequerent. The	be surrounded by existing and similar built ald be likely to alter the local character of Ilk SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible impact on any heritage asset or SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 n an AQMA or CAZ. The construction and case in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 nt services. Site is 900m north east of Ilkley site has good access for pedestrians, but site SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	form in Ilkley. ley. None historic area. 9a – 9c ccupation of new ls due to pollution 10a – 10d Railway Station,
townscape 8 Cultural heritage 9 Air quality	Develop Develop homes w associat Site is w and 900 for cyclis The site types an minimum	riews into or, the loss or, the loss or, the loss or, the loss or, the loss or, the loss ment would rould be existed with hore the would with hore the would make the tenures or criteria of	or out of of greent n/a e site wo P d not have and P of sever est of Be mited an P e a mino of the hof policies	the AON field and n/a uld be ur LT ve a discrete transport LT al bus st n Rhyddinount of the LT or positive using is HO4 and	B, as the open spann/a n/a nlikely to IR ernible in a mino opt movem IR ops with ing Static cycle pat IR e contribute provided d HO5 (1	y would ace wou H have a H have a ents. H frequer on. The hs. H ution to in line of 0 or mo	be surrounded by existing and similar built ald be likely to alter the local character of Ilk SP2, SP10, EN3, EN4, EN5, EN6, DS3 discernible impact on any heritage asset or SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 In an AQMA or CAZ. The construction and case in air pollution in relation to existing level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 Int services. Site is 900m north east of Ilkley site has good access for pedestrians, but site	form in Ilkley. ley. None historic area. 9a – 9c eccupation of new ls due to pollution 10a – 10d Railway Station, omewhat limited 11a depending on the

		Effect on	SA Objecti	ve							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
12 Accessible services	The site would have excellent access to a range of services in the centre of Ilkley.										
13 Social cohesion	encoura pressure Site is a	ging partice on local s	ipation a	nd command facilit	nunity inte	eraction uld alte	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 with high quality housing within an existing a, without the development being of a scale of the local sense of community and place. To the quality of life for residents here as res	that may put			
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	Site wou Ilkley.	ıld have ex					ge of leisure and cultural places in the centre	· · · · · · · · · · · · · · · · · · ·			
15 Safe & secure	locations	where cu	rrently th	ere are r	none, but	it could	SP1, SP3, SP4, SP16, H09, DS5, C02 luce new potential victims or targets of crime 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	would proutdoor	ovide resid	dents with	n good a nunity en	ccess to gagemer	a divers	e and is 7.6km north-west of Wharfedale Hose range of semi-natural habitats with opportunities, which could improve both physical	tunities for			
17 Education	sports fie		so, what	impact d	evelopme	ent here	SP6, SP14, SP16, EC3, DS5, CO2 clear if the site is currently in use by Ashland e could have on the school. The nearest sec tool.				
18 Employment		+ ts at the si	Р	LT have ex	IR	H ccess to	SP6, SP14, SP16, EC1, EC2, EC3, EC4 the diverse range of employment opportun	18a, 18b ities in the centre			
19 Economy	The cons	+ struction a ng the dem					SP6, SP14, SP16, EC1, EC2, EC3, EC4 Id have a minor beneficial impact on the loca and enhancing the pool of potential employ				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
IL/011A – Skipton Road West	0.82	Green open space	Greenfield, Green Belt	26 dwellings	Alternative

Summary of assessment for IL/011A:

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 some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas. However, residents' access to health and education facilities and basic services and amenities would be somewhat limited due to the site's location on the outskirts of Ilkley.

Minor adverse effects have been predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site which adjoins priority habitat. The site is 900m south of the Nidderdale AONB, though development is not expected to impact views into or out of the AONB due the topography screening it from view and its location adjacent to existing built form. There are three small waterbodies within 100m of the site; development here could pose a risk to their water quality. Two Grade II Listed Buildings are within 40m of the site, the settings of which could be adversely altered by a new development on this open greenfield site.

		Effect or	SA Objectiv	/e				
SA Objective	Baseline trend	Score of effect Berry Duration Ocean Pla Witigating or enhancing Local Pla		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.	ALC Grad	e at the s	site is G	rade 3,	which could include BMV soils. Site does r	not coincide with an
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience			is not at ri				ding. However, development could lead to	an increase in
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							n of the site. Site is not within a GSPZ. Deve	
	would be	e expecte	d to result	in a mino	or increa	ase in v	vater consumption at this location in relation SP10, SP11, EN1, EN2, EN3, EN7, EN9	to existing levels. 6a – 6f
6 Biodiversity & geodiversity	biodivers reduce lowhich con The site south of	sity value ocal ecolould be a falls with the site.	in its curre ogical conn dversely aff in the SSS	ent condition to the condition of the co	tion. Ne Traditio new de Risk Zo on of the	w deve nal Ord evelopn nes for e likely	cluding trees. The site is therefore likely to be lopment here could reduce biodiversity valuated priority habitat adjoins the site's southment at the site. the South Pennine Moors SAC/SPA/SSSI, risks should be undertaken at the site level	ue at the site and ern perimeter, which is 880m
7 Landscape & townscape	to have a built form designat Belt land	a discern n, and to tion. How d that con	ible impact the topogra ever, reside tains GI ele	on or alt aphy mea ential de ements c	ter view aning it velopment of poten	s into o would r ent at th tially hig	SP2, EN1, EN3, EN5, EN6, DS2, DS3 esidential development here would not how r out of the AONB, due to it being adjacent not likely be viewable from this sensitive lan his site could result in the loss of open gree hy visual amenity, including trees, and it wo dscape character, although the nearby exis	to existing similar dscape nfield and Green ould therefore be
			the magni				•	
8 Cultural heritage	Grade II	Listed 'M		ew devel	opment		SP2, SP10, EN3, EN4, EN5, EN6, DS3 Iding 'Hollin Hall Farm House'. 25m west of open greenfield site would be likely to adve	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	construc	tion and	occupation	of new h	nomes a	and the	air pollution at the site in relation to existing associated transport movements and hous on an AQMA or CAZ.	
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
Transport	1.9km ea	ast. Site i		le for ped	destrian	s and c	frequent services. The nearest railway sta yclists, although along the A65, a main roa	

		Effect or	SA Objectiv	/e							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
Accessible services			of key servithe target of			ties app	pears to be Ilkley town centre which is 1.7ki				
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	interaction could alter Site is a	on, withou er the loc djacent to	ut the deve	lopment f commu which wo	being on the second point the second poi	of a scal of place. ikely to	impact on the quality of life of new residen	and facilities or			
4.4 Cultura 9		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
14 Culture & leisure	restaura	nts, chur		utdoor le			range of culture and leisure opportunities in nroughout likley, as well as having good ac				
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where the	ere are cur	rently no entially e	ne, and nhance	l so an commu	uld introduce new potential targets and vict increase in crime at the site cannot be ruled unity cohesion and wellbeing, or increase n	d 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 8. distance Residen	3km nort :. ts at the s	h-east of a site would h	general nave exc	hospital	l, Aireda ccess t	gs Medical Centre, putting it outside the tar ale General Hospital, again putting it just ou o a diverse range of semi-natural habitats a	utside the target			
							ties for outdoor exercise and community er he residents of the development.	igagement, which			
		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
17 Education	school, I	Ikley Gra		5km eas	t of the	sites, h	School, is 1.2km east of the site. The neare owever the nearest state secondary school				
10		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	Residen of Ilkley.		site would h	nave exc	ellent a	ccess t	o the diverse range of employment opportu	nities in the centre			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy		ng the de					ald have a minor beneficial impact on the lo and enhancing the pool of potential emplo				

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
IL/012 – Skipton Road	7.82	Greenfield/ Green Belt	Greenfield 100%	204 dwellings	Alternative

Summary of assessment for IL/012: Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, cultural heritage, water resources and 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 Between Permanence		Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	L	HO5, TR2	3a, 3b, 3c, 3d, 3e	
Buildings		reenfield a ite is withi				oss of :	>0.4ha of greenfield land. ALC Grade at the	site is grade 4 and	
4 Climate		+	Р	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	urface water flooding. The site's climate resi although this is somewhat dependent on imp		
5 Water		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
resources							tiple waterbodies within 100m of the site. De water consumption.	velopment at the	
6			Р	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
Biodiversity & geodiversity	condition	n. New dev vity. Site is	/elopme	ent here	could red	luce bio	nd is likely to be of some biodiversity value in adiversity value at the site and reduce local end is disites, woodland habitat network, priority ha	ecological	
			Р	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape	National						discernible effect on any landscape designat velopment at this site could result in the loss		
& townscape	adversel form, wh	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	amenity, including trees, and it would theref character. The site is adjacent to existing re otential effects, but at this stage a minor adv	ore be likely to esidential built	
&	adversel form, wh	y alter the ich would	ements local to help to	of poten wnscape limit the	tially high e and lan magnitud	n visual dscape de for p	amenity, including trees, and it would theref character. The site is adjacent to existing re otential effects, but at this stage a minor adv	ore be likely to esidential built	
&	adversel form, wh local land There are conserve	y alter the ich would dscape an -re multiple ation area.	ements local to help to d towns P listed b Short t	of poten ownscape limit the scape ca LT uildings erm neg	tially high e and lan magnitud nnot be r IR within 10 ative effe	n visual dscape de for p ruled ou H Om to the	amenity, including trees, and it would thereft character. The site is adjacent to existing re- otential effects, but at this stage a minor adv it.	ore be likely to esidential built rerse effect on the 8a, 8b 0m of a historic enstruction,	
& townscape 8 Cultural	adversel form, who local land. There are conserved however.	y alter the ich would dscape an - e multiple ation area.	ements local to help to d towns P listed b Short to ted tha	of poten ownscape limit the scape ca LT uildings erm neg t the dev	tially high e and lan magnitud nnot be r IR within 10 ative effe velopmen	n visual dscape de for p ruled ou H Om to the cts would H	amenity, including trees, and it would therefy character. The site is adjacent to existing resolution of the site, but at this stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3 The north of the site, the site is also within 10 old come from the noise generated due to cold also detract from the current greenfield setted. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	ore be likely to esidential built terse effect on the 8a, 8b Om of a historic onstruction, ing. 9a – 9c	
& townscape 8 Cultural	There ar conserva however	y alter the ich would dscape an - e multiple ation area. it is expectation would be remarked.	ements local to help to d towns P listed b Short t cted tha P d not ha	of poten ownscape limit the scape care LT uildings erm negat the development LT ave a distinct to result t	tially high a and lan magnitud nnot be r IR within 10 ative effe velopmen IR scernible t in a min	n visual dscape de for p ruled ou H Om to t icts would t would H impact ior incre	amenity, including trees, and it would therefore character. The site is adjacent to existing resolution to exist the stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3 The north of the site, the site is also within 10 allocome from the noise generated due to coll also detract from the current greenfield setted in 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	ore be likely to esidential built terse effect on the 8a, 8b Om of a historic onstruction, ing. 9a – 9c occupation of new	
& townscape 8 Cultural heritage	There ar conserva however	y alter the ich would dscape an e multiple ation area. it is expected and would be expected by the interval of	ements local to help to d towns P listed b Short t cted tha P d not ha	of poten ownscape limit the scape care LT uildings erm negat the development LT ave a distinct to result t	tially high a and lan magnitud nnot be r IR within 10 ative effe velopmen IR scernible t in a min	n visual dscape de for p ruled ou H Om to t icts would t would H impact ior incre	amenity, including trees, and it would therefy character. The site is adjacent to existing resolution of the site, but at this stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3 The north of the site, the site is also within 10 old come from the noise generated due to coll also detract from the current greenfield setted on an AQMA or CAZ. The construction and	ore be likely to esidential built terse effect on the 8a, 8b Om of a historic onstruction, ing. 9a – 9c occupation of new	
& townscape 8 Cultural heritage	adversel form, who local land the lo	y alter the ich would dscape an emultiple ation area. It is expected and the ich would be expected with how the ithin 400m	ements local to help to d towns P listed b Short toted that P d not haxpected mes an P of multis is so out	of poten ownscape limit the scape ca LT wildings erm negate the development of the develo	tially high and land magnitude and land magnitude and land land land land land land land	n visual dscaped for pulled out HOME on to the cts would HOME or increments. Home of the frequence of ranged ranged ranged dscaped dscaped for the cts would home of the cts would home of the cts would have been supplied to the cts would have bee	amenity, including trees, and it would therefy character. The site is adjacent to existing resolvential effects, but at this stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3 the north of the site, the site is also within 100 ald come from the noise generated due to coll also detract from the current greenfield setted in 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 in SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 tent services. The nearest railway station is 2 at the site has good access for pedestrians, at the.	8a, 8b Ome of a historic construction, ing. 9a – 9c occupation of new els due to pollution 10a – 10d 2km east at Ilkley	
& townscape 8 Cultural heritage 9 Air quality	adversel form, who local land the lo	y alter the ich would dscape an emultiple ation area. it is expected would be expected with how the ithin 400m Station, the or cyclists were sided with the expected with the	ements local to help to d towns P listed b Short t cted tha P d not ha xpected mes an P of multis is sou with a li P	of poten ownscape limit the scape ca LT wildings erm negut the dev LT ave a dist to result d transpublished bus tside of t mited an LT	tially high and land magnitude innot be represented in a minort move of the desirement of the land in a minort move of the desirement of the land in a minort move of the desirement of the land in a minort move of the land in a minort move of the land in a minort move of the land in a minort move of the land in a minort move of the land in a minort move of the land in a minort move of the land in a minort move of the land in a minor move of the la	n visual dscaped for pruled ou H Om to the cts would H impact for increments. H frequed range cycle part H	amenity, including trees, and it would therefy character. The site is adjacent to existing resotential effects, but at this stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3 the north of the site, the site is also within 100 ald come from the noise generated due to collalso detract from the current greenfield setted also detract from the current greenfield setted 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 level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 tent services. The nearest railway station is 2 aths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	8a, 8b Ome of a historic construction, ing. 9a – 9c occupation of new els due to pollution 10a – 10d 2km east at Ilkley but somewhat	
& townscape 8 Cultural heritage 9 Air quality	adversel form, who local land the lo	y alter the ich would dscape an - e multiple ation area. it is expected with how the ithin 400m Station, the or cyclists we could maked tenures in criteria or	ements local to help to d towns P listed be Short toted that P d not haxpected mes an P P of multiple is is out with a lift P to a mirror the help f policies	of poten ownscape limit the scape ca LT wildings erm negatithe devenue LT ave a district to result district to transput tiple bus tiside of the mited an LT are positiousing is HO4 a	tially high e and lan magnitude innot be represented in a minort move like stops with the desired nount of the contriles provide and HO5 e and land land land land land land land	n visual dscaped de for pulled ou HOm to the cts would Homents. Homents. Housing Homents. Housing the frequence of range cycle particular to in line (10 or not 10	amenity, including trees, and it would therefy character. The site is adjacent to existing resolvential effects, but at this stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3 The north of the site, the site is also within 100 ald come from the noise generated due to collalso detract from the current greenfield setted also detract from the current greenfield setted 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 level SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs, with the Local Plan policies. The development of the site has good acreased the setting the setting satisfying Bradford's housing needs, and the setting satisfying	ore be likely to esidential built terse effect on the 8a, 8b on of a historic enstruction, sing. 9a – 9c occupation of new els due to pollution 10a – 10d occupation of the but somewhat 11a depending on the ent would meet the	
& townscape 8 Cultural heritage 9 Air quality 10 Transport 11 Housing	adversel form, who local land the lo	y alter the ich would dscape an - e multiple ation area. it is expected with how the ithin 400m Station, the or cyclists we could maked tenures in criteria or	ements local to help to d towns P listed be Short toted that P d not haxpected mes an P P of multiple is is out with a lift P to a mirror the help f policies	of poten ownscape limit the scape ca LT wildings erm negatithe devenue LT ave a district to result district to transput tiple bus tiside of the mited an LT are positiousing is HO4 a	tially high e and lan magnitude innot be represented in a minort move like stops with the desired nount of the contriles provide and HO5 e and land land land land land land land	n visual dscaped de for pulled ou HOm to the cts would Homents. Homents. Housing Homents. Housing the frequence of range cycle particular to in line (10 or not 10	amenity, including trees, and it would therefy character. The site is adjacent to existing resolvential effects, but at this stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3 The north of the site, the site is also within 100 ald come from the noise generated due to color also detract from the current greenfield setted. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing levels are services. The nearest railway station is a set. The site has good access for pedestrians, aths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs, as with the Local Plan policies. The development	ore be likely to esidential built terse effect on the 8a, 8b on of a historic enstruction, sing. 9a – 9c occupation of new els due to pollution 10a – 10d occupation of the but somewhat 11a depending on the ent would meet the	
& townscape 8 Cultural heritage 9 Air quality 10 Transport 11 Housing	adversel form, who local land the lo	y alter the ich would dscape an - re multiple ation area. rit is expect - ment would be exed with how the ithin 400m Station, thor cyclists with the could maked tenures a criteria of such as how the ich would be the cyclists with the cyclists wit	ements local to help to d towns P listed b Short toted that P d not have teed mes an P of multis is so on with a life policie ousing in P	of poten ownscape limit the scape ca LT wildings erm negati the development of the develo	tially higher and land magnitude innot be represented in a minort move of the desired in the desi	n visual dscapede for pulled ou H Om to the cts would H impact for increments. H th frequed rangecycle part H Outloon to the control of the	amenity, including trees, and it would therefy character. The site is adjacent to existing resolvential effects, but at this stage a minor advert. SP2, SP10, EN3, EN4, EN5, EN6, DS3 The north of the site, the site is also within 100 ald come from the noise generated due to collad also detract from the current greenfield setted. SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9 on an AQMA or CAZ. The construction and ease in air pollution in relation to existing levels. SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6 TR6 ent services. The nearest railway station is 2 at the site has good access for pedestrians, aths. SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10 owards satisfying Bradford's housing needs, at with the Local Plan policies. The development of homes, or an area of more than 0.5ha), as to reflect local need. SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4,	ore be likely to esidential built terse effect on the 8a, 8b 0m of a historic enstruction, sing. 9a – 9c occupation of new els due to pollution 10a – 10d 2km east at likley but somewhat 11a depending on the ent would meet the that specify 12a	

		Effect on S	SA Obje	ctive						
SA Objective	ctive Baseline trend Score of effect Score of		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	restaura		nes and	d outdoor			range of culture and leisure opportunities inc including multiple walking trails and Ilkley La			
		+/-	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	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 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	range. T	he site is v o a diverse	vithin 2	.5km of a	a hospital	, The C	y and Wharfedale Medical Practice, this is out coronation Hospital. Residents at the site wou with opportunities for outdoor exercise and c	ıld have good		
17	- 5 5	-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b		
Education							ry School, is 1.2km east of the site. The near			
18		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b		
Employment		Ild provide nities in IIkl					broad range of high quality and diverse emp	loyment		
		+	Р	LT	İR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	as by ind	creasing th sinesses. <i>F</i>	e dema An impr	and for lo ovement	in the bu	s and s ıilt envii	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
IL/013 – Wheatley Lane	1.28	Green open space	Greenfield, Green Belt	20 dwellings	Alternative

Summary of assessment for IL/013:

The site could deliver a major positive effect for residents on the transport SA Objective as a result of being within the target distances for bus and rail links and having good access for pedestrians and cyclists.

A major adverse effect arises for the climate change resilience SA Objective due to 25% of the site falling within the active flood zones FZ2 and FZ3. It is unclear if this land could be entirely avoided through a careful layout of the development due to the number of dwellings being considered for the site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to health and education facilities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. The site is 50m south of the Nidderdale AONB at its closest point, but residential development here would not be expected to alter views into or out of the AONB or National Park, due to its location adjacent to existing and similar built form in Ilkley. The River Wharfe is 30m north of the site at its closest point, which may be impacted by the construction and occupation of the site. There are four Grade II Listed Buildings adjoining the eastern perimeter of the site; new development at this open greenfield site would be likely to adversely affect the setting of these sensitive heritage assets.

		Effect on S	SA Obje	ctive				
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Mitigating or enhancing Local Plan policies Output Description Output Description 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 gr MSA.	eenfield. <i>A</i>	ALC Gr	ade at tl	he site i	is Grad	e 3, which could include BMV soils. Site does r	not coincide with an
			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	water flo	oding. It is developm	unclea ent giv	ar if the l en the n	land tha number	at falls v of dwel	nd FZ3 and a limited extent of land is at a low within FZ2 and FZ3 could be entirely avoided the lings being considered at the site. Developmented to current levels.	rough a careful
5 Water		-	Р	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
resources							oximately 30m south of the River Wharfe at its in a minor increase in water consumption.	closest point.
		-	Р	LT	IR	М	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
6 Biodiversity & geodiversity	here cou SSSI Important consider undertak	lld reduce pact Risk 2 ation of the en if nece	biodive Zones e likely ssary.	ersity val for the S risks sh A very n	lue at th South Pe nould be ninor inc	ne site a ennine l e undert crease	build potentially be of some biodiversity value. Note that the side of some biodiversity value. Note that the side of some south of the side of the side of some south of the side of side of some south of the side of side o	te falls within the the site. Further tural England
		-	Р	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	expected existing a AONB. H land that to advers	d to have a and simila However, re contains (discer built f esiden GI elen he loca	rnible im orm and tial deve nents of al townso	pact on the pre lopmer potenticape an	n or alte esence nt at this ally higl nd lands	closest point, but residential development here r views into or out of the AONB, due to its loca of screening vegetation along the southern per site could result in the loss of open greenfield n visual amenity, including trees, and it would to cape character, although the nearby existing be	tion adjacent to rimeter of the and Green Belt herefore be likely
		-	P	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
8 Cultural heritage	Grange.		lopmei	nt at this		adjoinin	g the eastern perimeter of the site, associated ld site would be likely to adversely alter the set	
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
9 Air quality	construc	tion and o	ccupat	ion of ne	w hom	es and	ase air pollution at the site in relation to existing the associated transport movements and hous ct on an AQMA or CAZ.	

		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
10 Transport	railway s	ithin 400m station, Ber a lack of de	n Rhyd	ding, is	350m s	outh-w		oad. The nearest cyclists, although
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
11 Housing	types an the minir	d tenures on the contract of t	of the ha	nousing olicies H	provide O4 and	d being HO5 (wards satisfying Bradford's housing needs, dep g in line with the Local Plan policies. The develong to or more homes, or an area of more than 0.5 suses to reflect local need.	pment would meet
10	•	+/-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
Accessible services		d to travel eds.			st into th		ervices in proximity to the site along the A65; re of Ilkley to access services and amenities that	at will satisfy their
13 Social cohesion	interaction could alto Site Is a	on, without er the loca	the de I sense the A6	evelopme e of com 5, which	ent beir munity would	ng of a s and pla likely be	e a source of noise, air and light pollution that c	nd facilities or
4.4 Cultura 9		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	restaura		nes and	d outdoo			o a range of culture and leisure opportunities inc es throughout Ilkley, as well as having good acc	
15 Safe & secure	location	where the	e are o	currently	none,	and so	SP1, SP3, SP4, SP16, H09, DS5, C02 would introduce new potential targets and viction an increase in crime at the site cannot be ruled	out. However,
		elopment of ould help t						aturai surveillance,
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	distance Resident countrys	. The site i ts at the si ide with op	s 6.5kr te woul portun	n west old ld have hities for	of a gen exceller outdoo	eral ho nt acces r exerci	entre, is 1.6km south-west of the site, putting it of spital, Wharfedale. ss to a diverse range of semi-natural habitats the seminant community engagement, which could in the development.	nroughout the local
		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education	seconda	ry school,	İlkley C	3ramma	r is 1.6l	km sout	nary School, is 730m south-west of the site. The th-west of the sites, however the nearest state sty, is 6.64km south-east of the site.	
18 Employment	Resident of Ilkley.	+/- ts at the si	P te woul it is un	LT ld have certain	IR exceller the exte	H nt acces ent to w	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ss to the diverse range of employment opportur hich the loss of agricultural land could impact o	
19 Economy	The consincreasir	+ struction and the dem	P nd occi and fo er, it is	LT upation r local g	IR of new oods ar	H homes nd servi	SP6, SP14, SP16, EC1, EC2, EC3, EC4 could have a minor beneficial impact on the locices and enhancing the pool of potential employ o which the loss of agricultural land could impa	ees for local

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
IL/016 - Hadfield Farm	23.85	Agricultural fields	Greenfield, Green Belt	250 dwellings	Alternative

Summary of assessment for IL/016:

A major adverse effect arises for the climate change resilience SA Objective due to 50% of the site falling within FZ2 and 40% within FZ3. There are multiple areas at medium and high risk of surface water flooding. It is unclear if this land could be entirely avoided through a careful layout of development.

A second significant adverse effect has been predicted for the site's impact on the water resources SA Objective due to the presence of three small waterbodies within the site's boundary and the River Wharfe being adjacent to the northern and western perimeters; development would pose a risk to the water quality of all of these.

In addition, a major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor positive effects were predicted for some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, as well as the site's location in relation to transport links. However, residents' access to health and education facilities and basic services and amenities would be somewhat limited due to the site's location on the outskirts of Ilkley.

As a very large greenfield and Green Belt site, the majority of which is currently listed as TPO woodland, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. The site is 550m southeast of the Nidderdale AONB at its closest point, though development is not expected to impact views into or out of the AONB due the topography and vegetation screening it from view, and its location adjacent to existing built form. The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI, which is 1.3km south of the site. The site is 125m northwest of Ilkley Conservation Area and 185m west of Middleton Conservation Area, the setting and character of both of which could be affected by development at this large, open 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	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings		reenfield. A and & grav			he site i	s predo	minantly Grade 3, which could include BMV so	oils. Site coincides
			Р	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
4 Climate change resilience	low risk o	of surface entirely aved at the s	water f /oided	looding through	with mu a caref	ıltiple sı ul layou	nd approximately 40% within FZ3. Large areas maller areas at medium and high risk. It is unclust of development given the number of dwelling tould lead to an increase in impermeable sur	ear if this land as being
			Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	River Wh water qu	harfe is als ality. The	o adjao site is r onsum	cent to the contract of the co	he site's n a GSI this loc	s northe PZ. Devation in	neter, one is unnamed, the other is called the E ern and western perimeter. Development here relation to existing levels.	could pose a risk to ult in a minor
6 Biodiversity & geodiversity	some bid and redu The major presence such as The site south of	odiversity vace local eleority of the eleority of the eleority of the eleority of actual through difalls within	value in cologic site is woodla rect los the Sturther and under	n its currell currently and with assess of the SSI Impactonsider ertaken	ent con ectivity. y listed in the s rees. act Risk ration of if neces	as bein ite, which as being ite, which are also as a cones of the like as ary.	SP10, SP11, EN1, EN2, EN3, EN7, EN9 GI elements including trees. The site is therefolew development here could reduce biodiversing TPO woodland, although not all of this coincid would likely be adversely affected by new defor the South Pennine Moors SAC/SPA/SSSI, ely risks should be undertaken at the site level	ides with the evelopment here which is 1.3km and consultation
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
7 Landscape & townscape	however adjacent not likely could res amenity,	be expect to existing be viewal sult in the l including	ed to he similar simil	nave a d or built fo on this se open gro and it wo	iscerniborm in III ensitive eenfield ould the	ole impa kley and landsca I and G refore b	at its closest point. Residential development I act on or alter views into or out of the AONB, do to the topography and screening vegetation, ape designation. However, residential development Belt that contains GI elements of potentiate likely to adversely alter the local townscape in could help to limit the magnitude of potential	ue to its location meaning it would ment at this site Ily high visual and landscape
		-	Р	LŤ	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b

		Effect on S	SA Obje	ctive						
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)		
8 Cultural heritage	Area. Ne		ment a		rge ope	n greer	ration Area. 185m east of the site is the Middlet of the could potentially adversely affect the setting.	ng of these		
9 Air quality	homes w		pected	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	nearest r		tion, Ilk	ley, is 1	.6km s	outh-ea	everal bus stops on the A65 which have frequer st. Site is accessible for pedestrians and cyclis rea.			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.									
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a		
Accessible							dents would need to travel 1.7km south-east in	to the centre of		
services	Ilkley to a	access key +/-	servic	es and LT	ameniti IR	es. H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	interaction could alter likely to i	on, without er the loca	the de I sense the qua	velopme of com	ent beir munity	g of a s and pla	ng community, encouraging participation and c scale that may put pressure on local services a ace. However, the site is adjacent to the A65, we ents here as a result of exposure to air pollution SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3,	nd facilities or hich would be		
4.4. O 14		+	Р	LT	IR	Н	DS4	14a		
14 Culture & leisure	restaurar	s at the sit nts, church ide and PF	es and	loutdoo	good ac	cess to e space	o a range of culture and leisure opportunities in es throughout Ilkley, as well as having good acc	cluding pubs, cess to the local		
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	location v	where ther	e are 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, H09, EN1, EN8, EN9, C01, C02, C03, DS1, DS5	16a, 16b		
16 Health	The site distance. Resident and throu	is 8.7km n s at the sit ughout the	orth-ea e woul local c	st of a of d have of ountrys	general exceller ide with	hospitant acces	ery, Springs Medical Centre, putting it outside to al, Airedale General Hospital, again putting it outside to a diverse range of semi-natural habitats a tunities for outdoor exercise and community enoor the residents of the development.	t Ilkley Golf Club		
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
Education		est primar ool, Ilkley						nearest secondary		
18 Employment	of Ilkley.		it is un	certain t	the exte	nt to w	SP6, SP14, SP16, EC1, EC2, EC3, EC4 as to the diverse range of employment opportunition the loss of agricultural land could impact of			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	increasin business	g the dem	and for	· local g	oods ar	nd servi	could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ o which the loss of agricultural land could impa	yees for local		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
IL/032 – Skipton Road (2)	3.54	Agricultural	Greenfield, Green Belt	93 dwellings	Alternative

Summary of assessment for IL/032:

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 some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, as well as the site's location in relation to transport links. However, residents' access to health and education facilities and basic services and amenities would be somewhat limited due to the site's location on the outskirts of Ilkley. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. The site is 800m south-east of the Nidderdale AONB, though development is not expected to impact views into or out of the AONB due the topography screening it from view and its location near to existing built form. The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI, which is 1.2km south of the site. A small waterbody is 15m west of the site, which could be affected by development at the site. There is a very limited extent of land at high and medium risk of surface water flooding, although it is expected that this could be avoided through a careful layout of development. The site is within 100m of two Grade II Listed Buildings, the settings of which could be adversely affected by development at the site.

		Effect on S	SA Obje	ctive					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)	
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f	
Buildings	Site is gr MSA.	reenfield. <i>F</i>	ALC Gr	ade at tl	he site i	is Grad	e 3, which could include BMV soils. Site does r	ot coincide with an	
		-	Р	LT	IR	M	SP8, SP9, SP10, SP15, H09, EN1, EN2, EN3, EN7	4a – 4e	
4 Climate change resilience	Site is in FZ1. Site has some areas of land at a low risk of surface water flooding and a very limited extent of land at high and medium risk. It is expected that these areas could be avoided through a careful layout of development. However, development could also lead to an increase in impermeable surfaces, compared to current levels.								
		-	Р	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e	
5 Water resources							t of the site. Site is not within a GSPZ. Develop in water consumption at this location in relation		
		-	Р	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
Site is greenfield containing various GI elements including trees. The site is therefore likely to be of biodiversity value in its current condition. New development here could reduce biodiversity value at reduce local ecological connectivity. The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI, which is south of the site. Further consideration of the likely risks should be undertaken at the site level and with Natural England undertaken if necessary.								e at the site and which is 1.2km	
		-	Р	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	however to existing landscapt and Gree therefore	be expecting similar be designated be likely to be likely	ted to hoult for tion. Hou that of that of the to adverse to lin	nave a d m, and to owever, contains ersely alto nit the m	iscernib to the to resider GI eler ter the lagnitud	ole impa opograp ntial dev ments o ocal tov de of po	at its closest point. Residential development hact on or alter views into or out of the AONB, dushy meaning it would not likely be viewable from velopment at this site could result in the loss of potentially high visual amenity, including trees wascape and landscape character, although the tential effects.	ue to it being near in this sensitive open greenfield s, and it would e nearby existing	
		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b	
8 Cultural heritage	- - - - - - - - - -								
		-	Р	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality	construc	tion and o	ccupati	on of ne	w hom	es and	ase air pollution at the site in relation to existing the associated transport movements and house out on an AQMA or CAZ.		
10		+	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport	1.8km ea		access	sible for	pedesti	rians ar	ch have frequent services. The nearest railway and cyclists, although along the A65, a main 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 code(s)		
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a		
11 Housing	types an the minir	d tenures on the desired desir	of the ha	nousing olicies H	provide O4 and	ed being I HO5 (*	wards satisfying Bradford's housing needs, dep in line with the Local Plan policies. The develo 0 or more homes, or an area of more than 0.5 uses to reflect local need.	pment would meet		
12	иороско	-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02	12a		
Accessible services		o services key service			is limite		dents would need to travel 1.6km east into the			
		+/-	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a		
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is within 100m of the A65, which could impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances.									
14 Cultura 9		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a		
14 Culture & leisure	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces throughout Ilkley, as well as having good access to the local countryside and PRoW network.									
		+/-	Р	LT	IR	М	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a		
15 Safe & secure	location new dev	where ther	e are c could p	currently otentiall	none, y enhai	and so nce con	would introduce new potential targets and viction an increase in crime at the site cannot be ruled inmunity cohesion and wellbeing, or increase name.	out. However,		
		-	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b		
16 Health	site is 8. distance Resident and thro	4km north ts at the sit ughout the	east of te woul local o	f a gene d have c countrys	ral hosp exceller ide with	pital, Ai nt acces n opport	orings Medical Centre, putting it outside the targed redale General Hospital, again putting it just out as to a diverse range of semi-natural habitats a tunities for outdoor exercise and community engor the residents of the development.	tside the target t Ilkley Golf Club		
17		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c		
Education	The nearest primary school, All Saints CE Primary School, is up to 1.25km east of the site. The nearest secondary state school, Ilkley Grammar is 2.5km east of the site.									
18 Employment	Residents at the site would have excellent access to the diverse range of employment opportunities in the centre of Ilkley. However, it is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.									
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b		
19 Economy	increasir business	ng the dem	and for	r local g	oods ar	nd servi	could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ o which the loss of agricultural land could impa	ees for local		

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/110 – Leeds Road	2.12	Open green space	Greenfield	Employment land	Alternative

Summary of assessment for EM/110:

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

A major adverse effect arises for the climate change resilience SA Objective due to the site falling entirely within the active flood zone FZ3, with limited areas at medium to high risk of surface water flooding. More detailed flood risk assessments would likely be required for the site, and careful consideration given to the layout of the development.

A second significant adverse effect has been predicted for the site's impact on the water resources SA Objective due to the presence of a tributary of the River Wharfe within the site boundary. Development here could pose a risk to the water quality.

The site, in central Ilkley appears to be an open greenfield space used for leisure purposes. This would be lost as a result of new development, and as such a major adverse effect has been predicted for the culture and leisure SA Objective. In addition, a major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. The site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI, which is 775m south of the site. 800m west of the site is the Nidderdale AONB, but development here would not be expected to have a discernible impact on the AONB due to its location surrounded by existing built form in Ilkley.

		Effect on S	SA Object	ive									
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)					
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f					
Buildings	Site is g	reenfield. A	ALC Grad	de at the	e site is '	Urban'.	Site does not coincide with an MSA.						
4 Climate			Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	The Site falls entirely within FZ3. Large areas of the site are at low risk of surface water flooding with some mor limited areas at medium to high risk in the east and west of the site. It is unclear if the land at risk of surface wat flooding could be entirely avoided through a careful layout of development. Additionally, the 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							boundary. Development here could pose a ris						
resources	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.												
	Oit- i		P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f					
6 Biodiversity							d potentially be of some biodiversity value. Notice local ecological connectivity. The site						
&							pors SAC/SPA/SSSI, which is 775m south of						
geodiversity							ten at the site level and consultation with Natu						
goodiversity		ken if nece		3110	ala be a	ilacitai	terrat the site level and consultation with Nate	irai Erigiaria					
	andona	-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b					
_	The site	is 800m w	est of the	e Nidde	rdale AC			however be					
7		The site is 800m west of the Nidderdale AONB at its closest point. Development here would not however be expected to have a discernible impact on or alter views into or out of the AONB, due to being surrounded by											
Landscape &							ever, development at this site could result in t						
_ ·	greenfie	ld that con	tains GI	element	s of pote	entially	high visual amenity, including trees, and it wo	uld therefore be					
townscape	likely to	adversely	alter the	local to	vnscape	and la	ndscape character, although the nearby exist	ing built form					
	could he	elp to limit t	he magr	nitude of	potentia	al effect	S.	-					
8 Cultural		0	Р	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None					
heritage		ment at the	e site wo	uld be u	ınlikely t	o have	a discernible effect on any sensitive heritage	asset or historic					
9 Air quality	area.	_	Р	ΙΤ	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c					
J All quality		·	<u>'</u>	LI	шх	IVI	Oi 1, Oi 3, Oi 10, 11\(\frac{1}{2}\), 11\(\frac{1}{2}\), 21\(\frac{1}{2}\), 21\(1	Ju - Ju					

		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)				
	construct with thes	tion and o	ccupatio ses.	n of new	/ busines	ss prem	e air pollution at the site in relation to existing nises and the transport movements and pollut on an AQMA or CAZ.					
		++	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d				
10 Transport	railway s		ey, is 80	0m sout	h-west.	Site is v	ent services, including those along Valley Drivery accessible for pedestrians and cyclists, a					
11 Housing		0	n/a	n/a	n/a	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None				
· ·	Site is al	located for	employ	ment an	d theref	ore will	not provide a contribution towards Bradford's	housing needs.				
12 Accessible		+	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a				
services		The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.										
13 Social		0	n/a	n/a	n/a	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	None				
cohesion	I his site would situate new employment development at a location where it is in provimity to similar and evisi											
14 Culture &	, , ,		Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a				
leisure	The site appears to be an open greenfield space, used for leisure purposes, which would be lost as a result of new development. The loss of this leisure space, in central Ilkley, could adversely affect local access to outdoor leisure spaces.											
		+/-	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 vice											
16 Health		0	n/a	n/a	n/a	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None				
TO FIEARITE	Site is po		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		ploymer			s skills learning opportunities for local people					
18		++	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b				
Employment	The prop		elopmen				ployment opportunities in Ilkley.	T				
		++	P	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b				
19 Economy	term suc	The proposed development would deliver 1ha+ of new employment space 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 significant boost to the vitality of Ilkley centre.										

Menston

- 1.1.26 There are two potential housing sites that are Preferred Options in Menston.
- 1.1.27 Significant positive effects have been identified in relation to health (SA Objective 16) for site ME/002 due to this site being within the target distances of all necessary health facilities.
- 1.1.28 Both sites score positively (minor) in relation to accessible services (SA Objective 12) and education (SA Objective 17).
- 1.1.29 In relation to biodiversity & geodiversity (SA Objective 6), both sites score negatively (major). The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage for both sites.
- 1.1.30 Positive effects (minor) have been identified in relation to climate change resilience (SA Objective 4) for site ME/002, whilst negative effects (minor) have been identified for Site ME/003. This is due to the fact ME/002 is in FZ1 and has a very limited extent of land at a low risk of surface water flooding.
- 1.1.31 Menston also includes two Alternative housing sites (ME/005 and ME/007) which have also been assessed below.

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

PO rof	Site	SA Objective																		
PO ret	ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ME1/H	ME/002	-	-		+	-		-	0	-	-	+	+	+	+	+/-	++	+	+/-	+
ME2/H	ME/003	-	-		-	-		-	0	-	-	+	+	+	+	+/-	+	+	+/-	+

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ME/002 – Bingley Road	2.32	Agriculture	Greenfield, Green Belt	60 dwellings	Preferred Option: ME1/H

Summary of assessment for ME/002:

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

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

Minor positive effects were predicted for most other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, as well as the location of the site in relation to local services and amenities and education facilities. However, access to transports links is somewhat limited, due to the distances involved and poor pedestrian and bicycle access.

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.

		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	There wi	ill be a larg	ge (>0.4	tha) loss	s of gre	enfield.	ALC Grade at the site is Grade 4. Site does no	ot coincide with an	
4 Climate		+	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e	
change resilience	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	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 puld potentially be of some biodiversity value. N	6a – 6f	
6 Biodiversity & geodiversity	west of the site. Further consideration of the likely risks should be undertaken at the site level and consultation								
		-	Р	LŤ	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b	
7 Landscape & townscape	National and Gree be likely	Parks or A en Belt tha to adverse	AONBs at conta ely alte	. Howev ins GI e r the loc	er, resi lement al town	dential s of pot scape a	a discernible effect on any landscape designat development at this site could result in the loss entially high visual amenity, including trees, and landscape character, although the site is a fe of potential effects.	of open greenfield d it would therefore	
8 Cultural		0	Р	LT	R	М	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	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c	
9 Air quality	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Development would not have a discernible impact on an AQMA or CAZ.								
		-	Р	LT	IR	Н	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d	
10 Transport									
11 Housing		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a	

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
	Site coul	d make a ı	minor p	ositive	contribu	ution tov	ı wards satisfying Bradford's housing needs, dep	ending on the			
	types an the minir	d tenures on the desired desir	of the ha	nousing olicies H	provide O4 and	d being HO5 (1	in line with the Local Plan policies. The develor or more homes, or an area of more than 0.50 uses to reflect local need.	pment would meet			
12	аэрссіз	+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, C02	12a			
Accessible services	The nea	rest area o					is located 550m north-east on Main Street.	1 .24			
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.										
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure		Residents at the site would have good access to culture and leisure opportunities including pubs, parks, and club throughout Menston, as well as having good access to the local countryside.									
		+/-	<u>Р</u>	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	location new dev	where ther	e are c could p	currently otentiall	none, a y enhar	and so		out. However,			
		++	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 650m of the nearest medical centre, Menston Medical Centre. The site is 4.5km southwest of a general hospital, Wharfedale Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.										
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education	The nearest primary school, Menston Primary School, is 335m east of the site. The nearest secondary school, St. Mary's Menston Catholic Voluntary Academy, is 1.5km south-east of the site.										
		+/-	Р	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	could impact on employment opportunities in agriculture in the local area.										
	_	+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.										

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ME/003 – Derry Hill	5.44	Open space	Greenfield	161 dwellings	Preferred Options: ME2/H

Summary of assessment for ME/003:

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

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 most other natural environment themed SA Objectives, primarily as a result of the impacts associated with new development on greenfield.

The site would generally provide residents with good access to key services and amenities, including shops, cultural spaces, jobs, schools, health facilities and public transport. However, the site is not within all target distances for any socio-economic themed SA Objective (i.e. no major positive scores predicted).

		Effect on	SA Object	ive				Mitigation code(s)					
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies						
2 Land 9			Р	LT	IR	Н	SC2, SC5, SP4, SP8, SP9, HO2, TR5	3b, 3c					
3 Land & Buildings	Site is a large (>0.4ha) greenfield site. Site includes Urban, Grade 3 and Grade 4 ALC land. Site doesn't coincide with an MSA.												
4 Climate		-	Р	LT	IR	Н	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e					
change resilience	water flo	Site is in FZ1. A small watercourse runs through the site, the land around which is at varying degrees of surface water flood risk. It is unclear if all land at a low risk of surface water flooding, within the site, could 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	Н	SP9, EN1, EN2, EN7, EN9	5a – 5e					
5 Water resources		ot in a GSI onsumption						or net increase in					
			Р	LT	IR	Н	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h					
6 Biodiversity & geodiversity	of a new Further of England South Poot at the	Site is adjacent to a small area of TPO woodland which could be impacted through the construction and operation of a new residential site. Site is also in the SSSI Impact Risk Zone for the South Pennine Moors SSSI/SPA/SAC. 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 and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Also, as a large greenfield site, development here would likely lead to a loss of biodiversity and reduce local ecological connectivity.											
7	1000001	-	P	LT	IR	М	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b					
Landscape & townscape		. The pote					onal Park. Site is a large greenfield site on atively alter the landscape and townscape						
8 Cultural		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 ur	likely to	have a	discernible impact on any heritage asset or	historic area.					
		-	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.											
		oa witii iio					SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5,						
10		-	Р	LT	IR	Н	TR6	10a – 10d					
10 Transport	north-ea	- 00m from t	P the close	st bus st	l ops. The	neares		is up to 1.2km					
	north-ea	- 00m from t	P the close	st bus st	l ops. The	neares	TR6 t railway station, Menston Railway Station,	is up to 1.2km					
	The site types an minimum	oom from to st. The site paths. + could maked tenures or criteria o	P the close e has god P te a mino of the hof policies	st bus stood acces LT or positive using is I HO4 and	ops. The s for pec	Hution too	TR6 t railway station, Menston Railway Station, s, but somewhat limited for cyclists with a li SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7,	is up to 1.2km mited amount of 11a depending on the ent would meet the					

		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	The site has good access to a range of services along Main Street, approximately 600m from the site.												
		+	Р	LT	IR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a					
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	Н	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 a recreation ground, public houses and places of worship along Main Street 600-800m north east of the site.											
		+/-	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, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b					
16 Health	The nearest GP, Menston Medical Centre, is 1km east of the site. The site is within the target distance of a hospital, with Wharfedale Hospital 4.5km north east. The site would provide residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.												
17		+	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b					
Education	Site is within 800m of Menston Primary School. St. Mary's Menston Catholic Secondary School is 1.8km south east, putting it outside of the desired range.												
		+/-	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 Menston, but in order to access a more diverse and more expansive range of employment opportunities residents would likely need to travel further afield, such as 6.3km south-west into Shipley. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.												
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b					
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.												

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ME/005 – Beech Close (A and B) – North and South	8.81	Agricultural	Greenfield, Green Belt	308 dwellings	Alternative

Summary of assessment for ME/005:

The site could deliver a major positive effect for residents on the transport SA Objective as a result of being within the target distances for bus and rail links, and having good active transport options. 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 some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, although access to education facilities and basic services and amenities is somewhat limited with residents being required to travel beyond the target distances.

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 and adjacent to deciduous woodland priority habitat. The western portion of the site falls within the SSSI Impact Risk Zones for the South Pennine Moors SAC/SPA/SSSI. The site has a very limited extent of land at medium and high risk of surface water flooding, although 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)
3 Land &		1	Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f
Buildings							ALC Grades at the site include Grade 4, 'Urbar include BMV soils. Site does not coincide with	
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
change resilience	through		ayout is	expecte	ed to be	avoided	d at a low, medium and high risk of surface wa d. However, development could lead to an incr s.	
		-	P	LT	IR	М	SP9, EN1, EN2, EN7, EN9	5a – 5e
5 Water resources	site's no	rth-easterr sk to wate	r corne r qualit	r and Gil y. Site is	I Beck is not with	adjace nin a G	thin the site's northern perimeter, another is ac ent to the site's south-eastern corner. Develop SPZ. Development at the site would be expect on in relation to existing levels.	ment here could
		-	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. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the s reduce local ecological connectivity. Deciduous woodland priority habitat is present in the south-eastern corner of the site, and also adjoins the northern perimeter. The northern perimeter also adjoins the Burley Disused Railway LWS. New residenting development here could adversely affect the woodland and LWS, such as through increased recreational							
7 Landscape & townscape	The site is 1.2km south of the Nidderdale AONB, but residential development here would not be expected to have a discernible impact on or alter views into or out of the AONB, due to the presence of existing and similar built form to the north of the site and its location adjacent to the village of Menston. 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 nearby existing built form could help to limit the magnitude of potential effects.							
O Cultural		0	P	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
8 Cultural heritage	Develop	ment at the	e site w	ould be	unlikely	to have	e a discernible effect on any sensitive heritage	asset or historic
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
9 Air quality	homes w		xpected	to resu	lt in a mi	impac inor inc	t on an AQMA or CAZ. The construction and crease in air pollution in relation to existing leve	

		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	railway s	Site is within 400m of multiple bus stops with frequent services, including those along Otley Road. The nearest railway station, Menston, is 700m south. Site is accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.											
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a					
11 Housing	types an the minir	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.											
12		-	Р	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a					
Accessible services	centre of		or, for	a broade	er range	of serv	ents would need to travel 1.2km south onto M rices, up to 1.9km north into Burley in Wharfed						
13 Social cohesion	+/- P LT IR H SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4 13a Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. However, the site is adjacent to the A65, which would be likely to impact on the quality of life of new residents as a result of exposure to air pollution and noise and visual disturbances.												
14 Culture &		+	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 culture and leisure opportunities including pubs, parks, and club throughout Menston and in Burley in Wharfedale, as well as having good access to the local countryside.												
15 Safe & secure	location new dev	where ther	e are c could p	urrently otentially	none, a	nd so a	SP1, SP3, SP4, SP16, HO9, DS5, CO2 yould introduce new potential targets and viction increase in crime at the site cannot be ruled munity cohesion and wellbeing, or increase nate.	out. However,					
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1,	16a, 16b					
16 Health	Only just over half of residents would be within 800m of the nearest medical centre, Menston Medical Centre												
17 Education							SP6, SP14, SP16, EC3, DS5, CO2 hool, is 1.3km south-west of the site. The neal cademy, is 1.9km south-east of the site.	17a – 17c rest secondary					
18 Employment	a more of further a	liverse and field, such	l more as 7.5	expansiv km south	ve range n-west ir	of emports	SP6, SP14, SP16, EC1, EC2, EC3, EC4 nt opportunities in the centre of Menston, but obloyment opportunities residents would likely roley. It is uncertain the extent to which the loss a agriculture in the local area.	need to travel					
19 Economy	The consincreasir	+ struction and the dem	P nd occu and for er, it is	LT upation or local go	IR of new hoods and	H omes d d servic	SP6, SP14, SP16, EC1, EC2, EC3, EC4 ould have a minor beneficial impact on the loc es and enhancing the pool of potential employ which the loss of agricultural land could impa	ees for local					

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ME/007 – Burley Road (2)	6.74	Agricultural	Greenfield, Green Belt	26 dwellings (based on 35dph)	Alternative

Summary of assessment for ME/007:

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 some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health facilities. However, access to education facilities and basic services and amenities is somewhat limited with residents being required to travel beyond the target distances.

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 adjoining a TPO tree. The site has a very limited extent of land at medium and high risk of surface water flooding, although this is expected to be avoided through a careful layout of the development.

		Effect on S	SA Obje	ctive				Mitigation code(s)			
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies				
3 Land &			Р	LT	IR	Н	SP4, SP8, SP9, HO2, TR5	3a – 3f			
Buildings							ALC Grades at the site include Grade 3, which with an MSA.	n could include			
4 Climate		-	Р	LT	IR	М	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e			
change resilience	through a	Site is in FZ1 and has a limited extent of land 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.									
		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e			
5 Water resources	adjacent Developi	to the site	e's perir e site w	meter. D	evelop	ment he	he site's perimeter, another three small surface ere could pose a risk to water quality. Site is no esult in a minor increase in water consumption	ot within a GSPZ.			
		-	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. 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. A TPO tree adjoins the site's south-eastern perimeter. The site falls within the SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI, which is 1.9km west of the site. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.										
	T 1 14	-	P	LT	IR · · ·	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b			
7 Landscape & townscape	The site is 1.7km south of the Nidderdale AONB, but residential development here would not be expected to have a discernible impact on or alter views into or out of the AONB due to the presence of existing and similar built form to the north of the site and the location of the site on the outskirts of the village of Menston. 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 nearby existing built form could help to limit the magnitude of potential effects.										
8 Cultural		-	Р	LT	R	М	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b			
heritage		60m south of the site is the Grade II Listed Building 'Well House'. New development at this open greenfield site could potentially alter the setting of this sensitive heritage asset.									
		-	Р	LT	IR	М	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d			
9 Air quality	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			
Transport	between	Site is within 400m of several bus stops on Burley Road which have mostly frequent services, although only between 7.30am and 7pm. The nearest railway station, Menston, is 700m south-east. Site is accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local area.									

		Effect on S	SA Obje	ctive							
SA Objective	Baseline trend	Score of effect	Permanence	Duration	Reversibility	Certainty	Mitigating or enhancing Local Plan policies	Mitigation code(s)			
		+	Р	LT	IR	Н	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a			
11 Housing	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would mee the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.										
	dopoolo	-	P	LT	IR	Н	SP2, SP3, SP8, SP9, SP10, SP15, H08, DS4, CO2	12a			
12 Accessible services	centre of		or, for	a broad	ler rang	e of ser	dents would need to travel 1.1km south onto M vices, up to 1.9km north into Burley in Wharfed				
		+/-	Р	LT	İR	Н	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a			
13 Social cohesion	interaction could alt Site is a	on, without er the loca djacent to t	the de I sense he A65	velopme of com and to	ent beir munity a railwa	ng of a s and pla ay line,	which would be likely to impact on the quality of and noise and visual disturbances.	nd facilities or			
14 Culture &		+	Р	LT	IR	Н	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a			
leisure	Residents at the site would have good access to culture and leisure opportunities including pubs, parks, and club throughout Menston and in Burley in Wharfedale, as well as having good access to the local countryside.										
		+/-	Р	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a			
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.										
		+	Р	LT	IR	Н	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b			
16 Health	The site is 900m north of the nearest medical centre, Menston Medical Centre, putting it outside the target distance. The site is 3.6km south-west of a general hospital, Wharfedale Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.										
17		-	Р	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c			
Education		St. Mary's N	Mensto	n Catho	olic Volu	ıntary A	chool, is 1.km south-west of the site. The neare cademy, is 2km south-east of the site.	•			
							SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b			
18 Employment	a more of further a	liverse and field, such	l more as 7.1	expansi 5km sou	ive rang uth-wes	ge of em t into SI	ent opportunities in the centre of Menston, but nployment opportunities residents would likely r hipley. It is uncertain the extent to which the los in agriculture in the local area.	need to travel ss of agricultural			
		+	Р	LT	IR	Н	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b			
19 Economy	increasir business	ng the dem	and for	r Ìocal g	oods ar	nd servi	could have a minor beneficial impact on the loc ces and enhancing the pool of potential employ o which the loss of agricultural land could impa	ees for local			