



City of Bradford Metropolitan District Council

Sustainability Appraisal of the Bradford City Centre Area Action Plan

Addendum to the Sustainability Appraisal Report of the Bradford City Centre Action Plan Submission Draft: Appraisal of Main and Additional Modifications



June 2017

Amec Foster Wheeler Environment
& Infrastructure UK Limited



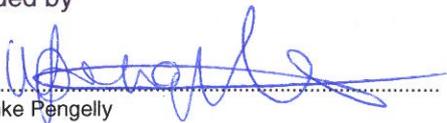
Report for

Ali Abed
Planning Assistant – Development Plans
City of Bradford Metropolitan District Council
Infrastructure & Local Plan Implementation Team
Planning, Transportation and Highways
4th Floor
Brittania House
Bradford
BD1 1HX

Main contributors

Nienke Pengelly
Pete Davis

Issued by


.....
Nienke Pengelly

Approved by


.....
Pete Davis

Amec Foster Wheeler

Canon Court
Abbey Lawn
Abbey Foregate
Shrewsbury SY2 5DE
United Kingdom
Tel +44 (0) 1743 342 000

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Document revisions

No.	Details	Date
1	Draft Report	20/03/2017
2	Final Report	30/06/2017



Non-Technical Summary

Introduction

This Non-Technical Summary (NTS) provides an overview of the addendum to the Bradford City Centre (BCC) Area Action Plan (AAP) Submission Draft: Sustainability Appraisal Report (April 2016). The addendum presents the findings of the Sustainability Appraisal (SA) of the Main and Additional Modifications which the Council are considering could be made to the Draft AAP for the Inspector's consideration.

The following sections of this NTS:

- ▶ Provide an overview of the BCC AAP and the process to date;
- ▶ Describes the approach to identifying any Main and Additional Modifications that are considered significant for the purposes of the SA and the approach to their assessment, along with relevant updates to the previous SA work;
- ▶ Summarises the findings of the SA of the Main and Additional Modifications; and
- ▶ Sets out the next steps in the SA of the AAP.

What is the Bradford City Centre Area Action Plan?

The City of Bradford Metropolitan District Council (herein referred to as the Council) is currently in the process of preparing a Local Plan to guide future growth and development in the District in the period up to 2030 (see www.bradford.gov.uk/planning). This will replace the existing Replacement Unitary Development Plan for Bradford (RUDP), adopted in October 2005.

The Local Plan for the Bradford District will be made up of a collection of planning documents that will guide future growth and development for housing, employment, leisure and retail for the next 10-20 years. Two Area Action Plans (AAPs) are being produced as part of the Local Plan, one of which is for the Shipley Canal Road Corridor (SCRC) and the other for Bradford City Centre (BCC). These two AAPs will build upon the long term spatial vision for the District set out in the Core Strategy and address specific issues within each plan area.

The BCC AAP will provide the statutory basis for implementation of the City Centre Masterplan and the associated four Neighbourhood Development Frameworks (NDFs) for The Bowl, The Channel, The Market and The Valley. The BCC AAP will set out planning policies to guide development proposals in the City Centre, along with details of how these proposals will be delivered.

Following consultation on the Issues and Options for the BCC, the Council prepared the BCC AAP Publication Draft Report. Consultation on the BCC AAP Publication Draft took place between December 2015 and February 2016. Following consultation, the Council completed work on the AAP and it was then submitted to the Planning Inspectorate (PINs) on the 29th April 2016, as the BCC AAP Submission Draft, for public examination by an independent Planning Inspector.

The Examination in Public (EiP) involved examining the AAP and the evidence on which it was based in order to consider whether it had been prepared in line with the relevant legal requirements and whether it met the tests of 'soundness'. Hearings took place in October 2016 on all matters except for flood risk. A separate hearing to consider this issue took place on Wednesday 1st March 2017. This occurred concurrently with the SCRC AAP.

Following the EiP the Council has produced a series of draft Main Modifications that could be made to the AAP for the Inspectors consideration. The Council has now produced some additional modifications to ensure that the text of the plan is as up to date and accurate as possible.

The purpose of this addendum is to assess the significant likely effects of the Main and Additional Modifications in order to update the previous SA as appropriate to ensure that all the likely significant effects of the AAP (to be adopted) have been identified, described and evaluated.

This report should be read in conjunction with the BCC Submission Draft Sustainability Appraisal Report which can be accessed through the Council's website:

<https://www.bradford.gov.uk/Documents/CityCentreActionPlan/3%20Submission%20to%20the%20Secretary%20of%20State/1%20Submission%20documents//BCC-SD-003%20Final%20SA%20of%20the%20Bradford%20City%20Centre%20AAP%202016.pdf>

Further information about the preparation of the AAP is set out in Section 1.3 of this addendum and is available via the Council's website:

<https://www.bradford.gov.uk/planning-and-building-control/planning-policy/city-centre-action-plan-documents/>

Sustainability Appraisal

It is very important that the BCC AAP contributes to a sustainable future for the plan area. To support this objective, the Council is required to carry out a Sustainability Appraisal (SA) of the AAP¹. SA is a means of ensuring that the likely social, economic and environmental effects of the AAP are identified, described and appraised and also incorporates a process set out under a European Directive² and related UK regulations³ called Strategic Environmental Assessment (SEA).

SA has been undertaken at all of the key stages in the development of the AAP. The SA of the submitted draft AAP was undertaken in April 2016. To ensure that the final, adopted Local Plan takes into account sustainability considerations, and to meet the Council's responsibilities under the SEA Directive, the Main and Additional Modifications have been appraised.

Section 1.4 of this addendum describes in further detail the requirement for SA of local plans and the SA process in respect of the BCC AAP.

How Have the Main and Additional Modifications Been Appraised?

The Main and Additional Modifications have been reviewed to determine which are significant for the purposes of the SA (with reference to the requirements of the SEA Directive and implementing regulations).

Some of the changes have been made to make policies compliant with planning policy at the national level, which requires policies to be expressed positively, e.g. '*development will be permitted if*', rather than '*development will only be permitted if*.' They are not considered significant for the purposes of the appraisal because the intent of policies that are modified in this way remains the same. As such, any changes made for these reasons are therefore not considered to affect the previous results of the appraisal of the policy against the SA objectives.

Where the Main and Additional Modifications involve the deletion of a policy, the addition of a policy and/or the introduction of new criteria, such changes are considered significant.

Section 2.2 of this addendum describes in further detail how the Main and Additional Modifications have been reviewed. Appendices A and B contain the detailed review.

To support the appraisal of the AAP, a SA Framework was developed. This contains a series of sustainability objectives and guide questions that reflect both the current socio-economic and environmental issues which may affect (or be affected by) the AAP and the objectives contained within other plans and programmes reviewed for their relevance to the SA and the AAP. The SA objectives are shown in **Table NTS 1**.

¹ The requirement for SA of local plans is set out under section 19(5) of the Planning and Compulsory Purchase Act 2004.

² Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

³ Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633).

Table NTS1 BCC SA Objectives

SA Objectives	SEA Topic Covered
1. Ensure the prudent and efficient use of energy and natural resources and the promotion of renewable energy	Water, Soil and Air Climatic Factors
2. Minimise the growth in waste and increase the amount of waste which is re-used, recycled, and recovered	Water, Soil and Air Climatic Factors
3. Reduce the district's impact on climate change and vulnerability to its effects	Water, Soil and Air Climatic Factors
4. Safeguard and improve air, water and soil resources	Biodiversity, Flora and Fauna, Human Health, Water, Soil and Air
5. Conserve and enhance the internationally, nationally and locally valued wildlife species and habitats	Biodiversity, Flora and Fauna
6. Maintain and enhance the character of natural and man-made landscapes	Cultural Heritage and Landscape
7. To protect and enhance historic assets	Cultural Heritage and Landscape
8. Provide the opportunity for everyone to live in quality housing which reflects individual needs, preferences and resources	Population and Human Health
9. Develop and maintain an integrated and efficient transport network which maximises access whilst minimising detrimental impacts	Population and Human Health Climatic Factors
10. Reduce congestion and pollution by increasing transport choice and by reducing the need to travel by lorry / car	Population and Human Health Water, Soil and Air Climatic Factors
11. Improve the quality of the built environment and make efficient use of land and buildings	Population and Human Health Water, Soil and Air Cultural Heritage and Landscape
12. Improve the quality and range of services available within communities and connections to wider networks	Population and Human Health
13. Provide social cohesion, encourage participation and improve the quality of deprived neighbourhoods	Population and Human Health
14. Create good cultural leisure and recreation activities available to all	Population and Human Health Cultural Heritage and Landscape
15. Improve safety and security for people and property	Population and Human Health

SA Objectives	SEA Topic Covered
16. Provide the conditions and services to improve health and well-being and reduce inequality to access and social care	Population and Human Health
17. Promote education and training opportunities which build the skills and capacity of the population	Population and Human Health
18. Increase the number of high quality job opportunities suited to the needs of the local workforce	Population and Human Health
19. Support investment and enterprise that respects the character and needs of the local area	Population and Human Health

What are the Findings of the Appraisal of the Main and Additional Modifications?

Sites

The proposed modifications for the site allocations are considered to be minor since they relate to clarifications about the proposed use of a site, but do not result in the deletion of any existing sites or inclusion of new sites which have not been previously appraised. Therefore, these clarifications are not considered to be significant for the purposes of this SA addendum and so the previous conclusions about the appraisal of the sites from the 2016 SA Report remain valid.

However, some of the main modifications for the site allocations relate to additional mitigation requirements for example in relation to archaeology. These are summarised in Table 3.1 of this addendum. Whilst such changes are not considered significant in the context of any change to the score of the site assessment and the post mitigation assessment as previously detailed, the additional text does provide heightened assurance that these additional mitigation requirements together with policy implementation will be effective in mitigating any potential adverse effects from site allocations.

New Policies

The six new policies (CBLD1, LGCQ1, MN1, GN1, LQN1, and SGN1) have been appraised as part of this addendum and on the whole will have a range of significant positive effects, particularly in relation to providing new homes for local needs, an integrated and efficient transport network, improving the quality of the built environment, improving the range of services available within the community, and creating good cultural and leisure activities. There are also positive effects on landscape character and the economy. Whilst there is potential for positive effects on biodiversity and heritage, such benefits could only be fully realised through the planning application process for the development of the allocated sites.

Inevitably there will be new traffic generation from all of the new development proposed through the sites listed in these new policies. These will have negative effects in relation to transport objective, but this will be mitigated to an extent by policy measures promoting sustainable modes of transport and specific transport requirements in site allocation proposal statements.

Implementation of these new policies will help to create and sustain safe, vibrant and cohesive communities particularly so for the mixed use developments proposed for some of the site allocations listed.

Modification of Existing Policies

There are three Main Modifications that relate to policies that are considered to be significant and have been included in the revised SA set out in this addendum. These are summarised in **Table 3.2** of this addendum

and the updated appraisal matrices for these policies are included in **Appendix C**. New text replacing that in the 2016 SA report matrices is underlined and any deleted text indicated by ~~strike through~~.

The three policy modifications considered to be significant for the SA will have significant positive impacts in respect of the natural and man-made landscape, transport, and the provision of housing. The requirement for development, specifically retail and related uses, to support the vitality of the City Centre and the need for appropriate retail and transport assessments, will help to ensure that new development in the BCC avoids adverse impacts on the City' landscape and transport network, whilst the specification of the number of new homes to be delivered in the City Centre through the AAP will help to ensure the provision of housing through the city.

The other proposed policy modifications are considered to be minor since they relate to minor clarifications in response to the Inspector's questions during the examination and therefore are not considered to be significant for the purposes of this SA addendum.

Recommendations

There are four recommendations from the 2016 SA report which remain as recommendations in this addendum to ensure that the Draft AAP is as sustainable as possible:

- ▶ Policy CL4: The following elements need to be included to mitigate any issues:
 - ▶ There will be a need to promote more sustainable measures in relation renewable energy, climate change and energy efficiency when new developments are taken forward;
 - ▶ Environmental impacts in relation to ecology, landscape, historic environment, transport air, water and soil, will need to be assessed as part of any development that takes place;
 - ▶ Appropriate waste measures, during construction and operation will need to be identified to ensure sustainability is achieved within the new development which will be delivered as a result of this policy;
 - ▶ Safety and security should be taken into consideration with any development;
 - ▶ Links between schools and business should be encouraged to foster good relationships and retention of young skilled people within the City;
 - ▶ Transport measures to ensure that a safe, integrated and efficient system is developed within new schemes will need to be considered with any future development;
 - ▶ With a range of new residential development coming to the City Centre, it is important that appropriate measures for community facilities is provided and that new development is well connected to the existing City Centre;
- ▶ Policy M2: Although the policy is primarily linked to transport delivery, there are some improvements proposed to the redevelopment of Bradford Interchange and Forster Square Station. For these developments, there should be mitigation placed around this element of the policy to ensure that natural environment is taken into consideration and delivered within the master plan process;
- ▶ Policy M3: Further measures are required within the policy to promote the modal shift, i.e. sustainable transport measures which would connect to AAP Policies M1 and M2, to focus on the modal shift; and
- ▶ Policy BF3: Further measures to improve sustainability need to be provided to ensure the viability of the policy.

There are no new recommendations which have arisen from this SA of the proposed Main and Additional Modifications to the draft AAP.



Next Steps

This addendum to the SA report will be subject to consultation alongside the Main and Additional Modifications. The Council will then consider comments on the Main and Additional Modifications and any subsequent changes to the Local Plan and whether any further assessment is needed in accordance with the requirements of the SEA Directive. After adoption of the AAP, a Post Adoption Statement will be completed.



Contents

1.	Introduction	11
1.1	Background	11
1.2	Bradford City Centre Area	11
1.3	Bradford City Centre Area Action Plan	13
	Requirement to Prepare a Local Plan	13
	The Draft Bradford City Centre Area Action Plan	13
	Examination in Public	13
1.4	Sustainability Appraisal	14
	The Requirement for Sustainability Appraisal	14
1.5	Purpose of this Report	14
1.6	Structure of this Addendum	15
2.	Approach to Sustainability Appraisal	17
2.1	Introduction	17
2.2	Determining the Significance of Main and Additional Modifications	17
2.3	Sustainability Appraisal Framework	18
2.4	Appraisal of Policies	24
2.5	Appraisal of Sites	24
2.6	When the SA was Undertaken and by Whom	24
2.7	Technical Difficulties	24
3.	Appraisal of Effects	27
3.1	Introduction	27
3.2	Appraisal of Site Allocations Modifications	27
3.3	Appraisal of Policy Main Modifications	32
3.4	Appraisal of New Policies	36
3.5	Cumulative Effects	36
3.6	Recommendations	37
3.7	HRA Screening	39
4.	Conclusions and Next Steps	41
4.1	Conclusions	41

Table NTS1	BCC SA Objectives	5
Table 2.1	SA Objectives for the Bradford City Centre AAP	19
Table 3.1	Main and Additional Modifications to Sites which provide Additional Mitigation Measures	28
Table 3.2	Main and Additional Modifications to Policies that are Considered Significant for the Purposes of the Appraisal	33
Table 3.3	Recommendations (Replacing Table 6.1 of the 2016 SA Report)	37

Figure 1.1	Bradford City Centre	12
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Appendix A	Assessment of the Significance of the Proposed Main Modifications
Appendix B	Assessment of the Significance of the Proposed Additional Modifications
Appendix C	New and Revised Matrices for Policies

1. Introduction

1.1 Background

The City of Bradford Metropolitan District Council (herein referred to as the Council) is currently in the process of preparing a Local Plan to guide future growth and development in the District in the period up to 2030 (see www.bradford.gov.uk/planning). This will replace the existing Replacement Unitary Development Plan for Bradford (RUDP), adopted in October 2005.

The Local Plan for the Bradford District will be made up of a collection of planning documents that will guide future growth and development for housing, employment, leisure and retail for the next 10-20 years. Two Area Action Plans (AAPs) are being produced as part of the Local Plan, one of which is for the Shipley Canal Road Corridor (SCRC) and the other for Bradford City Centre (BCC). These two AAPs will build upon the long term spatial vision for the District set out in the Core Strategy and address specific issues within each plan area.

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Following consultation on the Issues and Options for the BCC, the Council prepared the BCC AAP Publication Draft Report. Consultation on the BCC AAP Publication Draft took place between December 2015 and February 2016. Following consultation, the Council completed work on the AAP and it was then submitted to the Planning Inspectorate (PINs) on the 29th April 2016, as the BCC AAP Submission Draft, for public examination by an independent Planning Inspector.

The Examination in Public (EiP) took place in October 2016 on all matters except for flood risk. A separate hearing to consider this issue took place on Wednesday 1st March 2017. Following the EiP, the Council has produced a series of draft Main Modifications that could be made to the AAP for the Inspectors consideration. Subsequently the Council have produced some additional modifications to ensure that the text of the plan is as up to date and accurate as possible.

The *Planning and Compulsory Purchase Act 2004* requires the Council, as the local planning authority for Bradford District, to undertake Sustainability Appraisal (SA) of their Local Plan documents. It is therefore a statutory requirement that SA of the AAP is undertaken. SA is a process through which the 'sustainability' of a plan under preparation is assessed. The SA provides a qualitative assessment of the environmental, social and economic performance of a plan against a set of sustainability objectives.

In meeting this requirement, local planning authorities must also address the requirements of the *European Union Directive 2001/42/EC on the Assessment of Certain Plans and Programmes on the Environment*, more commonly known as the Strategic Environmental Assessment (SEA) Directive. This has been transposed into UK regulations as the *Environmental Assessment of Plans and Programmes Regulations 2004 (SI 1633)*. This is a law that sets out to integrate environmental considerations into the development of plans and programmes.

Amec Foster Wheeler Environment and Infrastructure UK Ltd (hereafter referred to as Amec Foster Wheeler) has been commissioned by the Council to undertake a SA of the BCC AAP on their behalf, which incorporates the requirements of the SEA Directive. The SA process has cumulated in the production of this SA Addendum Report to the BCC AAP Submission Draft SA Report.

1.2 Bradford City Centre Area

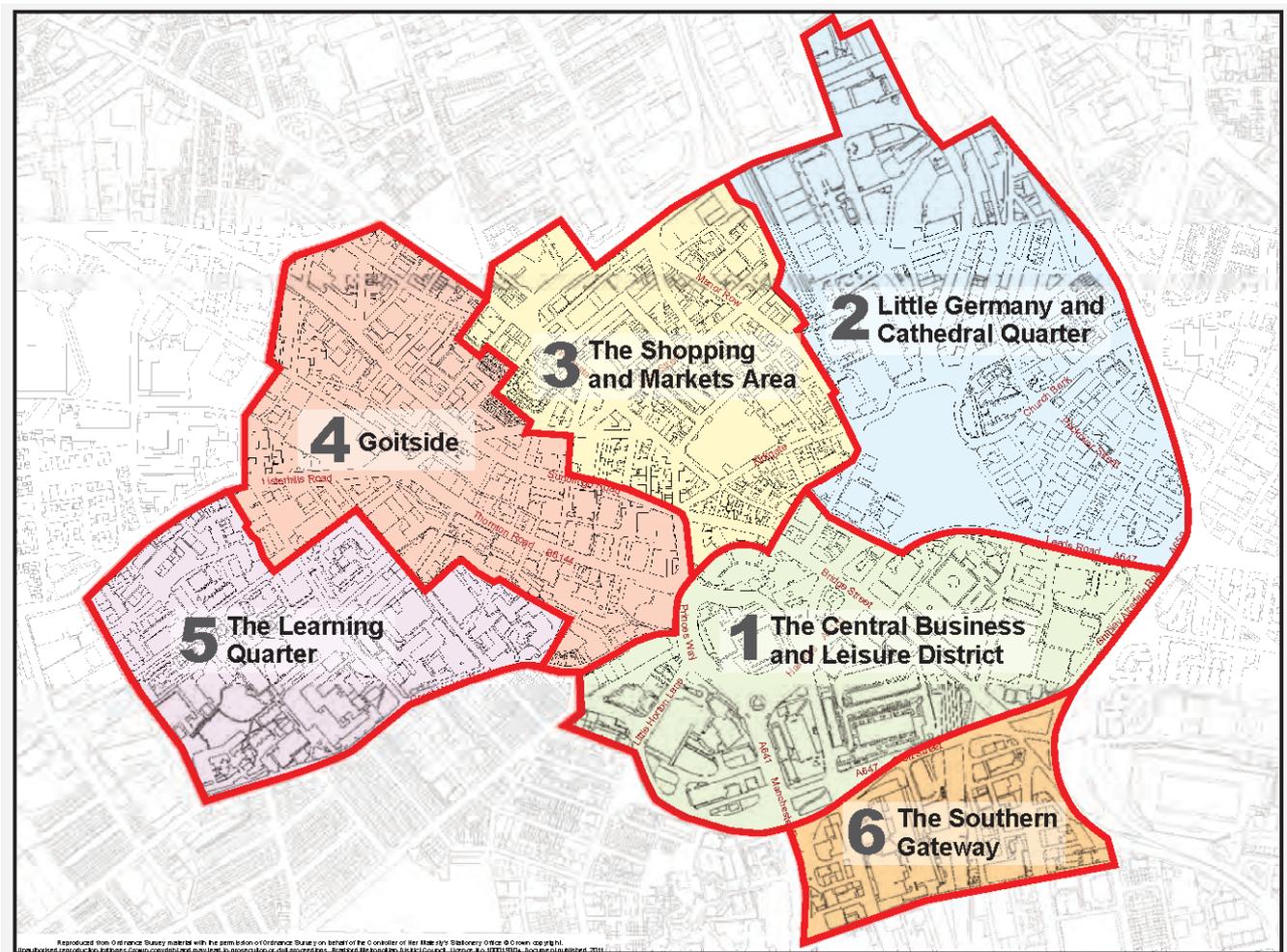
The City Centre is made up of six 'neighbourhoods'. The neighbourhoods are derived from their unique character and development patterns. They are:

- ▶ **The Central Business and Leisure District** – Business Core of the City Centre and focus of Grade A office space and leisure uses;

- ▶ **Little Germany and Cathedral Quarter** – The area will be the focus of new comparison retail in The Broadway Centre, and residential led mixed use development;
- ▶ **The Shopping and Markets Area** – The focus for small independent retailing and leisure offer, with the introduction of residential into the area;
- ▶ **Goitside** – The area will be the focus of city living, with supporting small scale leisure and retail;
- ▶ **The Learning Quarter** – The area will be the focus for expanded education and student living offer; and
- ▶ **The Southern Gateway** – Transforming the area from former industrial to a focus for residential development and supporting uses.

The six 'neighbourhoods' and the area covered by the AAP is presented in **Figure 1.1**. The map shows the red line boundary used by Bradford Centre Regeneration, which is the City's former regeneration company. It includes the main shopping, civic and entertainment core of the centre and also more peripheral areas such as Little Germany, Goitside, and the College and University campuses. Although there are arguments to include other areas, this boundary has been used for the City Centre RGF Growth Zone and City Plan. Therefore, it was considered logical that the Area Action Plan was also based on this boundary.

Figure 1.1 Bradford City Centre



1.3 Bradford City Centre Area Action Plan

Requirement to Prepare a Local Plan

As part of the Local Plan for Bradford, the AAP will be part of how the Council responds to the requirements to prepare a Local Plan in the National Planning Policy Framework (NPPF) (March, 2012)⁴. This sets out (at paragraphs 150-157) that each local planning authority should prepare a local plan for its area. Local plans should set out the strategic priorities and policies to deliver:

- ▶ The homes and jobs needed in the area;
- ▶ The provision of retail, leisure and other commercial development;
- ▶ The provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- ▶ The provision of health, security, community and cultural infrastructure and other local facilities; and
- ▶ Climate change mitigation and adaptation and conservation and enhancement of the natural and historic environment, including landscape.

Planning Practice Guidance (2014)⁵ clarifies (at paragraph 002 'Local Plans') that local plans "*should make clear what is intended to happen in the area over the life of the plan, where and when this will occur and how it will be delivered*".

The Draft Bradford City Centre Area Action Plan

The BCC AAP has been developing since the early 2000s. The BCC AAP will set out planning policies to guide development proposals in the city centre, along with details of how these proposals will be delivered.

In 2003, a masterplan was produced which aimed to create a new city centre park that would change people's perceptions of Bradford and differentiate it from other cities. This masterplan formed the basis of the City Centre Design Guide, Streetscape Manual, and four Neighbourhood Development Frameworks (NDFs) which the Council and Bradford City Regeneration (BCR) commissioned in 2005 and 2006.

In 2007, the BCC AAP Issues and Options Report was published for consultation and contained an emerging development option that built on the masterplans and NDFs. The BCC AAP Further Issues and Options Report in 2013, built on the strategic nature of the 'Emerging Option' by including two further Neighbourhoods in the City Centre, making a total of six.

The BCC AAP Publication Draft Report was published in 2015 which set out the Council's preferred vision, objectives, policies and site allocations to address the issues faced by the BCC. The Publication Draft was subject to a round of public consultation (December 2015 to January 2016). The Council sought not to make any changes to the contents of the BCC AAP Publication Draft following consultation, as a result of which the document was taken forward as the BCC AAP Submission Draft to be submitted to Government and to be examined by an independent Inspector. The SCRC AAP Submission Draft was submitted for examination at the same time.

Examination in Public

The Planning Inspectorate (PINs) appointed Inspector Louise Nurser to conduct the Examination into whether the AAPs have been prepared in line with the relevant legal requirements and whether they meet the tests of 'soundness'. This involved examining both the plans and the evidences on which they were based. Hearings

⁴ Department for Communities and Local Government (2012) *National Planning Policy Framework*. Available from https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf [Accessed June 2015].

⁵ Department for Communities and Local Government (2014) *Planning Practice Guidance*. Available from <http://planningguidance.planningportal.gov.uk/> [Accessed June 2015].

took place in October 2016 on all matters except for flood risk. A separate hearing to consider this issue took place on Wednesday 1st March 2017.

Following the EiP, the Council has produced a series of modifications which could be made to each AAP for consideration by the Inspector and subsequently some additional modifications to ensure that the text of the plan is as up to date and accurate as possible.

1.4 Sustainability Appraisal

The Requirement for Sustainability Appraisal

Section 19(5) of the *Planning and Compulsory Act 2004* places a duty on Local Planning Authorities to subject emerging Local Development Documents to Sustainability Appraisal (SA), and in so doing contribute to the achievement of sustainable development in a plan area.

Local Planning Authorities are also required to carry out Strategic Environmental Assessment (SEA) in accordance with EU and UK legislation⁶, with due regard to guidance produced by the UK Government⁷. Paragraph 165 of the NPPF reiterates the requirement for SA/SEA as it relates to local plan preparation:

“A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.”

In practice, this involves extending the breadth of SEA (from predominantly environmental considerations) to embrace wider social and economic concerns. The net result is an integrated process which incorporates sustainability considerations into plan-making through an iterative process which seeks to predict and evaluate the significant effects of Plan alternatives and propose measures to offset any adverse effects identified. The Planning Practice Guidance⁸ also makes clear that SA plays an important role in demonstrating that a local plan reflects sustainability objectives and has considered reasonable alternatives. In this regard, SA will help to ensure that a local plan is “justified”, a key test of soundness that concerns the extent to which the plan is the most appropriate strategy, when considered against the reasonable alternatives and available and proportionate evidence.

This Report documents the implementation of the SA/SEA process and is published for consultation alongside the BCC AAP Submission Draft Report in accordance with SEA Regulations and SA Guidance.

1.5 Purpose of this Report

This document is the June 2017 Addendum to the BCC AAP Submission Draft Sustainability Appraisal Report (April 2016). The purpose of this addendum is to assess the likely significant effects of the Main and Additional Modifications the Council are considering could be made in order to update the previous SA as appropriate to ensure that all the likely significant effects of the AAP (to be adopted) have been identified, described and evaluated.

This report should be read in conjunction with the BCC AAP Submission Draft Sustainability Appraisal Report which can be accessed through the Council's website:

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⁶ EU Directive 2001/42/EC on the assessment of the effects of certain plans and programmes, and Environmental Assessment of Plans and Programmes Regulations 2004 (SI 1633)

⁷ ODPM (2005) *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents: Guidance for Regional Planning Bodies and Local Planning Authorities* and ODPM (2005) *A Practical Guide to the Strategic Environmental Assessment Directive*

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/strategic-environmental-assessment-and-sustainability-appraisal-and-how-does-it-relate-to-strategic-environmental-assessment/>

1.6 Structure of this Addendum

The rest of this SA Addendum is structured as follows:

- ▶ **Section 2: Approach to the Sustainability Appraisal** – describes the approach to identifying those Main and Additional Modifications that are considered significant for the purposes of the SA and the approach to their assessment. **Appendix A** provides a review of each Main Modification and details whether or not it is considered to be significant. **Appendix B** provides a review of each Additional Modification and details whether or not it is considered to be significant;
- ▶ **Section 3: Appraisal of Effects** – summarises the findings of the SA of the Main and Additional Modifications and **Appendix C** provides updates to the matrices for each policy chapter; and
- ▶ **Section 4: Conclusions and Next Steps** – presents the conclusions of the SA and the next steps in the SA process.



2. Approach to Sustainability Appraisal

2.1 Introduction

This section outlines the methodology used to appraise the Main and Additional Modifications the Council are considering to the draft AAP and sets out the objectives against which those modifications that are considered to be significant have been appraised. The SA objectives used for this appraisal are consistent with those developed to appraise the draft AAP and were consulted on by the Council in the 2007 Scoping Report⁹. The appraisal objectives reflect an analysis of baseline conditions, review of plans and programmes and the subsequent identification of key sustainability issues which are contained in the draft AAP SA Report.

2.2 Determining the Significance of Main and Additional Modifications

This section sets out the approach to determining the significance of the Main and Additional Modifications for the purposes of the SA.

Whilst there is no detailed guidance on how to determine significant in this context, the National Planning Practice Guidance states:

“It is up to the local planning authority to decide whether the sustainability appraisal report should be amended following proposed changes to an emerging plan. A local planning authority can ask the Inspector to recommend changes to the submission Local Plan to make it sound or they can propose their own changes.”

If the local planning authority assesses that necessary changes are significant, and were not previously subject to sustainability appraisal, then further sustainability appraisal may be required and the sustainability appraisal report should be updated and amended accordingly.”

Source: Paragraph: 023 Reference ID: 11-023-20140306: Revision date: 06 03 2014

The NPPF requires that Local Plans are positively prepared. This means that policies must be positively worded, for example:

‘Planning permission will be granted provided that’ and

‘Development will be encouraged where it’

Rather than:

‘The Council will not allow development unless’.

A number of Main and Additional Modifications to the draft AAP are changes of this nature. They are not considered significant for the purposes of the appraisal because they involve re-wording the policy to ensure that it complies with national policy. The intent of policies that are modified in this way remains the same but they are cast in a positive manner as outlined above. Such changes are therefore not considered to affect the previous results of the appraisal of the policy against the SA objectives and **are not considered to be significant**.

Similarly, a number of Main and Additional Modifications are proposed to make the wording and/or intent of policies clearer, for example renaming of a wildlife site or clarification of heritage requirements. These are **not considered to be significant** for the purposes of the appraisal, **unless** they have introduced a new criterion or topic that has not been previously appraised.

For Main and Additional Modifications to supporting text to clarify how policies will be implemented and/or provide justification for them, such proposed modifications **are not considered to be significant**.

⁹

<https://www.bradford.gov.uk/Documents/CityCentreActionPlan/3%20Submission%20to%20the%20Secretary%20of%20State/1%20Submission%20documents//BCC-SD-007%20BCCAAP%20Final%20Sustainability%20Appraisal%20Scoping%20Report%202007.pdf>

Appendix A presents an analysis of the Main Modifications and **Appendix B** presents an analysis of the Additional Modifications. Where the revision to matrices requires the removal of text this is indicated using ~~striketrough~~, where new text has been added this is underlined. Similarly, where the score has been amended on a matrix this is also indicated using ~~striketrough~~ for the previous score and underlining for the new score. The final column of the table indicates, for each modification, whether or not it is considered significant and why.

Any Main or Additional Modifications that are considered to be significant are summarised in **Section 3** of this report, together with an indication of why they are considered to be significant and implications for the SA.

2.3 Sustainability Appraisal Framework

The SA Framework comprises sustainability objectives and guide questions to inform the appraisal. Establishing appropriate SA objectives and guide questions is central to appraising the sustainability effects of the employment sites. Broadly, the SA objectives define the long term aspirations for the plan area with regard to social, economic and environmental considerations and it is against these objectives that the performance of the proposed modifications that are considered to be significant have been appraised.

Table 2.1 presents the SA Framework including the SA objectives and associated guide questions. The SA objectives and guide questions reflect the analysis of the key objectives and policies arising from the review of plans and programmes, key sustainability issues identified through the analysis of the socio-economic and environmental baseline conditions and comments received during consultation on the Scoping Report.

Table 2.1 SA Objectives for the Bradford City Centre AAP

SEA Topic	SA Objectives	Key Criteria	Env	Soc	Eco	SCS Priority	
Energy and Resources	Water, Soil and Air Climatic Factors	1. Ensure the prudent and efficient use of energy and natural resources and the promotion of renewable energy	Does the plan seek to increase energy efficiency in building stock? Does the plan encourage the use of clean, low carbon, energy efficient technologies? Does the plan promote renewable energy generation in the city centre? Does the plan seek to minimise the consumption of non-renewable resources and promote the use of sustainable and locally sourced resources and materials?	X			Prosperity and Regeneration Improving the Environment
	Water, Soil and Air Climatic Factors	2. Minimise the growth in waste and increase the amount of waste which is re-used, recycled, and recovered	Does the plan seek to minimise waste generation and increase re-use, recycling and recovery consistent with the waste hierarchy? Does the plan encourage sustainable production / consumption and resource efficiency? Does the plan propose positive measures to divert waste away from landfill? Does the plan seek to improve access for all to facilities for waste management?	X			Health and Wellbeing for All Improving the Environment
Response to Climate Change	Water, Soil and Air Climatic Factors	3. Reduce the district's impact on climate change and vulnerability to its effects	Does the plan seek to limit or reduce the emission of greenhouse gases (carbon dioxide, methane, nitrogen oxide etc.) in accordance with the Climate Change Act 2008? Does the plan ensure that development can withstand, and adapt to, local impacts resulting from global climate change? Does the plan consider the potential environmental, social and economic implications of climate change?	X			Prosperity and Regeneration Improving the Environment
Air, Soil and Water Quality	Biodiversity, Flora and Fauna Water, Soil and Air	4. Safeguard and improve air, water and soil resources	Does the plan ensure the conservation and sustainable use of ecosystem services? Does the plan seek to limit or reduce the emission of air pollutants and improve local air quality? Does the plan prevent the pollution of water resources and seek to improve the quality of all water resources? Does the plan prevent soil degradation and contamination, and afford protection to good quality agricultural land and soils? Does the plan prevent inappropriate development in floodplains and promote the use of Sustainable Drainage Systems and other such measures to prevent or reduce flood risk?	X			Health and Wellbeing for All Improving the Environment

SEA Topic	SA Objectives	Key Criteria	Env	Soc	Eco	SCS Priority
Natural Assets	Biodiversity, Flora and Fauna	5. Conserve and enhance the internationally, nationally and locally valued wildlife species and habitats Does the plan afford protection to SPAs, SACs, SSSIs and other designated sites, including regional and local sites, such as, Sites of Ecological/Geological Importance (SEGIs) and Bradford Wildlife Areas (BWAs)? Does the plan protect and conserve habitats and species, especially where these may be rare, declining, threatened or indigenous? Does the plan provide for the sustainable long term management of wildlife habitats? Does the plan seek to prevent habitat and wildlife corridor fragmentation? Does the plan promote new habitat creation and restoration, including green infrastructure networks?	X			Improving the Environment
	Cultural Heritage and Landscape	6. Maintain and enhance the character of natural and man-made landscapes Does the plan protect areas of high landscape value, greenspace and open space and promote the restoration and enhancement of the landscape? Does the plan ensure development contributes to local distinctiveness and character, taking account of the surrounding landscape context? Does the plan protect and enhance individual landscape features such as hedgerows, dry stone walls, ponds and trees? Does the plan afford protection to geological SSSIs, Regionally Important Geological Sites (RIGS) and SEGIs?	X			Improving the Environment
Historical Environment	Cultural Heritage and Landscape	7. To protect and enhance historic assets Does the plan preserve, protect and enhance sites, features and areas of cultural, historic and archaeological value and their settings, including Conservation Areas, Scheduled Monuments, listed and locally listed buildings, Registered Parks and Gardens, and Historic Battlefields? Does the plan protect and enhance the character and appearance of the Saltaire World Heritage Site and its setting and provide for its sustainable long term management? Does the plan protect and enhance important cultural and historic vistas, views and key reference points? Does the plan promote the restoration and sensitive reuse of derelict and degraded cultural and historic buildings?	X	X		Prosperity and Regeneration Improving the Environment
Housing	Population and Human Health	8. Provide the opportunity for everyone to live in quality housing which reflects individual needs, preferences and resources Does the plan ensure that the housing offer and mix meets local housing needs, taking into account tenure, location, size, type, density and affordability? Does the plan ensure the provision of sufficient new homes taking into account need and demand and seeking to improve choice, particularly appropriate levels of affordable housing where there is a need? Does the plan ensure the development of high quality sustainable housing that is well designed and built to a high standard? Does the plan seek to create sustainable, inclusive and mixed communities and ensure fair access to housing for all groups?	X	X	x	Prosperity and Regeneration Health and Wellbeing for All Strong and Cohesive Communities

SEA Topic	SA Objectives	Key Criteria	Env	Soc	Eco	SCS Priority	
Transport	Population and Human Health Water, Soil and Air Climatic Factors	9. Develop and maintain an integrated and efficient transport network which maximises access whilst minimising detrimental impacts	Does the plan ensure access for all groups, particularly the disabled and those without a car? Does the plan provide new or improved integrated public transport to address gaps in the public transport network and service provision? Does the plan encourage community transport, green travel plans and car sharing schemes? Does the plan provide innovative solutions (demand management) to reduce traffic congestion; maintain capacity in the road network; and seek to improve road safety for all users?	X	X		Prosperity and Regeneration Improving the Environment Safer Communities
	Population and Human Health Water, Soil and Air Cultural Heritage and Landscape	10. Reduce congestion and pollution by increasing transport choice and by reducing the need to travel by lorry / car	Does the plan seek to reduce the need to travel, especially by car? Does the plan promote public transport use, walking and cycling as alternative forms of transport to the car? Does the plan protect and enhance the Public Rights of Way and cycle network within the city centre? Does the plan ensure the provision of the necessary infrastructure and space to enable residents to live and work in close proximity?	X	X		Prosperity and Regeneration Improving the Environment Safer Communities
Land Use	Population and Human Health Water, Soil and Air	11. Improve the quality of the built environment and make efficient use of land and buildings	Does the plan promote high standards of sustainable design and construction? Does the plan ensure that development contributes to and enhances the character of the built environment and public realm, strengthens local distinctiveness and creates a sense of place? Does the plan seek to reduce light pollution, noise levels, fly tipping and the spread of litter and graffiti? Does the plan ensure the efficient use of land and buildings?	X	X		Prosperity and Regeneration Improving the Environment Safer Communities Strong and Cohesive Communities
Accessibility and Local Needs	Population and Human Health	12. Improve the quality and range of services available within communities and connections to wider networks	Does the plan ensure the provision of a range of services and facilities to meet local and / or regional needs? Does the plan seek to ensure access for everyone to all services and facilities, particularly the disabled and those without a car? Does the plan help retain essential local services and facilities?		X	X	Prosperity and Regeneration Health and Wellbeing for All Strong and Cohesive Communities
Communities	Population and Human Health	13. Provide social cohesion, encourage participation and improve the quality of deprived neighbourhoods	Do plan policies respect the needs of all communities and future generations? Does the plan ensure equality and diversity? Does the plan promote a sense of community identity and encourage social cohesion and shared values? Does the plan identify and tackle issues around social exclusion?		X		Prosperity and Regeneration Health and Wellbeing for All Children and Young People

SEA Topic	SA Objectives	Key Criteria	Env	Soc	Eco	SCS Priority
Culture, Leisure and Recreation	Population and Human Health Cultural Heritage and Landscape	14. Create good cultural leisure and recreation activities available to all		X		Prosperity and Regeneration Health and Wellbeing for All Children and Young People
Safety and Security	Population and Human Health	15. Improve safety and security for people and property		X		Safer Communities
Health (and Social Welfare)	Population and Human Health	16. Provide the conditions and services to improve health and well-being and reduce inequality to access and social care		X		Health and Wellbeing for All Children and Young People
Education and Training	Population and Material Assets	17. Promote education and training opportunities which build the skills and capacity of the population		X	X	Prosperity and Regeneration Health and Wellbeing for All Children and Young People

SEA Topic	SA Objectives	Key Criteria	Env	Soc	Eco	SCS Priority
Local Economy and Employment	Population and Material Assets	18. Increase the number of high quality job opportunities suited to the needs of the local workforce		X	X	Prosperity and Regeneration Health and Wellbeing for All Children and Young People
	Population and Material Assets	19. Support investment and enterprise that respects the character and needs of the local area			X	Prosperity and Regeneration Strong and Cohesive Communities Children and Young People

2.4 Appraisal of Policies

Where policies have been amended or deleted the implications for the previous SA are presented. **Appendix C** includes the appraisal of these policies where changes have been considered as significant.

2.5 Appraisal of Sites

Consideration of the changes to the site allocations for the SA is set out in **Section 3.2** below.

2.6 When the SA was Undertaken and by Whom

This SA addendum of the BCC AAP Submission Draft Report was undertaken by Amec Foster Wheeler in the spring and summer of 2017, informed by the input of and review by sustainability specialists and Amec Foster Wheeler's lead on sustainability services.

2.7 Technical Difficulties

The SEA Directive requires the identification of any difficulties (such as technical deficiencies or lack of knowledge) encountered.

Uncertainties and Assumptions

There are a number of uncertainties and assumptions on which this appraisal has been based and these are detailed below:

Uncertainties

- ▶ Whilst there is substantial detail in the BCC AAP Submission Draft Report about the amount of development proposed and the expected development for the site allocations, there is still some uncertainty around the exact timing of when development will occur given that the Submission Draft is forward looking until 2030; and
- ▶ The exact composition of future development is uncertain at this stage;

Assumptions

- ▶ The quantum and phasing of development will be as set out in the BCC AAP (any variation from which will affect the appraisal of effects in short, medium and long term);
- ▶ The assumed levels of housing and economic development proposed for BCC are consistent with current needs, and that present challenges in achieving sustained economic recovery have not affected assessment of need;
- ▶ It is assumed that current energy mix will continue (and associated carbon emissions will be largely similarly to current), although it is noted that against carbon trajectories provided by BEIS this may lead to an overestimate of carbon emissions;
- ▶ It is assumed that there will be no new technological leaps that will substantially alter current patterns of movement, or activities or significantly reduce environmental effects;
- ▶ The overarching assumptions and analysis for growth are predicated on modelling and interpretation of different future economic scenarios. However, the future economic climate is uncertain and depending on how this ensues, it may influence the deliverability and viability of sites;
- ▶ It is assumed that there will be consistent policy implementation;

- ▶ The score of 'No significant effect/no clear link between the policy and the SA objective' does not always mean that there is no impact/effect predicted on the SA objective. In some cases, the score has been adopted where the effect does not contribute to, or detract from, the achievement of the objective. For some objectives, such as Biodiversity, protected species and habitats issues may emerge at the project stage as further research is completed on sites. Further assessment on protected species will be required, during planning application stages within BCC AAP, as MAGIC¹⁰, due to its high level nature, did not provide further information about protected species in the BCC AAP area; and
- ▶ Whilst the assessment of cumulative effects of the implementation of the draft AAP and other plans and programmes has been based on the most up to date information available at the time of writing, in many cases there is a lack of detailed information to make robust conclusions.

¹⁰ <http://www.magic.gov.uk/>



3. Appraisal of Effects

3.1 Introduction

The submitted Draft AAP presents the preferred development option for the BCC, identifying the quantum of growth to be accommodated in the area up to 2031 and the key housing and employment land allocations to meet this requirement. In broad terms, this is based on overarching direction from the Core Strategy and then a spatial strategy based on the six neighbourhood areas in the BCC.

The preferred development option has been informed by engagement, the evidence base and the ongoing appraisal of options as part of the SA process and at key stages in the preparation of the draft AAP, including the appraisal of:

- ▶ Issues and Options;
- ▶ Preferred Options;
- ▶ Publication Draft; and
- ▶ Submission Draft.

Section 2.2 of the Submission Draft SA Report describes each of the key stages listed above, documenting the process of the selection and refinement of the preferred development option leading up to the submission of the draft Plan. This overview is therefore not repeated here.

As highlighted in **Section 1.3** of this addendum, the Council needs to appraise the contribution to sustainability implications of a number of Main and Additional Modifications that have not previously been subject to a SA to ensure that decisions with regards to amendments to policy and clarifications in respect of the site allocations have taken into account sustainability considerations.

This section summarises the findings of the appraisal of modifications to sites (**Section 3.2**), the findings of the appraisal of modifications to policies that are considered significant (**Section 3.3** and **Section 3.4**), consideration of any additional cumulative effects resulting from the modifications (**Section 3.5**), and **Section 3.6** then concludes with an update to the recommendations in the Submission Draft SA Report, including any recommendations that have arisen from this latest iteration of the SA.

3.2 Appraisal of Site Allocations Modifications

From the review of the main modifications are set out in **Appendix A** and the review of the additional modifications in **Appendix B**, the majority of the modifications to the site appraisals relate to providing additional clarification in regards to the proposed use of a site, or in respect of constraints to development of the site, neither of which is considered significant for the purposes of this appraisal. Therefore, the previous conclusions about the appraisal of those sites from the 2016 SA Report remain valid.

However, some of the main modifications for the site allocations relate to additional mitigation requirements for example in relation to archaeology, land stability, and flood risk. Whilst such changes are not considered significant in the context of any change to the scoring of the site assessment and the post mitigation assessment as previously detailed, the additional text does provide heightened assurance that these additional mitigation requirements together with policy implementation will be effective in mitigating any potential adverse effects from site allocations. This is considered significant for example in relation to heritage and on flood risk.

On this basis, there are a number of sites where the changes are considered to be relevant as detailed in **Table 3.1**.

Table 3.1 Main and Additional Modifications to Sites which provide Additional Mitigation Measures

AAP Page Number	Summary of Main Modification	Why is this considered significant for the SA?
24	Requirement for Site B/1.2 to provide high quality architectural design to safeguard and enhance archaeological remains.	Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on any known and unknown archaeological features that may exist associated with this site. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.
34	Requirement for Site CH/1.2 to provide high quality architectural design to safeguard and enhance archaeological remains.	Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on any known and unknown archaeological features that may exist associated with this site. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.
36	Requirement for Site CH/1.3 to provide high quality architectural design to safeguard and enhance archaeological remains.	Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on any known and unknown archaeological features that may exist associated with this site. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.
37	Requirement for Site CH/1.4 to provide high quality architectural design to respond sensitively to the surrounding historic context, and safeguard the character and setting of nearby Listed Buildings, which concerns the setting of the asset.	Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on site heritage context that may be associated with this site. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.
38	Requirement for Site CH/1.5 to provide high quality architectural design to consider potential presence of unstable land and to safeguard and respond sensitively to the surrounding historic context, and safeguard the character and setting of nearby Listed Buildings, which concerns the setting of the asset.	Additional text provides heightened assurance that this requirement reinforces existing commitment to consider potential presence of unstable land which could have a positive impact on human health. Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on site heritage context that may be associated with this site. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.

AAP Page Number	Summary of Main Modification	Why is this considered significant for the SA?
39	Requirement for Site CH/1.6 to provide high quality architectural design to consider potential presence of unstable land and to safeguard and respond sensitively to the surrounding historic context, and safeguard the character and setting of nearby Listed Buildings, which concerns the setting of the asset.	<p>Additional text provides heightened assurance that this requirement reinforces existing commitment to consider potential presence of unstable land which could have a positive impact on human health.</p> <p>Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on site heritage context that may be associated with this site. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.</p>
40	Requirement for Site CH/1.7 to provide high quality architectural design to respond sensitively to the surrounding historic context, and safeguard the character and setting of nearby Listed Buildings, which concerns the setting of the asset.	Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on site heritage context that may be associated with this site. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.
41	Requirement for Site CH/1.8 to provide high quality architectural design to respond sensitively to the surrounding historic context, and safeguard the character and setting of nearby Conservation Area, which concerns the setting of the asset.	Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on site heritage context that may be associated with this site. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.
42	Requirement for Site CH/1.9 to provide high quality architectural design to respond sensitively to the surrounding historic context, and safeguard the character and setting of nearby Listed Buildings and Conservation Area, which concerns the setting of the asset.	Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on site heritage context that may be associated with this site. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.
43	Requirement for Site CH/1.10 to provide high quality architectural design to respond sensitively to the surrounding historic context, safeguard the character and setting the Conservation Area, which concerns the setting of the asset, and to safeguard and enhance archaeological remains.	<p>Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on site heritage context that may be associated with this site. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.</p> <p>Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects, including those on any known and unknown archaeological features that may exist associated with this site. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.</p>

AAP Page Number	Summary of Main Modification	Why is this considered significant for the SA?
45	Requirement for Site CH/1.12 to provide high quality architectural design to respond sensitively to the surrounding historic context, safeguard the character and setting of Listed Buildings, which concerns the setting of the asset safeguard, and a requirement for a site specific flood risk assessment.	<p>Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects, including those on any known and unknown archaeological features that may exist associated with this site. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.</p> <p>Additional text provides heightened assurance that this requirement reinforces existing commitments in the AAP and Core Strategy in respect of flood risk. This is considered significant as it will further help to avoid adverse impacts in respect of flood risk.</p>
46	Requirement for Site CH/1.13 to provide high quality architectural design to safeguard and enhance archaeological remains, and requirement for a site specific flood risk assessment.	<p>Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on any known and unknown archaeological features that may exist associated with this site. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.</p> <p>Additional text provides heightened assurance that this requirement reinforces existing commitments in the AAP and Core Strategy in respect of flood risk. This is considered significant as it will further help to avoid adverse impacts in respect of flood risk.</p>
51	Requirement for Site M/1.1 to provide high quality architectural design to respond sensitively to the surrounding historic context, safeguard the character and setting the Conservation Area, which concerns the setting of the asset, and to safeguard and enhance archaeological remains.	Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on any known and unknown archaeological features that may exist associated with this site. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.
53	Requirement for Site M/1.3 to provide high quality architectural design to respond sensitively to the surrounding historic context, safeguard the character and setting of Listed Buildings, which concerns the setting of the asset.	Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.
54	Requirement for Site M/1.4 to provide high quality architectural design to safeguard and enhance archaeological remains.	Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on any known and unknown archaeological features that may exist associated with this site. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.

AAP Page Number	Summary of Main Modification	Why is this considered significant for the SA?
55	Requirement for Site M/1.5 to provide high quality architectural design to safeguard and enhance archaeological remains.	Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on any known and unknown archaeological features that may exist associated with this site. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.
66	Requirement for Site V/1.7 to provide high quality architectural design to respond sensitively to the surrounding historic context, safeguard the character and setting of Listed Buildings, which concerns the setting of the asset.	Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.
67	Requirement for Site V/1.8 to provide high quality architectural design to respond sensitively to the surrounding historic context, safeguard the character and setting of Listed Buildings, which concerns the setting of the asset.	Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.
68	Requirement for Site V/1.9 to provide high quality architectural design to safeguard and enhance archaeological remains.	Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on any known and unknown archaeological features that may exist associated with this site. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.
69	Requirement for Site V/1.10 to provide high quality architectural design to respond sensitively to the surrounding historic context, safeguard the character and setting of the Conservation Area, which concerns the setting of the asset.	Additional text provides heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects. This is considered significant as it will further help to avoid adverse impacts in respect of heritage.

3.3 Appraisal of Policy Main Modifications

From the review of Main Modifications, set out in **Appendix A** and review of additional modifications presented in **Appendix B**, modifications to three policies and two supporting paragraphs that are considered to be significant have been identified, as well as six new policies which have not previously been appraised but have now been appraised as part of this addendum. Relevant modifications and any consequential changes to the previous SA work are summarised in **Table 3.2** below, whilst in **Section 3.4** commentary is provided on the six new policies which have been appraised.

Changes to the detailed matrices contained in the 2016 SA Report and the appraisal of the six new policies are presented in **Appendix C** of this addendum.

Table 3.2 Main and Additional Modifications to Policies that are Considered Significant for the Purposes of the Appraisal

AAP Page Number	Summary of Main Modification	Why is this considered significant for the SA?
Policies and Supporting Policy Text		
21	New Policy CBLD1 listing the sites in the City Business and Leisure District area and what they have been allocated for and that these sites (also shown on the Policies Map) will be developed in accordance with the accompanying development considerations set out in the applicable application statements, the Area Action Plan policies, and other relevant policies of the Core Strategy.	This is a new policy which has not been previously appraised and is therefore considered significant for the purpose of the appraisal and has been appraised as part of this addendum.
30	New Policy LGCQ1 listing the sites in the Little Germany and Cathedral Quarter area and what they have been allocated for and that these sites (also shown on the Policies Map) will be developed in accordance with the accompanying development considerations set out in the applicable application statements, the Area Action Plan policies, and other relevant policies of the Core Strategy.	This is a new policy which has not been previously appraised and is therefore considered significant for the purpose of the appraisal and has been appraised as part of this addendum.
48	New Policy MN1 listing the sites in The Markets area and what they have been allocated for and that these sites (also shown on the Policies Map) will be developed in accordance with the accompanying development considerations set out in the applicable application statements, the Area Action Plan policies, and other relevant policies of the Core Strategy.	This is a new policy which has not been previously appraised and is therefore considered significant for the purpose of the appraisal and has been appraised as part of this addendum.
57	New Policy GN1 listing the sites in the Goitside area and what they have been allocated for and that these sites (also shown on the Policies Map) will be developed in accordance with the accompanying development considerations set out in the applicable application statements, the Area Action Plan policies, and other relevant policies of the Core Strategy.	This is a new policy which has not been previously appraised and is therefore considered significant for the purpose of the appraisal and has been appraised as part of this addendum.

AAP Page Number	Summary of Main Modification	Why is this considered significant for the SA?
71	New Policy LQN1 listing the sites in the Learning Quarter area and what they have been allocated for and that these sites (also shown on the Policies Map) will be developed in accordance with the accompanying development considerations set out in the applicable application statements, the Area Action Plan policies, and other relevant policies of the Core Strategy.	This is a new policy which has not been previously appraised and is therefore considered significant for the purpose of the appraisal and has been appraised as part of this addendum.
76	New Policy SGN1 listing the sites in the Southern Gateway area and what they have been allocated for and that these sites (also shown on the Policies Map) will be developed in accordance with the accompanying development considerations set out in the applicable application statements, the Area Action Plan policies, and other relevant policies of the Core Strategy.	This is a new policy which has not been previously appraised and is therefore considered significant for the purpose of the appraisal and has been appraised as part of this addendum.
88	New text for PolicyCL1 setting out the minimum number of residential units (3,500) which are to be delivered as a minimum within the City Centre.	The number of minimum new homes to be delivered through the AAP had previously only been set out in paragraph 4,20 but not within the context of Policy CL1 and is therefore considered significant for the purpose of the appraisal.
89	New text in paragraph 4.30 (which supports Policy CL2) setting out requirement for a site specific flood risk assessment.	This will help ensure that new development in the City Centre will not have any adverse impacts in respect of flood risk.
92	New text for Policy SL1 clarifying role of City Centre and its Primary Shopping Area and the developments that would be considered acceptable there provided they add to the vitality of the city centre in accordance with Core Strategy Policy EC5.	This will help ensure that new development in the City Centre will not have any adverse impacts on the role and vitality of the City Centre and the Primary Shopping Area and are subject to an impact assessment as appropriate.
107	Additional text for Policy M4 setting out thresholds for major development proposals which will require the submission of a transport assessment as well as the submission of a transport statement for developments of a smaller scale in accordance with Core Strategy Policy TR1 and the NPPF.	This will help ensure new development, whether major or smaller scale in the City Centre, will not have any adverse impacts on climate change and the transport network.

AAP Page Number	Summary of Main Modification	Why is this considered significant for the SA?
114	Additional text for paragraph 4.126 setting out need to have regard to information within Conservation Area Appraisals as well as other sources of evidence such as the Heritage Environment Record (HER), archive records and any other information considered appropriate.	This will help ensure that new development will not have any adverse impacts in respect of heritage, specifically within Conservation Areas within the City Centre.

3.4 Appraisal of New Policies

The six new policies which have not been previously appraised have been appraised as part of the work to complete this addendum.

The six new policies list in turn list the sites in the AAP neighbourhood areas which have been allocated. Each policy specifies for each site the nature of the proposed development (such as residential, business use, retail, leisure or mixed use) and that the sites listed and shown on the Policies Map will be developed in accordance with accompanying development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies in the Core Strategy.

The policies are predicted to have a number of significant positive effects, particularly in relation to objectives 8, 9, and 11 reflecting that a number of sites within these neighbourhood areas are allocated for a mixed of uses including office, retail, leisure, and residential, which will help to provide new homes to meet local needs, create a more integrated and efficient transport network, and improve the quality of the built environment. Such benefits are particularly significant for the Little Germany and Cathedral Quarter, The Markets, Goitside, and Southern Gateway neighbourhoods given the scale of the development proposed. Significant positive effects are also predicted for objectives 12 (improving the range of services available within the community) and 14 (creating good cultural and leisure activities) which is particularly significant for the Central Business and Leisure District and Learning Quarter neighbourhoods where development is focused on mixed use cultural/leisure and educational uses.

Positive economic effects have been identified given that for some of the site allocations the mixed uses proposed include office, education, employment, retail and leisure all of which will generate new employment opportunities and in turn economic growth. There may also be positive economic effects associated with new construction jobs from the development of these sites. However, the scale of any such positive effects would depend upon the skills of the local workforce and the approach taken by the developers of these sites towards employee training and development.

Positive and negative effects have been identified for objective 10 reflecting that there would be an increase in traffic generation through the development of all the sites in these neighbourhood areas but that these would be mitigated to an extent by measures in the APP and the Core Strategy to promote sustainable modes of transport as well as specific requirements for individual sites through the site allocation proposals statements.

Four of the neighbourhood areas are covered by several Conservation Areas – Central Business and Leisure District, Little Germany and Cathedral Quarter, The Markets, and Goitside; it is important therefore that the design and development of sites protects and enhances the historic assets in these areas. Whilst enhancements to historic assets can only be determined during the planning application process, implementation of these policies alongside other policies of the Core Strategy, as well as specific requirements in site allocation proposal statements, will help to avoid adverse impacts on historic assets and there is potential for positive effects with enhancements.

Negative impacts have been identified in respect waste generation as there will be an overall increase in waste from the development of these sites. Negative impacts have also been identified in relation to air quality given that there will be an increase in traffic generation from the development of these and in turn vehicle emissions.

Both positive and negative effects have been identified in relation to reducing the need to travel, reflecting that there will be an increase in traffic generation through the implementation of these policies and development of the sites. This would in part be mitigated by measures in the AAP to promote sustainable modes of transport and specific requirements in the site allocations proposal statements.

No mitigation has been identified for these new policies beyond that previously identified for specific site allocations in the BCC AAP.

3.5 Cumulative Effects

Potential cumulative effects of the draft AAP policies are considered in Section 5.7 of the 2016 SA Report. Having reviewed the modifications, and the six new policies it is concluded that no changes to those elements

of the 2016 SA Report are required and therefore it is not considered that there would be any additional cumulative effects beyond those previously considered.

3.6 Recommendations

The 2016 SA Report included a set of recommendations and these are set out below in **Table 3.3** with an update in light of the proposed modifications in the third column.

Table 3.3 Recommendations (Replacing Table 6.1 of the 2016 SA Report)

BCC AAP Policy	Suggested Mitigation	Update in Light of Proposed Modifications
CL1	Appropriate cross referencing to other policies in the AAP (including Policies BF3, M1, and M2) and Core Strategy (Policies HO7 and H09).	Has been addressed by appropriate cross referencing to other policies as in the Submission Draft.
CL2	Appropriate cross referencing to other policies in the AAP and Core Strategy (including Policy EN7).	Has been addressed by appropriate cross referencing to other policies as in the Submission Draft.
CL3	Appropriate cross referencing to other policies in the AAP (including Policies BF1, M1, M5, and M6) and Core Strategy (Policy EC5).	Has been addressed by appropriate cross referencing to other policies as in the Submission Draft.
CL4	<p>Appropriate cross referencing to other policies in the AAP (including Policies BF1, BF3, B1, and M1 - M6) and Core Strategy (including EC5). These elements will need to be included to mitigate any issues:</p> <ul style="list-style-type: none"> ▶ There will be a need to promote more sustainable measures in relation renewable energy, climate change and energy efficiency when new developments are taken forward; ▶ Environmental impacts in relation to ecology, landscape, historic environment, transport air, water and soil, will need to be assessed as part of any development that takes place; ▶ Appropriate waste measures, during construction and operation will need to be identified to ensure sustainability is achieved within the new development which will be delivered as a result of this policy; ▶ Safety and security should be taken into consideration with any development; ▶ Links between schools and business should be encouraged to foster good relationships and retention of young skilled people within the City; ▶ Transport measures to ensure that a safe, integrated and efficient system is developed within new schemes will need to be considered with any future development. <p>With a range of new residential development coming to the City Centre, it is important that appropriate measures for community facilities is provided and that new development is well connected to the existing City Centre.</p>	<p>Although cross references have been made to other policies as in the Submission Draft, no further modifications to this policy have been made.</p> <p>As such, the elements identified for inclusion to mitigate any issues remain outstanding.</p>
SL1	Environmental impacts in relation to ecology, landscape, historic environment, transport air, water, and soil will need to be assessed as part of any development that takes place. Appropriate cross referencing to other policies in the AAP (including Policies BF1, M1, M2, and M4) and Core Strategy (including Policy EC5).	Has been addressed by appropriate cross referencing to other policies as in the Submission Draft. It is presumed this cross referencing will be retained following the proposed modifications to this policy.

BCC AAP Policy	Suggested Mitigation	Update in Light of Proposed Modifications
SL2	Appropriate cross referencing to other policies in the AAP (including Policies CL1, CL4, SL3, BF1, M1, M2, and M4) and Core Strategy (including Policy EC5).	Has been addressed by appropriate cross referencing to other policies as in the Submission Draft. It is presumed this cross referencing will be retained following the proposed modifications to this policy.
SL3	Appropriate cross referencing to other policies in the AAP (including Policies SL1, BF1, M1, M2, M4, and M6) and Core Strategy (including Policies TR1, TR5, and EC5).	Has been addressed by appropriate cross referencing to other policies as in the Submission Draft.
SL45	Environmental impacts in relation to ecology, landscape, historic environment, transport air, water, and soil will need to be assessed as part of any development that takes place. Appropriate cross referencing to other policies in the AAP (including Policies BF1, M1, M2, M3, and M4) and Core Strategy (including Policies TR4, EC4 and EC5).	Has been addressed by appropriate cross referencing to other policies as in the Submission Draft.
B1	Environmental impacts in relation to ecology, landscape, historic environment, transport air, water, and soil will need to be assessed as part of any development that takes place. Appropriate cross referencing to other policies in the AAP (including Policies BF1, M1, M2, M3, and M4) and Core Strategy (including Policies TR1, TR4, EC1, EC2, EC5, and BD1).	Has been addressed by appropriate cross referencing to other policies as in the Submission Draft.
ED1	Environmental impacts in relation to ecology, landscape, historic environment, transport air, water, and soil will need to be assessed as part of any development that takes place. Appropriate cross referencing to other policies in the AAP (including Policies BF1, M1, M2, M3, M4, M5, and M6) and Core Strategy (including Policies TR1, EC1, EC2, EC5 and BD1).	Has been addressed by appropriate cross referencing to other policies as in the Submission Draft.
M1	Appropriate cross referencing to other policies in the AAP (including Policies SL3, M2, M5 and M6) and Core Strategy (including Policies TR1, TR4 and TR5).	Has been addressed by appropriate cross referencing to other policies as in the Submission Draft.
M2	<p>Environmental impacts in relation to ecology, landscape, historic environment, transport air, water and soil, will need to be assessed as part of any development that takes place. Appropriate cross referencing to other policies in the AAP (including Policies SL3, M1, M5 and M6) and Core Strategy (including Policies TR1, TR4 and TR5).</p> <p>Although the policy is primarily linked to transport delivery, there are some improvements proposed to the redevelopment of Bradford Interchange and Forster Square Station. For these developments, there should be mitigation placed around this element of the policy to ensure that natural environment is taken into consideration and delivered within the master plan process</p>	<p>Although cross references have been made to other policies as in the Submission Draft, no further modifications to this policy have been made.</p> <p>As such, the reference to mitigation to ensure that the natural environment is taken into consideration and delivered within the master plan process remains outstanding.</p>
M3	<p>Further measures are required within the policy to promote the modal shift, i.e. sustainable transport measures which would connect to AAP Policies M1 and M2, to focus on the modal shift.</p> <p>Environmental impacts in relation to ecology, landscape, historic environment, transport air, water, and soil will need to be assessed as part of any development that takes place. Appropriate cross referencing to other policies in the AAP (including Policies SL3, M1, M5 and M6) and Core Strategy (including Policies TR1, TR4 and TR5).</p>	<p>Although cross references have been made to other policies as in the Submission Draft, no further modifications to this policy have been made.</p> <p>As such, the reference to further measures being required within the policy to promote the modal shift remains outstanding.</p>

BCC AAP Policy	Suggested Mitigation	Update in Light of Proposed Modifications
M4	Environmental impacts in relation to ecology, landscape, historic environment, transport air, water, and soil will need to be assessed as part of any development that takes place. Appropriate cross referencing to other policies in the AAP (including Policies SL3, M1, M5 and M6) and Core Strategy (including Policies TR1, TR4 and TR5).	Has been addressed by appropriate cross referencing to other policies as in the Submission Draft.
M5	Environmental impacts in relation to ecology, landscape, historic environment, transport air, water, and soil will need to be assessed as part of any development that takes place. Appropriate cross referencing to other policies in the AAP (including Policies SL2, BF1, BF3, M1, M2 and M6) and Core Strategy (including Policies EN2 and SC6).	Has been addressed by appropriate cross referencing to other policies as in the Submission Draft.
M6	Environmental impacts in relation to ecology, landscape, historic environment, transport air, water, and soil will need to be assessed as part of any development that takes place. Appropriate cross referencing to other policies in the AAP (including Policies SL2, BF1, BF3, M1, M2 and M6) and Core Strategy (including EN2, SC2 and SC6).	Has been addressed by appropriate cross referencing to other policies as in the Submission Draft.
BF1	Environmental impacts in relation to ecology, landscape, historic environment, transport air, water, and soil will need to be assessed as part of any development that takes place. Appropriate cross referencing to other policies in the AAP (including Policies CL1, CL4, B1 BF3, M1, M2 M5 and M6) and Core Strategy.	Has been addressed by appropriate cross referencing to other policies as in the Submission Draft.
BF2	Environmental impacts in relation to ecology, landscape, historic environment, transport, air, water, and soil will need to be assessed as part of any development that takes place.	Has been addressed by appropriate cross referencing to other policies as in the Submission Draft.
BF3	Further measures to improve sustainability need to be provided to ensure the viability of the policy.	No modifications to this policy have been made. As such, the suggestion mitigation remains outstanding.
BF4	Environmental impacts in relation to ecology, landscape, historic environment, transport, air, water, and soil will need to be assessed as part of any development that takes place.	Has been addressed by appropriate cross referencing to other policies as in the Submission Draft.

There are no new recommendations arising from this SA addendum.

3.7 HRA Screening

The HRA screening of the Draft AAP concluded that the sites and policies of the AAP will have no significant effects (alone or in combination) on either of the South Pennines European sites and that therefore the BCC AAP had been screened out of the need for any subsequent HRA assessment.



4. Conclusions and Next Steps

4.1 Conclusions

This addendum has presented the findings of the SA of the Main and Additional Modifications to the BCC Submission Draft that the Council are considering following the EiP. This includes additional clarification in respect of the proposed site allocations, some amendments to supporting text and policies, SA of the six new policies, and amendments to the AAP appendices.

The proposed clarifications in respect of the site allocations are considered to be not significant for the purposes of this appraisal addendum since they do not involve any changes to the site boundaries, there are no new or deleted sites and the type of development proposed for each site is unchanged. Therefore, the previous conclusions about the appraisal of those sites from the 2016 SA Report remain valid.

However, some of the main modifications for the site allocations relate to additional mitigation requirements for example in relation to archaeology. Whilst such changes are not considered significant in the context of any change to the scoring of the site assessment and the post mitigation assessment as already previously detailed, the additional text does provide heightened assurance that these additional mitigation requirements together with policy implementation will be effective in mitigating any potential adverse effects from site allocations.

The three policy modifications considered to be significant for the SA will have significant positive impacts in respect of the natural and man-made landscape, transport and the provision of housing. The requirement for development, specifically retail and related uses, to support the vitality of the City Centre and the need for appropriate retail and transport assessments, will help to ensure that new development in the BCC avoids adverse impacts on the City' landscape and transport network, whilst the specification of the number of new homes to be delivered in the City Centre through the AAP will help to ensure the provision of housing through the city. The other proposed policy modifications are considered to be minor since they relate to minor clarifications in response to the Inspector's questions during the examination and therefore are not considered to be significant for the purposes of this SA addendum.

The six new policies (CBLD1, LGCQ1, MN1, GN1, LQN1, and SGN1) have been appraised as part of this addendum and on the whole will have a range of significant positive effects, particularly in relation to providing new homes for local needs, an integrated and efficient transport network, improving the quality of the built environment, improving the range of services available within the community, and creating good cultural and leisure activities. There are also positive effects on landscape character and the economy. Whilst there is potential for positive effects on biodiversity and heritage, such benefits could only be fully realised through the planning application process for the development of the allocated sites.

Inevitably there will be new traffic generation from all of the new development proposed through the sites listed in these new policies. These will have negative effects in relation to transport objective, but this will be mitigated to an extent by policy measures promoting sustainable modes of transport and specific transport requirements in site allocation proposal statements.

Implementation of these new policies will help to create and sustain safe, vibrant and cohesive communities particularly so for the mixed use developments proposed for some of the site allocations listed. This addendum to the SA Report will be subject to consultation alongside the Main and Additional Modifications. The Council will review the consultation responses before making the final changes to the Draft AAP. The Council will then consider the sustainability implications of any subsequent changes to the Draft AAP and whether any further assessment is needed in accordance with the requirements of the SEA Directive.

As soon as is reasonably practical after adoption of the AAP, and in compliance with SEA regulation 16 (4), the Council will complete a Post Adoption Statement that will relate how the final AAP has taken into account the findings of the SA, consultation responses and environmental considerations, as well as the reasons for the selection of the final AAP and rejection of alternatives.





Appendix A

Assessment of the Significance of the Proposed Main Modifications



Bradford City Centre Area Action Plan

Summary of Proposed Main Modifications and Implications for the Sustainability Appraisal

Modification number	Page no.	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Version of the Main Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Main Modifications?
BCCAAP MM001	8	2.11	<u>There are a number of non-statutory regeneration plans and strategies which will support the delivery and implementation of the Area Action Plan, however, it should be noted the AAP shall form the statutory planning framework to which all planning applications within the area will be assessed against.</u>	No – the proposed modifications are necessary to ensure the Plan is effective, but is not significant for the purposes of the appraisal.
BCCAAP MM002	20	Text to be inserted at the end of the Central Business and Leisure District Vision	<u>The University now has a presence in the heart of the city and the Learning Quarter is linked to the Central Business and Leisure District by a high quality public realm.</u> <u>Traffic management and other improvements have created an attractive public realm making it easier for pedestrians to access the Central Business and Leisure District from surrounding Neighbourhoods</u>	No – The proposed modification provides clarity but is not significant for the purposes of the appraisal.
BCCAAP MM003	21	Central Business and Leisure District Neighbourhood Spatial Framework	<u>Policy CBLD 1</u> <u>The sites put forward within the Central Business and Leisure District Neighbourhood of the Area Action Plan are allocated for the following land uses:</u> <u>B/1.1 Sharpe Street Car Park – Cultural and Leisure Uses;</u> <u>B/1.2 No.1 City Park – Office with ancillary retail and leisure uses;</u> <u>B/1.3 Jacobs Well Public Service Hub - Office with ancillary retail and leisure uses;</u> <u>B/1.4 Exchange Court – Office and Residential Uses;</u> <u>B/1.5 Former Yorkshire Water Depot – Office and Residential with ancillary retail and leisure uses.</u> <u>B/1.6 Former Bradford Odeon – Leisure uses</u> <u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u>	Yes – this is a new policy which has not been previously appraised and therefore is considered to be significant for the purposes of the appraisal.

Modification number	Page no.	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Version of the Main Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Main Modifications?
BCCAAP MM004	24	Site B/1.2 No.1 City Park & CH/1.2 Area East of Valley Road	New text to be added under the “Design” section of the proposal statement: <u>Part of this site may contain pockets of important and significant archaeological remains from the post-medieval period to the 18th century, depending upon whether new build on a different footprint to the existing building is envisaged.</u>	<p>Yes – the modification is considered necessary to provide further clarity on site archaeological issues and ensures the plan is effective and consistent with national planning policy in regards to conserving and enhancing the historic environment, but it is not considered significant for the purposes of the appraisal.</p> <p>Whilst the change is not considered significant in the context of any changes to the scoring of the site assessment and the post mitigation assessment, the additional text does provide heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on any known and unknown archaeological features that may exist associated with this site.</p> <p>On this basis, the proposed modification is considered significant as it will further help to avoid adverse impacts in respect of heritage.</p>

Modification number	Page no.	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Version of the Main Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Main Modifications?
BCCAAP MM005	30	Little Germany and Cathedral Quarter Neighbourhood Spatial Framework	<p><u>Policy LGCQ 1</u></p> <p><u>The sites put forward within the Little Germany and Cathedral Quarter Neighbourhood of the Area Action Plan are allocated for the following land uses:</u></p> <p><u>CH/1.1 Area west of Valley Road Phased – Residential; ;</u> <u>CH/1.2 Former Royal Mail sorting office - Leisure Uses; ;</u> <u>CH/1.3 Cathedral Quarter Phase I – Residential;; ;</u> <u>CH/1.4 Cathedral Quarter Phase 2 - Residential ;</u> <u>CH/1.5 Burnett Street car park - Residential ;</u> <u>CH/1.6 Olicana House, Chapel Street - Residential ;</u> <u>CH/1.7 East Parade car park - Residential ;</u> <u>CH/1.8 Land west of Wharf Street - Residential ;</u> <u>CH/1.9 Vacant plot bounded by Church Bank, Vicar Lane and Currer Street – Residential;</u> <u>CH/1.10 Vacant plot bounded by Church Bank, Peckover Street and Currer Street – Residential;</u> <u>CH/1.11 Gate Haus 2 – Residential;</u> <u>CH/1.12 Conditioning House – Residential.</u></p> <p><u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u></p>	Yes – this is a new policy which has not been previously appraised and therefore is considered to be significant for the purposes of the appraisal.
BCCAAP MM006	34	CH/1.2 Area East of Valley Road	<p>Design</p> <ul style="list-style-type: none"> • Development of the Sorting Office site should be considered in conjunction with the adjacent rail station car park and the Westfield site compound at Forster Court. <u>As the site is currently in more than one ownership, any individual applications for constituent parts of the site should demonstrate how they contribute to the wider strategic objectives of the site.</u> 	No – the modification is considered necessary to provide further clarity on site design and transport issues. This is considered compliant with national planning policy but is not considered significant for the purposes of the appraisal.

Modification number	Page no.	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Version of the Main Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Main Modifications?
BCCAAP MM007	36	CH/1.3 Cathedral Quarter Phase 1	New text to be added under the “Design” section of the proposal statement: <u>This site may contain pockets of important archaeological remains from the medieval period to the 18th century. The listed building may need archaeological recording in advance of further conversion.</u>	Yes – The proposed modifications provide clarity on site archaeological issues. This is considered compliant with national planning policy but is not considered significant for the purposes of the appraisal. Whilst the change is not considered significant in the context of any changes to the scoring of the site assessment and the post mitigation assessment as previously detailed, the additional text does provide heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on any known and unknown archaeological features that may exist associated with this site. On this basis, the proposed modification is considered significant as it will further help to avoid adverse impacts in respect of heritage.
BCCAAP MM008	37	CH/1.4	The scale and design of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the nearby Listed Buildings. <u>Any</u>	Yes – The proposed modifications provide clarity on site heritage issues in response to Historic England

Modification number	Page no.	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Version of the Main Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Main Modifications?
		Cathedral Quarter Phase 2	<u>development should ensure that the tower of the former Bradford College Cathedral Building, to the east of this site, remains as a prominent local landmark</u>	<p>representations. This is considered compliant with national planning policy but is not considered significant for the purposes of the appraisal.</p> <p>Whilst the change is not considered significant in the context of any changes to the scoring of the site assessment and the post mitigation assessment, the additional text does provide heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects.</p> <p>On this basis, the proposed modification is considered significant as it will further help to avoid adverse impacts in respect of heritage.</p>
BCCAAP MM009	38	CH/1.5 (Burnett Street Car Park)	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>The site is underlain by unrecorded probable shallow coal workings exist in thick coal outcrops. Policy EN8 of the Core Strategy sets out an overall framework for addressing land instability.</u></p> <p><u>The scale and design of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the nearby Listed Buildings</u></p>	<p>Yes – The proposed modifications provide clarity on site minerals issues and on site heritage issues. This is considered compliant with national and local planning policy but is not considered significant for the purposes of the appraisal.</p>

Modification number	Page no.	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Version of the Main Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Main Modifications?
			<p><u>The layout and scale of the buildings should respond to the sloping nature of the site. It is likely that lower buildings will be most appropriate on the upper slopes</u></p>	<p>It is however recognised that the requirement to consider potential presence of unstable land could have a positive impact in respect of human health.</p> <p>Furthermore, whilst the change is not considered significant in the context of any changes to the scoring of the site assessment and the post mitigation assessment, the additional text does provide heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation.</p> <p>On this basis, the proposed modification is considered significant as it will further help to avoid adverse impacts in respect of heritage.</p>
BCCAAP MM010	39	CH/1.6 Olicana House, Chapel Street	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>The site is underlain by unrecorded probable shallow coal workings exist in thick coal outcrops. Policy EN8 of the Core Strategy sets out an overall framework for addressing land instability.</u></p> <p><u>The scale and design of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the nearby Listed Building.</u></p>	<p>Yes – The proposed modifications provide clarity on site minerals issues and on site heritage issues. This is considered compliant with national and local planning policy but is not considered significant for the purposes of the appraisal.</p>

Modification number	Page no.	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Version of the Main Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Main Modifications?
				<p>It is however recognised that the requirement to consider potential presence of unstable land could have a positive impact in respect of human health.</p> <p>Furthermore, whilst the change is not considered significant in the context of any changes to the scoring of the site assessment and the post mitigation assessment, the additional text does provide heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects.</p> <p>On this basis, the proposed modification is considered significant as it will further help to avoid adverse impacts in respect of heritage.</p>
BCCAAP MM011	40	CH/1.7 East Parade Car Park	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>The scale and design of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the nearby Listed Buildings</u></p>	<p>Yes – The proposed modifications provide clarity on site heritage issues. This is considered compliant with national planning policy but is not considered significant for the purposes of the appraisal.</p>

Modification number	Page no.	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Version of the Main Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Main Modifications?
				<p>Whilst the change is not considered significant in the context of any changes to the scoring of the site assessment and the post mitigation assessment, the additional text does provide heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects.</p> <p>On this basis, the proposed modification is considered significant as it will further help to avoid adverse impacts in respect of heritage.</p>
BCCAAP MM012	41	CH/1.8 Land West of Wharf Street	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>“The scale and design of new development should respond sensitively to the character of the adjacent to Cathedral Precinct Conservation Area</u></p>	<p>Yes – The proposed modifications provide clarity on site heritage issues. This is considered compliant with national planning policy but is not considered significant for the purposes of the appraisal.</p> <p>Whilst the change is not considered significant in the context of any changes to the scoring of the site assessment and the post mitigation assessment, the additional text does provide heightened assurance that this requirement together with the</p>

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				<p>implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects.</p> <p>On this basis, the proposed modification is considered significant as it will further help to avoid adverse impacts in respect of heritage.</p>
BCCAAP MM013	42	<p>CH/1.9</p> <p>Vacant Plot bounded by Church Bank, Vicar Lane and Currer Street</p>	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>This site lies within the Little Germany Conservation Area and adjacent to the boundary of the Cathedral Quarter Conservation Area. It has Grade II Listed Buildings to its south-west and north-east and lies opposite the Grade I Cathedral Church of St Peter. The scale and design of new development should respond sensitively to the surrounding historic context and safeguard the character and setting of the Conservation Areas of Little Germany and the Cathedral Quarter and of the surrounding Listed Buildings (including St Peter’s Cathedral)”.</u></p> <p><u>The layout and scale of the buildings should respond to the sloping nature of the site. It is likely that lower buildings will be most appropriate on the upper slopes”</u></p>	<p>Yes – The proposed modifications provide clarity on site heritage issues. This is considered compliant with national planning policy but is not considered significant for the purposes of the appraisal.</p> <p>Whilst the change is not considered significant in the context of any changes to the scoring of the site assessment and the post mitigation assessment, the additional text does provide heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects.</p> <p>On this basis, the proposed modification is considered</p>

Modification number	Page no.	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Version of the Main Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Main Modifications?
				significant as it will further help to avoid adverse impacts in respect of heritage.
BCCAAP MM014	43	CH/1.10 Vacant Plot bounded by Church Bank, Peckover Street and Currer Street	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>This site lies within the Little Germany Conservation Area and adjacent to the boundary of the Cathedral Quarter Conservation Area. It has Grade II Listed Buildings to its south-west and north-east and lies opposite the Grade I Cathedral Church of St Peter. The scale and design of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the Conservation Areas at Little Germany and the Cathedral Quarter and of the surrounding Listed Buildings (including St Peter’s Cathedral)</u></p> <p><u>The layout and scale of the buildings should respond to the sloping nature of the site. It is likely that lower buildings will be most appropriate on the upper slopes.</u></p> <p><u>This site may contain pockets of important archaeological remains from the medieval period to the 18th century.</u></p>	<p>Yes – The proposed modifications provide clarity on site heritage issues. This is considered compliant with national planning policy but is not considered significant for the purposes of the appraisal.</p> <p>The proposed modifications also provide clarity on site archaeological issues. This is considered national planning policy but is not considered significant for the purposes of the appraisal.</p> <p>Whilst the change is not considered significant in the context of any changes to the scoring of the site assessment and the post mitigation assessment, the additional text does provide heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects, including those on any unknown archaeological</p>

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				<p>features that may exist associated with this site.</p> <p>On this basis, the proposed modification is considered significant as it will further help to avoid adverse impacts in respect of heritage.</p>
BCCAAP MM015	45	CH/1.12 Conditioning House, Cape Street	<p>CH/1.12 Conditioning House, Cape Street</p> <p>New text to be added under the “Design” section of the proposal statement: <u>This listed building will require archaeological recording prior to further conversion</u></p> <p><u>Flood Risk</u></p> <p><u>As 22% of the site is currently located in Flood Zone 3a(i), any planning application on this site must be supported by a site-specific Flood Risk Assessment.</u></p>	<p>Yes – The proposed modifications also provide clarity on site archaeological issues. This is considered compliant with national planning policy but is not considered significant for the purposes of the appraisal. The proposed modification also provide clarity on site flood issues to ensure the plan is compliant with Section 10 of the NPPF but is not considered significant for the purposes of the appraisal.</p> <p>Whilst the changes are not considered significant in the context of any changes to the scoring of the site assessment and the post mitigation assessment, the additional text does provide heightened assurance that this requirement together with the implementation of policy will be</p>

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				<p>effective in mitigation any potential adverse effects on any unknown archaeological features that may exist associated with this site. In addition, the additional text requiring no development in flood zone 3a and site specific flood risk assessments provides heightened assurance that this requirement reinforces existing commitments in the AAP and Core Strategy in respect of flood risk.</p> <p>On this basis, the proposed modifications are considered significant as it will further help to avoid adverse impacts in respect of heritage and flood risk.</p>
BCCAAP MM016	46	CH/1.13 Midland Mills, Valley Road	<p>New text to be added under the “Design” section of the proposal statement: <u>The Grade II listed mill will require archaeological recording before conversion.</u></p> <p>Flood Risk <u>The site is currently located with Flood Zone 3a. Any planning application on this site must be supported by a site-specific Flood Risk Assessment.</u></p>	<p>Yes – The proposed modifications provide clarity on site archaeological issues. This is considered compliant with national planning policy but is not considered significant for the purposes of the appraisal. The proposed modifications also provide clarity on site flood issues to ensure the plans is compliant with Section 10 of the NPPF but is not considered significant for the purposes of the appraisal.</p>

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				<p>Whilst the changes are not considered significant in the context of any changes to the scoring of the site assessment and the post mitigation assessment, the additional text does provide heightened assurance that this requirement together with the implementation of policy will be effective in mitigation any potential adverse effects on any unknown archaeological features that may exist associated with this site. In addition, the additional text requiring no development in flood zone 3a and site specific flood risk assessments provides heightened assurance that this requirement reinforces existing commitments in the AAP and Core Strategy in respect of flood risk.</p> <p>On this basis, the proposed modifications are considered significant as it will further help to avoid adverse impacts in respect of heritage and flood risk.</p>
BCCAAP MM017	48	The Markets Neighbourhood Spatial Framework	<p><u>Policy MN 1</u></p> <p><u>The sites put forward within the Markets Neighbourhood of the Area Action Plan are allocated for the following land uses:</u></p>	Yes – this is a new policy which has not been previously appraised and therefore is considered to be

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			<p><u>M/1.1 Car park, Simes Street Residential led mixed-use with ancillary retail and leisure uses.</u> <u>M/1.2 Car park on site of former Carlton Grammar School Residential ;</u> <u>M/1.3 Stone Street car park Residential ;</u> <u>M/1.4 Former Yorkshire Building Society headquarters Residential led with ancillary retail and leisure uses.</u> <u>M/1.5 Former Tetley Street shed Residential with ancillary retail and leisure uses.</u></p> <p><u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u></p>	significant for the purposes of the appraisal.
BCCAAP MM018	51	M/1.1 Car Park, Simes Street	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>The site lies adjoins the boundary of the City Centre Conservation Area. The site includes the remains of the Grade II Listed Simes Street Chapel (Fountains Hall). The United Reform Chapel, to the west of this site, is also Listed.</u></p> <p><u>This site may contain pockets of important and significant archaeological remains from the medieval period to the 18th century. If directly affected by development, the listed chapel may require recording in advance of development.</u></p>	<p>Yes – The proposed modifications provide clarity on site heritage issues. This is considered compliant with national planning policy but is not considered significant for the purposes of the appraisal.</p> <p>Whilst the change is not considered significant in the context of any changes to the scoring of the site assessment and the post mitigation assessment, the additional text does provide heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on any unknown archaeological features that may exist associated with this site.</p>

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				On this basis, the proposed modification is considered significant as it will further help to avoid adverse impacts in respect of heritage.
BCCAAP MM019	53	M/1.3 Stone Street Car Park	New text to be added under the “Design” section of the proposal statement: <u>The scale and design of new development should respond sensitively to the surrounding historic context and safeguard the character and setting of the adjacent Listed Building.</u>	Yes – The proposed modifications provide clarity on site heritage issues. This is considered compliant with national planning policy but is not considered significant for the purposes of the appraisal. Whilst the change is not considered significant in the context of any changes to the scoring of the site assessment and the post mitigation assessment, the additional text does provide heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects. On this basis, the proposed modification is considered significant as it will further help to avoid adverse impacts in respect of heritage.

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BCCAAP MM020	54	M/1.4 Former Yorkshire Building Society Head Quarters, High Point, New John Street	New text to be added under the “Design” section of the proposal statement: <u>The areas of the site which are not covered by buildings may contain pockets of important archaeological remains dating from the medieval period to the 18th century.</u>	Yes – The proposed modifications also provide clarity on site archaeological issues. This is considered compliant with national planning policy but is not considered significant for the purposes of the appraisal. Whilst the change is not considered significant in the context of any changes to the scoring of the site assessment and the post mitigation assessment, the additional text does provide heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on any unknown archaeological features that may exist associated with this site. On this basis, the proposed modification is considered significant as it will further help to avoid adverse impacts in respect of heritage.
BCCAAP MM021	55	M/1.5	New text to be added under the “Design” section of the proposal statement: <u>This site may contain pockets of important and significant archaeological remains from the medieval period to the 18th century.</u>	Yes – The proposed modifications also provide clarity on site archaeological issues. This is considered compliant with national

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		Former Tetley Street Shed, Tetley Street		<p>planning policy but is not considered significant for the purposes of the appraisal.</p> <p>Whilst the change is not considered significant in the context of any changes to the scoring of the site assessment and the post mitigation assessment, the additional text does provide heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on any unknown archaeological features that may exist associated with this site.</p> <p>On this basis, the proposed modification is considered significant as it will further help to avoid adverse impacts in respect of heritage.</p>
BCCAAP MM022	57	The Goitside Neighbourhood Spatial Framework	<p><u>Policy GN 1</u></p> <p><u>The sites put forward within the Goitside Neighbourhood of the Area Action Plan are allocated for the following land uses:</u></p> <p><u>V/1.1 - Former Provident Financial headquarters - Residential ;</u></p> <p><u>V/1.2 - Former Gas Works – Residential with ancillary retail and leisure ;</u></p> <p><u>V/1.3 - Globus Textiles – Residential with ancillary retail and leisure;</u></p>	Yes – this is a new policy which has not been previously appraised and therefore is considered to be significant for the purposes of the appraisal.

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			<p><u>V/1.4 - Wigan Street Car Park – Residential;</u> <u>V/1.5 - Yorkshire Stone yard - Residential ;</u> <u>V/1.6 - Former Bee Hive Mills - Residential;</u> <u>V/1.7 - Vacant site – Residential;</u> <u>V/1.8 Car sales / filling station Residential with ancillary retail and leisure</u> <u>V/1.9 Sunwin House Residential / Retail / Office / Leisure</u> <u>V/1.10 Thornton Road / Water Lane Residential with ancillary retail and leisure</u></p> <p><u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u></p>	
BCCAAP MM023	66	V/1.7 Vacant Site South of Sunbridge Road, bounded by Tetley Street and Fulton Street	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>The site lies within the Goitside Conservation Area and there is a Grade II Listed Building adjacent to its north-eastern corner. The scale and design of new development should respond sensitively to the surrounding historic context and safeguard the character and setting of the adjacent listed building.</u></p>	<p>Yes – The proposed modifications provide clarity on site heritage issues. This is considered compliant with national planning policy but is not considered significant for the purposes of the appraisal.</p> <p>Whilst the change is not considered significant in the context of any changes to the scoring of the site assessment and the post mitigation assessment, the additional text does provide heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects.</p> <p>On this basis, the proposed modification is considered</p>

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				significant as it will further help to avoid adverse impacts in respect of heritage.
BCCAAP MM024	67	V/1.8 Car Sales / Filling Station Site, Thornton Road	New text to be added under the “Design” section of the proposal statement: <u>“There is a group of Listed Buildings aligning the site’s eastern edge and it adjoins the boundary of both the Goitside and City Centre Conservation Areas. The scale and design of new development should respond sensitively to the surrounding historic context and safeguard the character and setting of the adjacent listed buildings</u>”	Yes – The proposed modifications provide clarity on site heritage issues. This is considered compliant with national planning policy but is not considered significant for the purposes of the appraisal. Whilst the change is not considered significant in the context of any changes to the scoring of the site assessment and the post mitigation assessment, the additional text does provide heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects. On this basis, the proposed modification is considered significant as it will further help to avoid adverse impacts in respect of heritage.
BCCAAP MM025	68	V/1.9	New text to be added under the “Design” section of the proposal statement:	Yes – The proposed modifications also provide clarity on site archaeological issues. This is

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		Sunwin House, Godwin Street / Sunbridge Road	<u>The unbuilt-on part of the site may contain pockets of important archaeological remains dating from the medieval period to the 18th century. The listed building may require archaeological recording prior to further conversion.</u>	<p>considered compliant with national planning policy but is not considered significant for the purposes of the appraisal.</p> <p>Whilst the change is not considered significant in the context of any changes to the scoring of the site assessment and the post mitigation assessment, the additional text does provide heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on any unknown archaeological features that may exist associated with this site.</p> <p>On this basis, the proposed modification is considered significant as it will further help to avoid adverse impacts in respect of heritage.</p>
BCCAAP MM026	69	V/1.10 Thornton Road / Water Lane	<p>New text to be added under the “Design” section of the proposal statement:</p> <p><u>The site adjoins the boundary of the Goitside Conservation Area. Any redevelopment of this area should respond sensitively to the surrounding historic context.</u></p>	<p>Yes – The proposed modifications provide clarity on site heritage issues. This is considered compliant with national planning policy but is not considered significant for the purposes of the appraisal.</p>

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				<p>Whilst the change is not considered significant in the context of any changes to the scoring of the site assessment and the post mitigation assessment, the additional text does provide heightened assurance that this requirement together with the implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects.</p> <p>On this basis, the proposed modification is considered significant as it will further help to avoid adverse impacts in respect of heritage.</p>
BCCAAP MM027	71	Learning Quarter Neighbourhood Spatial Framework	<p><u>Policy LQN 1</u></p> <p><u>The sites put forward within the Learning Quarter Neighbourhood of the Area Action Plan are allocated for the following land uses:</u></p> <p><u>LQ/1.1 - University of Bradford Car Park - Education</u> <u>LQ/1.2 - University of Bradford Car Park - Residential</u> <u>LQ/1.3 - University of Bradford Car Park – Residential</u></p> <p><u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u></p>	<p>Yes – this is a new policy which has not been previously appraised and therefore is considered to be significant for the purposes of the appraisal.</p>

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BCCAAP MM028	76	Southern Gateway Neighbourhood Spatial Framework	<p><u>Policy SGN 1</u></p> <p><u>The sites put forward within the Southern Gateway Neighbourhood of the Area Action Plan are allocated for the following land uses:</u></p> <p><u>SG/1.1 - Clifford Street Car Park - Residential</u> <u>SG/1.2 - Britannia Mills and Car - Park Leisure</u> <u>SG/1.3 - Stations Improvement Site - Transport / Station Improvements</u></p> <p><u>The sites listed above and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in the applicable allocation statements, the Area Action Plan policies, and other relevant policies of the Local Plan.</u></p>	Yes – this is a new policy which has not been previously appraised and therefore is considered to be significant for the purposes of the appraisal.
BCCAAP MM029	88	Policy CL1	<p>Policy CL1 - Housing</p> <p><u>A. Within the City Centre a minimum net delivery of 3,500 residential units will be delivered;</u></p> <p>A. B. Throughout the city centre The development of new homes will be expected to contain a proportion of family sized homes, consisting of houses or apartments with two or more bedrooms and an element of usable outdoor amenity space. In defining the proportion of family sized homes that will be sought, regard will be had to the existing housing profile of the area, including identified local housing requirements and the characteristics of the site, including its suitability for different housing types. The number of family sized homes will also be proportionate to the scale of development.</p> <p>B. C. Where the upper floors of commercial premises are vacant or underused, the use of those floors for new homes will be encouraged, provided that appropriate independent access is available to the proposed homes and provided that the viability of the ground floor premises would not be threatened, for instance through the loss of important ancillary storage space.</p> <p>C. D. Development which would create or contribute to a detrimental concentration within any given area of studios, bedsits, specialist student housing, houses in multiple occupation or hostel accommodation will not be permitted.</p>	<p>Yes – The proposed modification is necessary to ensure the Plan is positively prepared and provides clarity on the minimum number of residential units to be delivered in the City Centre.</p> <p>Whilst the change is not considered significant in the context of any change to the scoring of the policy assessment, the number of minimum new homes had previously only been set out in paragraph 4.20 of the AAP and not in Policy CL1.</p> <p>On this basis the proposed modification is considered significant for the purpose of the appraisal.</p>

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			<p>D. E. The Council shall expect residential amenity / open space to be incorporated into the all new major residential developments within Bradford City Centre. This may take the form of terraces, rooftop gardens, balconies, courtyards etc.</p> <p>E. F. The Council shall expect residential development within the City Centre to achieve a minimum density of 250 dwellings per hectare, but will accept lower density if local circumstances demand this.</p>	
BCCAAP MM030	89	Policy CL2: Flood Risk	<p>Policy CL2: Flood Risk</p> <p>Within the city centre, proposals for housing and other vulnerable uses on sites that are at risk of flooding and are not already allocated for those uses by this plan should be supported by a flood risk sequential test undertaken within the confines of the city centre, taking account of all reasonably available sites in the area that are either allocated for development or otherwise vacant or underused. The search area for the sequential test will be the city centre boundary unless material considerations indicate otherwise.</p> <p>Those proposals which pass the sequential test (and if necessary the Exception Test) will still be required to submit a site specific flood risk assessment. Proposals must demonstrate the development scheme will not have increase flooding within the city centre increase flood risk elsewhere.</p> <p>A. Applicants will also need to demonstrate how the proposal will:</p> <ol style="list-style-type: none"> 1. Provide a safe access and egress route away from the flood risk (i.e. to flood zone 1) during a design flood event; and 2. Locate more vulnerable uses in the area of the proposal least at risk; 3. Or provide a clear justification as to why these requirements are not practical, viable or appropriate in planning and design terms. <p>B. Applicant will also need to demonstrate of the proposal will achieve an appropriate degree of safety over the lifetime of the development taking into account of the most up to date climate change allowances. The minimum safety standards are as follows:</p> <ol style="list-style-type: none"> 1. For more vulnerable uses, the floor levels of habitable rooms will be above the design flood level. 	<p>No – The proposed modifications provide clarity on flood risk issues and help ensure food risk is fully considered in any proposed scheme in response to Environment Agency representations. The modification is necessary to ensure the Plan takes full account of climate change by increasing resilience to climate change impact through the location, mix and design of development. This is considered complaint with national planning policy with regard to flood risk.</p>

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			<p>2. For all uses the development will:</p> <ul style="list-style-type: none"> i. Remain structurally sound in an extreme flood event; ii. Provide appropriate flood resistance / resilience measures to the extreme flood level; iii. Not generate an increase in flood risk elsewhere; iv. Provide a flood plan, which covers methods of warning and evacuation; v. Provide an appropriate safe refuge above the extreme flood level if criterion 4a is not met. 	
BCCAAP MM031	89	Policy CL2	<p>4.30 Site allocations for new homes in these areas are included to ensure that regeneration is able to continue in areas that might otherwise experience planning blight. Within these areas, in accordance with the sequential approach, the sites where the depth and severity of flooding are at their lowest will be selected first. Reflecting the Exception Test, sites in these areas will not be granted planning permission for new homes if they cannot be made safe from the effects of flooding, including the provision of safe access and escape. <u>As part of any site specific Flood Risk Assessment for allocated and unallocated sites, the developer will be expected to demonstrate how any proposal will pass PART B of the Exceptions Test.</u></p>	<p>Yes – The proposed modification is to ensure that the plan is consistent with national planning policy on flood risk (NPPG paragraph 103).</p> <p>Whilst the change is not considered significant in the context of any change to the scoring of the site assessment and post mitigation assessment, the additional text relating to the requirement for a site specific flood risk assessment provides heightened assurance that this requirement reinforces existing commitments in the AAP and Core Strategy in respect of flood risk.</p> <p>On this basis the proposed modification is considered significant as it will further help to avoid adverse impacts in respect of flood risk.</p>
BCCAAP MM032	90	Policy CL3	Policy CL3 - Active Frontages and Community Provision	No – the proposed modifications ensure the Plan is effective but is not

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			<p>The Council will actively seek the provision of active frontages at the ground floor levels of any proposed new build developments or conversion of buildings within the City Centre.</p> <p>Active may include (but no solely) retail, leisure, healthcare, café, restaurant, financial services etc. small scale retail, other main town centre uses and community provision.</p> <p>Where an active ground floor use is not able to be achieved through incorporating the above uses, the Council will expect the design to reflect an active usage by the articulation of facades in a way which includes:</p> <p>A. Frequent doors and windows with few blank walls; B. Articulation of facades with projections such as bays and porches; C. Internal uses visible from the street, particularly on non-residential uses.</p> <p><u>The scale and type of ground floor use must also be consistent with Policies SL1 and SL2 of the AAP.</u></p>	significant for the purposes of the appraisal.
BCCAAP MM033	92	Paragraph 4.37	<p>4.37 Taking account of the size of the City of Bradford, it is considered to be underserved in regards to its city centre retail offer. It also lacks a cohesive retail core with the shopping area spread out between Broadway, the Kirkgate Centre and the Forster Square Retail Park. Recent improvements have been made to the shopping offer with the completion of the Rawson Quarter development in 2005, and the development of Primark as the anchor store in the Kirkgate Centre. More change is set to come with the Broadway Shopping Centre development, which will significantly improve the shopping facilities in the city.</p> <p><u>4.37 The delivery of the Broadway Shopping Centre has resulted in the City of Bradford being well served in terms of a modern retail offer, and provides the city centre a cohesive retail shopping area by linking the Kirkgate Centre and Forster Square Retail Park.</u></p>	No – the proposed modifications ensure the Plan is effective but is not significant for the purposes of the appraisal.
BCCAAP MM34	92	Policy SL1	<p>New retail development (use class A1) within Bradford City Centre will be primarily directed towards the identified Primary Shopping Area or to sites which adjoin that. Elsewhere in the city centre retail and other main town centre uses may be acceptable where they would not be harmful to the vitality, viability and retail function of the identified shopping area. Development proposals providing greater than 1,500 sq.m gross floorspace for main town centre uses in an edge or out of centre location will be the subject of an impact assessment.</p>	Yes – The proposed modifications ensure the Plan is consistent with national and local planning policy. This is considered significant as it will help ensure that new development in the City Centre will not have any adverse impacts on the

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			<p>New or extended market provision will be supported in Bradford City Centre where it would support the vitality, viability and diversity of the city centre.</p> <p><u>The Bradford City Centre Boundary and Primary Shopping Area are identified on the Policies Map.</u></p> <p><u>The role of Bradford City Centre as a focus for accommodating main city centre uses and the function of the Primary shopping Area as the focus of retail activity will be maintained and enhanced.</u></p> <p><u>Retail development will be directed towards the identified Primary Shopping Area. Outside of the Primary Shopping Area retail development will only be permitted in accordance with the sequential test set out in Core Strategy Policy EC5.</u></p> <p><u>Retail development proposals on the edge of the Primary Shopping Area, or outside of the Primary Shopping Area, whose gross floor space is greater than 1500 square metres will be subject to an impact assessment.</u></p> <p><u>Within Bradford City Centre the development of other non- retail main town centre uses of an appropriate scale and function will be supported.</u></p> <p><u>The re-use of upper floors of premises within the City Centre, for residential, office or appropriate commercial or community uses, which maintain or enhance the character and vitality of the City Centre and broaden the range of services will be supported.</u></p>	<p>role of the City Centre and the Primary Shopping Area.</p>
BCCAAP MM035	93	Paragraph 4.43	<p><u>Primary frontages will include a high proportion of retail uses which may include for example, the sale of food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.</u></p>	<p>No – the proposed modifications ensure the Plan is effective but is not significant for the purposes of the appraisal.</p>
BCCAAP MM036	94	Policy SL2	<p>Policy SL2: Primary and Secondary Frontages</p>	<p>No – the proposed modifications ensure the Plan is effective, but is</p>

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			<p>A. Within the Primary Shopping Frontage in Bradford City Centre change of use of retail premises (use class A1) will be permitted provided that:</p> <ol style="list-style-type: none"> 1. The proposed use would make a positive contribution to the vitality and viability of the Primary Shopping Frontage and the city centre as a whole; and 2. The proposed use would not result in a concentration of non-retail uses, which would be detrimental to the vitality of the shopping street; and 3. The proposed use would not dominate or fragment the shopping frontage as a result of its scale, by creating a significant break in the retail frontage or by resulting in a harmful loss of retail floorspace; and 4. The proposed use would be compatible with a retail area in that it includes a shop front with a display function and would be immediately accessible to the public from the street. <p>B. <u>A.</u> Within the defined Primary Shopping Frontage change of use to cafes restaurants, pubs or bars (Use Classes A3 and A4 as defined in the Town and Country Planning (Use Classes) Order 1987, as amended) or other appropriate leisure uses will be acceptable provided that the dominant shopping character is maintained and the following criteria are met:</p> <ol style="list-style-type: none"> 1. The proposed use would make a positive contribution to the vitality and viability of the Primary Shopping Frontage and the city centre as a whole; and 2. The proposed use would not result in a concentration of non-retail uses, which would be detrimental to the vitality of the shopping street; and 3. The proposed use would not dominate or fragment the shopping frontage as a result of its scale, by creating a significant break in the retail frontage or by resulting in a harmful loss of retail floorspace; and 4. The proposed use would be compatible with a retail area in that it includes a shop front with a display function and would be immediately accessible to the public from the street. <p>C. <u>B.</u> In all cases proposals which would result in the loss of retail floor space , will be expected to demonstrate that they will not be detrimental to the continued viability and vitality of the shopping street.</p> <p>D. <u>C.</u> Within Secondary Shopping Frontages in Bradford City Centre the development of retail or other related leisure uses (use classes A2-A5, or other similar uses such as gyms, arts and cultural premises and community facilities D1 and D2 as defined in the Town and Country Planning (Use Classes) Order 1987, as amended) will be acceptable where they would help to maintain or enhance the function of the shopping area..</p>	not significant for the purposes of the appraisal.

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			E. D. In all cases, proposals which would result in the loss of retail floorspace, including storage or servicing space, will be expected to demonstrate that they will not be detrimental to the continued viability of the retail unit.	
BCCAAP MM037	98	Paragraph 4.56	4.56 Bradford City Centre has seen extensive office development in recent years facilitating growth and employment in key sectors such as financial and business services industries. This has included both speculative schemes and pre-let, custom designed premises. Although the recent recession affected the number of office schemes commencing construction, further demand for Grade A office floorspace is anticipated within the plan period. Policy EC2 of the Core Strategy proposed that a further 135ha of developable employment land would be sought within the District within the plan period. With the aim of Bradford City Centre becoming the economic driver and the focus for Grade A office space within the District, a proposed target of 6,000 jobs through the delivery of office floorspace over the plan period, 6,000 jobs will be delivered over the plan period through the provision of levels of office floor space consistent with the findings of the Office Floor Space Methodology Paper 2016.	No – the proposed modifications ensure the Plan is justified and consistent with national policy but is not significant for the purposes of the appraisal.
BCCAAP MM038	103	Policy M1	Where viable and , feasible, and directly related to the development, and consistent with the provisions of the CIL regulations , all development proposals within the city centre will be expected to contribute to and aid in the delivery of these transport improvements.	No – the proposed modifications ensure the Plan is consistent with national policy but is not significant for the purposes of the appraisal.
BCCAAP MM039	105	Policy M2	Where viable and , feasible, and directly related to the development, and consistent with the provisions of the CIL regulations , all development proposals within the city centre will be expected to contribute to and aid in the delivery of these transport improvements.	No – the proposed modifications ensure the Plan is consistent with national policy but is not significant for the purposes of the appraisal.
BCCAAP MM040	105	Paragraph 4.93	4.93 The existing car parks are spread throughout the centre in a random manner and there is currently no overall strategy for parking in the city centre. In addition many of the surface car parks are likely to be subject to development interest. A parking study is being undertaken which will inform a future parking strategy for the City Centre. The 2016 City Centre Parking Study has informed the identification of suitable sites for development including those currently in use as surface car parks, and provides a number of recommendations for a City Centre Parking Strategy.	No – the proposed modifications ensure the Plan is justified and consistent with national policy but is not significant for the purposes of the appraisal.

Modification number	Page no.	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Version of the Main Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Main Modifications?
BCCAAP MM041	106	Policy M3	<p>TRAFFIC AND HIGHWAYS The following specific transport improvement schemes will be supported: A. Westgate – Thornton Road Link B. Croft Street / Britannia Street Signal Improvements C. Reintroduction of traffic restrictions between Church Bank and New Cheapside D. City Centre Car Parks Variable Message Signing E. A city centre 20mph zone F. Hall Ings Improvements</p> <p>In addition to the above further enhancements will be made to the Urban Traffic Control system in the City Centre as opportunities arise through new technology. See Figure 19 in Appendix E for a map detailing the transport improvement schemes. The highway asset within the City Centre will be maintained and improved. in accordance with the West Yorkshire Highways Asset Management Plan. Where viable and, feasible, and directly related to the development, and consistent with the provisions of the CIL regulations, all development proposals within the city centre will be expected to contribute to and aid in the delivery of these transport improvements.</p> <p>PARKING STANDARDS The Parking Standards Schedule in Appendix 4 of the Core Strategy set out car parking standards and minimum cycle parking and disabled car parking standards for new development in Bradford. Specific highways guidance for proposed site allocations can be found within the supporting allocation statements, and will be informed by the Transport Study.</p> <p>RESIDENTIAL CAR PARKING An appropriate level of new residential car parking, which may include on-street parking solutions, will be acceptable in the city centre where it is properly integrated into the broader design of the development or the existing street scene. Developments of new homes that provide fewer car parking spaces than the standard and car-free residential developments will be acceptable where they are consistent with the Core Strategy, and Car Parking Strategy. Specific guidance on car parking provision within Allocated Sites is supplied within the allocation statements.</p>	No – the proposed modifications ensure the Plan is consistent with national planning policy but is not significant for the purposes of the appraisal.

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BCCAAP MM042	107	Policy M4	<p>Policy M4 - Impact of new development upon the transport network</p> <p>Proposals and developments introduced by other parts of this plan such as City Living, Office and Employment or Shopping and Leisure should include proposals for improving pedestrian and vehicular movement as <u>where</u> appropriate. All proposals should avoid the creation of barriers to pedestrians and cyclists and or changes <u>to existing routes that result in increased travel distances for pedestrians, cyclists and vehicles</u> the diversion or increased distances to existing routes. All developments could should aim to improve rather than hinder <u>pedestrian and cyclist</u> movements around the City.</p> <p>All <u>major</u> development proposals in the city centre <u>including</u>:</p> <ul style="list-style-type: none"> • <u>Provision of 10 or more residential units</u> • <u>Any development of 1000 sq metres of floorspace and over</u> • <u>Development involving a site of 0.5ha and over</u> <p>will have a mandatory requirement <u>be required</u> to submit a transport assessment with the planning application and will be assessed against policy TR1 of the Core Strategy and the <u>provisions of the NPPF. Any transport assessment must consider any potential impacts of the scheme upon the Strategic Road Network including planned capacity enhancements.</u></p> <p><u>Developments of a smaller scale, which fall below the above thresholds, will have a mandatory requirement submit a transport statement with the planning application. This will be assessed against policy TR1 of the Core Strategy and the NPPF.</u></p>	Yes – The proposed modifications ensure the Plan is effective. This is considered significant to ensure that new development, whether major or smaller scale in the City Centre, will Not have any adverse impacts on the transport network, and indirectly on air quality and climate change.
BCCAAP MM043	108	Paragraph 4.101	<p><u>In 2014 Bradford Council commissioned West Yorkshire Ecology to undertake an ecological study of the City Centre and Shipley and Canal Road Corridor in support of the Area Action Plans. Ecological Assessment for the Shipley and Canal Road Corridor & Bradford City Centre AAPs (2014) puts forward a number of Key Biodiversity Interventions for the AAP's to take forward to improve the ecology of these key regeneration areas.</u></p>	No – The proposed modifications ensure the Plan is effective but is not significant for the purposes of the appraisal.
BCCAAP MM044	108	Policy M5	<p>The Council will support the delivery of the Key <u>Biodiversity</u> Interventions. put forward in the Ecological Assessment for Shipley – Canal Road Corridor and City Centre Area Actions Plans (2014). These key interventions will be the priority ecology projects for delivery over the course of the plan period:</p>	No – the proposed modifications ensure the Plan is consistent with national planning policy but is not

Modification number	Page no.	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Version of the Main Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Main Modifications?
			<p>A. The Butterfly Express B. The Nectar Highway F. C. The Canal Road Greenway H. D. Urban Oasis Where viable and, feasible, and directly related to the development, and consistent with the provisions of the CIL regulations, all development proposals within the City Centre will be expected to contribute to and aid in the delivery of these Key Biodiversity Interventions. improvements above.</p>	significant for the purposes of the appraisal.
BCCAAP MM045	108	Paragraph 4.102	<p>In 2014, consultants Gillespies were commissioned by the Council to undertake a Green Infrastructure (GI) Study to assess the existing and future potential of green infrastructure within the City Centre. The GI Study (2014) puts forward a number of Key Green Infrastructure Interventions for the AAP's to take forward to improve the ecology of these key regeneration areas.</p>	No – The proposed modifications ensure the Plan is effective but is not significant for the purposes of the appraisal.
BCCAAP MM046	108	Policy M6	<p>The Council will support the delivery of the Key Green Infrastructure Interventions put forward in the City Centre Green Infrastructure Study (2014). These Key Interventions will be the priority green infrastructures projects for delivery over the course of the plan period.</p> <p>Where viable and, feasible, and directly related to the development, and consistent with the provisions of the CIL regulations, all development proposals within the city centre will be expected to contribute to and aid in the delivery of these Key Green Infrastructure Interventions.</p>	No – the proposed modifications ensure the Plan is consistent with national planning policy but is not significant for the purposes of the appraisal.
BCCAAP MM047	111	Policy BF1	<p>Development proposals should be of high quality design, respect the site and its setting, and enhance the character and local distinctiveness of the City Centre. Proposals will be expected to accord with the Bradford City Centre Design Guide and Addendum, the Neighbourhood Spatial Frameworks and Proposal Statements, and any other relevant policy or guidance.</p> <p>F. Preserve and enhance the character, appearance and setting of the City Centre's heritage assets by having suitable regard to the adopted Conservation Area Appraisals and Listed Building Statements.</p>	No – the proposed modifications accord with Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012), but is not significant for the purposes of the appraisal.

Modification number	Page no.	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Version of the Main Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Main Modifications?
BCCAAP MM048	113	Policy BF3	<p>New development must be designed to minimise environmental impact within the city centre and ensure that any impacts of pollution are appropriately considered and mitigated. In doing so new development schemes (including conversions and changes of use where appropriate) must ensure that:</p> <p>A. all construction and demolition schemes adhere to a construction environmental management plan which must be submitted to and approved by the council before works commence. The CEMP must specify how the developer will mitigate noise and dust emissions from the works</p> <p>B. all opportunities to connect to implement renewable energy generation have been explored and included as part of new development unless shown to be unviable or inappropriate</p> <p>C. ground contamination needs have been assessed and remediated using the latest Environment Agency guidance Model Procedures for the Management of Land Contamination (CLR11)</p> <p>D. proposals for site investigation and remediation schemes (where appropriate) utilise appropriate risk assessment and are approved by the Council in advance of development. Such measures should ensure that sites are ‘fit for purpose’</p> <p>E. new residential and commercial development schemes and the introduction of fixed plant machinery have been designed to meet internal and external noise levels stipulated within the most up to date Building Regulations, specified in BS4142 and BS 8223, or subsequent replacement standards</p>	No – the proposed modifications ensure the Plan is consistent with national planning policy but is not significant for the purposes of the appraisal.
BCCAAP MM049	114	4.126	<p>4.126 As there are nationally designated and local heritage assets across the entire District, including the Town Centre, their protection and conservation is covered by Policies EN3, EN4, DS3, SC1, BD1, BD2, and TR4 of the Bradford Local Plan: Core Strategy . The Bradford Local Plan: Core Strategy also sets out a proactive strategy for the conservation and enhancement of the historic environment, to which the AAP will contribute. The Council is has also producing produced a series of Conservation Area Appraisals which will provide further information and advice about the special interest of each Conservation Area and their management. <u>Applications for development proposals within Conservation Areas should have special regard to the information contained within these Appraisals to ensure there are no significant detrimental impacts upon heritage assets or the historic fabric of the area. It should also be noted these documents should not be the sole source of information in any heritage impact assessment, and the applicant is advised to use other sources of</u></p>	<p>Yes – the proposed modifications are necessary to be consistent with national policy, but is not significant for the purposes of the appraisal.</p> <p>Whilst the change is not considered significant in the context of any changes to the scoring of the site assessment and the post mitigation assessment, the additional text does provide heightened assurance that this requirement together with the</p>

Modification number	Page no.	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Version of the Main Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Main Modifications?
			<u>evidence such as the Heritage Environment Record (HER), archive records and any other information they consider appropriate.</u>	implementation of policy seeking to protect cultural heritage will be effective in mitigation any potential adverse effects on any known or unknown archaeological features that may exist associated with this site. On this basis, the proposed modification is considered significant as it will further help to avoid adverse impacts in respect of heritage.
BCCAAP MM050	120	New Paragraph - 4.147	<p><u>Annual Monitoring Report</u></p> <p><u>The Monitoring framework (Tables 2 - 5) of the AAP will be the primary mechanism for monitoring the effectiveness of the policies contained within this AAP and will form part of the Annual Monitoring Report (AMR). The AMR will monitor the targets set out within the monitoring framework to ensure the plan is being delivered effectively.</u></p> <p><u>Should the targets of the monitoring framework not be met, this will prompt a review of the AAP where necessary.</u></p> <p><u>The AMR shall also monitor the delivery of the allocated sites as set out in the Table 1. Should the targets of table 1 not be met, this will prompt a review of the AAP where necessary.</u></p>	No – the proposed modifications ensure the Plan is consistent with national policy, but is not significant for the purposes of the appraisal.
BCCAAP MM051	121	Table 1: Proposed Allocations Planning and Delivery	<p>v/1.8 Car Sales / Filling Station Site, Thornton Road</p> <p>Residential led mixed use</p> <p>230 residential units</p> <p>2020 – 2035<u>2025 - 2030</u></p>	No – the proposed modifications ensure the Plan is effective but is not significant for the purposes of the appraisal.

Modification number	Page no.	Policy/ Paragraph	Main Modification – Screening Exercise Based on a Version of the Main Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Main Modifications?
BCCAAP MM052	23 88 90 103 105	B/1.1 Policy CL1 Policy CL3 Policy M1 Policy M2	ete	No – the proposed modifications ensure the Plan is effective and consistent with national planning policy but is not significant for the purposes of the appraisal.

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BCCAAP MM053	149	New Appendices	<table border="1"> <thead> <tr> <th data-bbox="730 368 1189 440"><u>Superseded / Deleted RUDP Policies and Allocations</u></th> <th data-bbox="1189 368 1644 440"><u>Bradford City Centre AAP (BCCAAP)</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="730 440 1189 504"><u>Policy UR7 – Mixed Use Area</u></td> <td data-bbox="1189 440 1644 504"><u>No corresponding policy / Policies Map designation</u></td> </tr> <tr> <td data-bbox="730 504 1189 568"><u>Policy CL1 – City, Town and District Centre Boundary</u></td> <td data-bbox="1189 504 1644 568"><u>City Centre Boundary as depicted on Policies Map</u></td> </tr> <tr> <td data-bbox="730 568 1189 632"><u>Policy CT5 – Primary Shopping Area</u></td> <td data-bbox="1189 568 1644 632"><u>Primary Shopping Area as depicted on Policies Map</u></td> </tr> <tr> <td data-bbox="730 632 1189 695"><u>Policy CR1A – Central Shopping Area in City and Town Centres</u></td> <td data-bbox="1189 632 1644 695"><u>No corresponding policy / Policies Map designation</u></td> </tr> <tr> <td data-bbox="730 695 1189 759"><u>CT1 – City Centre Defined Expansion Areas</u></td> <td data-bbox="1189 695 1644 759"><u>No corresponding policy / Policies Map designation</u></td> </tr> <tr> <td data-bbox="730 759 1189 823"><u>CT1 – City Centre Redevelopment Sites</u></td> <td data-bbox="1189 759 1644 823"><u>No corresponding policy / Policies Map designation</u></td> </tr> <tr> <td data-bbox="730 823 1189 911"><u>Policy TM10 – The National and Local Cycle Network</u></td> <td data-bbox="1189 823 1644 911"><u>Superseded by Policy TR3 of the Core Strategy and Policy M1 of the BCCAAP.</u></td> </tr> <tr> <td data-bbox="730 911 1189 975"><u>Policy TM14 – Public Car Parks</u></td> <td data-bbox="1189 911 1644 975"><u>Superseded by Policy M3 of the BCCAAP.</u></td> </tr> <tr> <td data-bbox="730 975 1189 1070"><u>Policy TM20 – Cycleway Improvements</u></td> <td data-bbox="1189 975 1644 1070"><u>Superseded Policy M1 of the BCCAAP and Policy TR7 of the Core Strategy.</u></td> </tr> <tr> <td data-bbox="730 1070 1189 1166"><u>Policy D11 – Gateway Roads</u></td> <td data-bbox="1189 1070 1644 1166"><u>Superseded by Core Strategy Core Policy SC9 and Thematic Policy DS3.</u></td> </tr> <tr> <td data-bbox="730 1166 1189 1230"><u>Policy CF6 – Community Priority Areas</u></td> <td data-bbox="1189 1166 1644 1230"><u>Superseded by Core Strategy</u></td> </tr> <tr> <td data-bbox="730 1230 1189 1294"><u>Policy CF8 – Higher Education Campus</u></td> <td data-bbox="1189 1230 1644 1294"><u>Superseded by Policy ED1 of the BCCAAP.</u></td> </tr> <tr> <td data-bbox="730 1294 1189 1388"><u>Policy BH7 – Conservation Areas</u></td> <td data-bbox="1189 1294 1644 1388"><u>Superseded by Policy EN3 of the Core Strategy and Policy BF1 and BF2 of the BCCAAP</u></td> </tr> </tbody> </table>	<u>Superseded / Deleted RUDP Policies and Allocations</u>	<u>Bradford City Centre AAP (BCCAAP)</u>	<u>Policy UR7 – Mixed Use Area</u>	<u>No corresponding policy / Policies Map designation</u>	<u>Policy CL1 – City, Town and District Centre Boundary</u>	<u>City Centre Boundary as depicted on Policies Map</u>	<u>Policy CT5 – Primary Shopping Area</u>	<u>Primary Shopping Area as depicted on Policies Map</u>	<u>Policy CR1A – Central Shopping Area in City and Town Centres</u>	<u>No corresponding policy / Policies Map designation</u>	<u>CT1 – City Centre Defined Expansion Areas</u>	<u>No corresponding policy / Policies Map designation</u>	<u>CT1 – City Centre Redevelopment Sites</u>	<u>No corresponding policy / Policies Map designation</u>	<u>Policy TM10 – The National and Local Cycle Network</u>	<u>Superseded by Policy TR3 of the Core Strategy and Policy M1 of the BCCAAP.</u>	<u>Policy TM14 – Public Car Parks</u>	<u>Superseded by Policy M3 of the BCCAAP.</u>	<u>Policy TM20 – Cycleway Improvements</u>	<u>Superseded Policy M1 of the BCCAAP and Policy TR7 of the Core Strategy.</u>	<u>Policy D11 – Gateway Roads</u>	<u>Superseded by Core Strategy Core Policy SC9 and Thematic Policy DS3.</u>	<u>Policy CF6 – Community Priority Areas</u>	<u>Superseded by Core Strategy</u>	<u>Policy CF8 – Higher Education Campus</u>	<u>Superseded by Policy ED1 of the BCCAAP.</u>	<u>Policy BH7 – Conservation Areas</u>	<u>Superseded by Policy EN3 of the Core Strategy and Policy BF1 and BF2 of the BCCAAP</u>	No – the proposed modifications accord with Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012) but is not significant for the purpose of the appraisal.
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			<p><u>Appendix F – Superseded Policies</u></p> <p><u>Superseded Replacement Unitary Development Plan (RUDP) Policies and Allocations upon adoption of the Bradford City Centre Area Action Plan</u></p>	



Appendix B

Assessment of the Significance of the Proposed Additional Modifications



Bradford City Centre Area Action Plan

Summary of Proposed Additional Modifications and Implications for the Sustainability Appraisal

Modification number	Page	Policy/ Paragraph	Additional Modification – Screening Exercise Based on a Version of the Additional Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Additional Modifications?
AM001	All	All	Re-number paragraphs to reflect deletions and additional new paragraphs inserted under main modifications.	No – The proposed modifications are necessary as a consequential amendment, but are not significant for the purposes of the appraisal.
AM002	All	All	All references to Publication Draft deleted where appropriate	No – The proposed modifications are necessary to remove reference to previous formal public consultation stage, but are not significant to for purposes of the appraisal.
AM003		Contents Page	Proposals <u>Policies</u> Map and Proposals <u>Allocations</u> <u>Statements</u>	No – the proposed modifications are necessary as a factual correction, but are not significant for the purposes of the appraisal.
AM004	1	1.4	Two Area Actions Plans are currently being have been prepared by the Council. These are the Bradford City Centre AAP and the Shipley & Canal Road Corridor AAP. The purpose of these documents is to provide a more detailed framework at the local level to show how the Core Strategy will be delivered.	No – the proposed modifications are necessary as a factual update, but are not significant for the purposes of the appraisal.

Modification number	Page	Policy/ Paragraph	Additional Modification – Screening Exercise Based on a Version of the Additional Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Additional Modifications?
AM005	2	1.8, 1.9, 1.10	<p>1.8 The Publication Draft 1.8 Government requirements on the preparation of Local Plans are set out in the National Planning Policy Framework and the Town and Country Planning (Local Planning) (England) Regulations 2012. These are designed to ensure that by the time the plan is finalised, it has been tested through extensive consultation and involvement of the public and wider stakeholders and all reasonable options have been considered.</p> <p>1.9 The Publication Draft is the third stage in the process of preparing the AAP and presents the Council's preferred approach for Bradford city centre. The Publication Draft sets out the policies and proposals that the Council consider should be included in the new plan</p> <p>1.10 The Publication Draft takes account of work undertaken on the AAP to date, in particular the consultation on the AAP Issues and Options Report between March and May 2013. The results of this public consultation and further technical work have been used to inform the Publication Draft. The main purpose of this report is to:</p> <ul style="list-style-type: none"> ● Set out the vision, key objectives and strategic approach ● Identify the sites allocations and policies for delivering development ● Prompt interested parties to submit representations for consideration 	No – The proposed modifications are necessary to remove reference to previous formal public consultation stage, but are not significant for the purposes of the appraisal.
AM006	2	1.12	1.12 Section 1 sets out the background, including the role of the Area Action Plan, an overview of the Bradford City centre, an outline of work already undertaken in the City Centre (City Centre Masterplan, Neighbourhood Development Frameworks, Bradford City Plans), an overview of the other policy influences nationally, city regionally and locally and sets out some of the evidence base upon which the Publication Draft Area Action Plan has been drawn.	No – the proposed modifications are necessary as a factual update, but are not significant for the purposes of the appraisal.
AM007	2	Paragraph 1.13	This is then supported by a set of detailed proposal Policies Maps and Allocations Statements for potential development sites in each of the six city centre neighbourhoods. This section also includes a plan showing the extent of the boundary for the Area Action Plan.	No – the proposed modifications are necessary as a factual correction, but are not significant for the purposes of the appraisal.

Modification number	Page	Policy/ Paragraph	Additional Modification – Screening Exercise Based on a Version of the Additional Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Additional Modifications?
AM008	3	1.19	1.19 This City Centre Area Action Plan —Publication Draft Report is accompanied by a Sustainability Appraisal Report. This appraises the policies and proposals of the plan and their likely significant effects on the sustainability objectives. The results of this appraisal have been used to inform the content of the Area Action Plan.	No – the proposed modifications are necessary as a factual correction, but are not significant for the purposes of the appraisal.
AM009	3	1.19	Paragraph text amended as follows: The Duty to Co-operate is a requirement for Local Planning Authorities set out in the Localism Act 2011 and the National Planning Policy Framework. In developing the AAP the Council must demonstrate that it has co-operated with other councils and public bodies on strategic planning issues which cross administrative boundaries. The AAP is supported by a Duty to Cooperate Statement which outlines how the council has met the requirements of the Localism Act 2011. It will set out the key strategic issues relevant to the document, and how these have been considered as part of the preparation of the AAP and the Council has worked with relevant bodies including adjoining local planning authorities.	No – the proposed modifications are necessary to correct grammatical error and provide factual update, but are not significant for the purposes of the appraisal.
AM010	3	Paragraph 1.20	An additional Habitats Regulation Screening Assessment has been carried out to examine the potential <u>impact of the City Centre Area Action upon the SPA and SAC. This identified no significant impacts of development proposed in the City Centre AAP.</u>	No – the proposed modifications are necessary as a factual update, but are not significant for the purposes of the appraisal.
AM011	3	1.21	Paragraph text amended as follows: 1.21 Health Impact Assessment, while not a legal requirement, the Council recognises the role the planning and development can have on the health and wellbeing of communities. A Health Impact Assessment (HIA) has been produced in consultation with public health professionals within the Council which sets out the potential impacts of the policies. The preparation of the HIA has informed the Publication Draft report <u>Area Action Plan.</u>	No – the proposed modifications are necessary as a factual update, but are not significant for the purposes of the appraisal.

Modification number	Page	Policy/ Paragraph	Additional Modification – Screening Exercise Based on a Version of the Additional Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Additional Modifications?
AM012	4	1.23	<p>Paragraph text amended as follows:</p> <p>1.23 An Initial Equality Impact Assessment (EqIA) scoping exercise of the AAP has been undertaken. This is in order to highlight the potential impact on the identified protected characteristic groups highlighted above. The Initial EqIA scoping exercise is supplementary to this Report.</p>	No – the proposed modifications are necessary as a factual update, but are not significant for the purposes of the appraisal.
AM013		1.24	<p>Paragraph text amended as follows:</p> <p>1.24 The Duty to co-operate is a requirement for Local Planning Authorities set out in the Localism Act 2011 and the National Planning Policy Framework. In developing the AAP the Council must demonstrate that it has co-operated with other councils and public bodies on strategic planning issues which cross administrative boundaries. The AAP is supported by a Duty to Cooperate Statement which outlines how the council has met the requirements of the Localism act 2011. It will set out the key strategic issues relevant to the document, and how these have been considered as part of the preparation of the AAP and the Council has worked with relevant bodies including adjoining local planning authorities.</p>	No – the proposed modifications are necessary as a factual update, but are not significant for the purposes of the appraisal.

Modification number	Page	Policy/ Paragraph	Additional Modification – Screening Exercise Based on a Version of the Additional Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Additional Modifications?
AM014		1.25, 1.26, 1.27, 1.28, 1.29, 1.30	<p>Paragraph text amended as follows:</p> <p>Public Consultation and Next Steps How do I get involved?</p> <p>1.25 The AAP Publication Draft Report together with all supporting documents will be made available to view and download on the Councils website at: www.bradford.gov.uk/planningpolicy</p> <p>1.26 Hard copies will be made available for reference at the main planning offices and libraries as set out in the Engagement Plan.</p> <p>1.27 The Engagement Plan sets out the proposed methods to be used as part of the consultation in line with the adopted Statement of Community Involvement. This includes drop in sessions and exhibitions to allow the public and other interest organisations and bodies to find out more about the document and help them engage with the process and submit formal representations. How to comment</p> <p>1.28 To make comments you can either fill in the Online Comment Form, or the paper comment form available upon request. Alternatively you can write a letter or e-mail to the following address. Please ensure that your email or letter is titled 'Bradford City Centre AAP Consultation'. Please note that representations cannot be treated as confidential and will be made available on the Councils website. It is key to note at this stage the Council is only seeking comments on legal compliance and soundness of the Plan and whether it meets the Duty to Co-operate.</p>	No – The proposed modifications are necessary to remove reference to previous formal public consultation stage, but are not significant for the purposes of the appraisal.

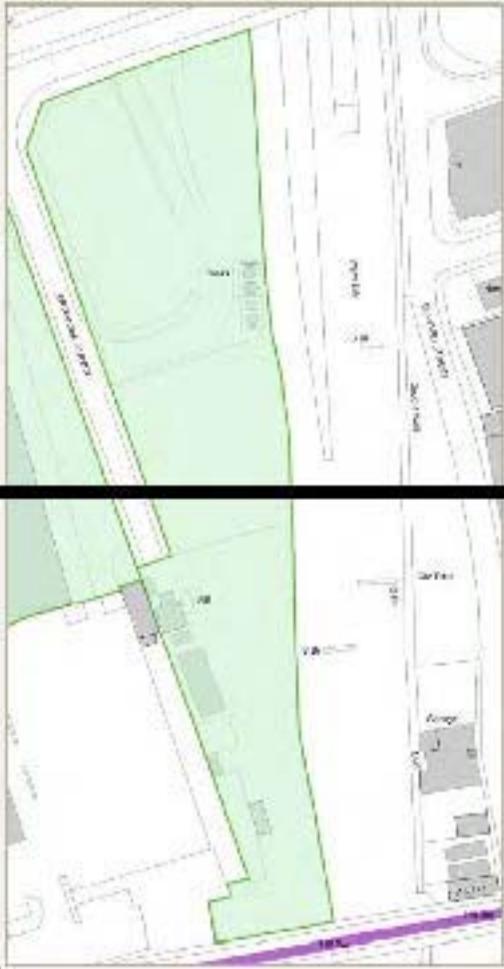
Modification number	Page	Policy/ Paragraph	Additional Modification – Screening Exercise Based on a Version of the Additional Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Additional Modifications?
AM014		1.25, 1.26, 1.27, 1.28, 1.29, 1.30	<p>1.29 The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities, such as email, to make their responses in this way. Comments should be returned to the Council by using: Email: planning.policy@bradford.gov.uk. Where it is not possible to comment using electronic means, representations can be sent via mail to: Bradford District Local Plan City of Bradford MDC Development Plans Team 2nd Floor (South) Jacobs Well Manchester Road Bradford BD1 5RW Hand Delivered to the following planning office (Mon-Thurs 9am to 5pm, Fri 9am to 4.30pm): Jacobs Well Ground floor reception Manchester Road Bradford BD1 5RW If you have any queries regarding the Area Action Plan or the consultation process please contact the Development Plans Team on: 01274 434296 or planning.policy@bradford.gov.uk What happens next?</p> <p>1.30 After the Publication Draft stage the Council will consider the comments made and submit the AAP for consideration by an independent inspector at a public examination. The inspector will then publish a report with recommendations for amending the plan, which the Council will need to publish and consider before adopting the AA through a meeting of the Full Council.</p>	
AM015	9	2.40	2.40 The Council and its partners are continuing <u>to</u> plan for further invest in major infrastructure projects in the city centre including the proposed new City Centre Swimming Pool and Leisure Centre scheme at the former Britannia Mill site on Portland Street. The Council is also working with its partners, West Yorkshire Combined Authority and Network Rail on ambitious station redevelopment Masterplan proposals for The Bradford Interchange Station and the Bradford Forster Square Station.	No – the proposed modifications are necessary to amend a typing error, but are not significant for the appraisal.
AM016	10	2.41	2.41 There has also been an increase in residential investments in the city centre following the successful delivery of the Chain Street housing scheme in the city centre. The Council has also introduced the City Centre Local Development Order (LDO) 2 which will allows the conversion of upper floors of units within the Primary Shopping Area to be converted to 9 or fewer residential units without planning consent.	No – the proposed modifications are necessary as a factual update, but are not significant for the purposes of the appraisal.

Modification number	Page	Policy/ Paragraph	Additional Modification – Screening Exercise Based on a Version of the Additional Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Additional Modifications?
AM017	11	2.56	2.56 At present, the Core Strategy is under examination by the Inspectorate, with consultation on main modification due in October 2015.	No – the proposed modifications are necessary as a factual update, but are not significant for the purposes of the appraisal.
AM018	12	2.61, 2.62	Evidence Base 2.61 The Bradford City Centre Area Action Plan will be is accompanied by a Baseline Analysis Report. This report sets out and analyses the evidence bases available, and has informed the strategy put forward in the AAP. 2.62 Additional evidence will continue to be collected throughout the AAP production process. A full list of the evidence base used to inform the AAP is listed in Appendix 3. All background evidence is made available on the Local Plans website.	No – the proposed modifications are necessary as a factual update, but are not significant for the purposes of the appraisal.
AM019	16	Objective 7	7. Easy access to and around the centre for all sections of the community, and a reduction in issues caused by through traffic problems by supporting sustainable transport measures and integrated transport - Access to the city centre by private motor vehicles is still considered very important, for providing easy access to shops, offices and leisure facilities. There is a need to balance the need for short term / stay access, and the need to ease congestion and pollution within the centre. The plan will put forward the Council's car parking strategy for the centre. The AAP is supported by a Parking Study for the City Centre. The plan is committed to continued improvement of public transport into and around the city centre, led by major improvements to the railway stations. The expansion of the public realm improvement scheme and improvements to signing, will aid in pedestrian access and way finding around the centre. Improvements will also be made to cycling facilities tied into to the ongoing development of National Cycle Route 66	No – the proposed modifications are necessary as a factual update, but are not significant for the purposes of the appraisal.
AM020	18	3.8	3.8 The strategic approach taken by the Area Action Plan is an amalgamation of the Council's strategies and objectives. The new approach has also been informed by comments during previous public consultation, the National Planning Policy Framework and the Emerging Local Plan: Core Strategy	No – the proposed modifications are necessary as a factual update, but are not significant for the purposes of the appraisal.

Modification number	Page	Policy/ Paragraph	Additional Modification – Screening Exercise Based on a Version of the Additional Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Additional Modifications?
AM021	20	The City Centre AAP Neighbourhoods Map. Figure 2	An amendment to Figure 2 is required to correct an error. The Neighbourhood Boundary of the Central Business and Leisure District will be changed to include the Former Odeon Site (B/1.6), to align with Figure 4.	No – the proposed modifications are necessary as a factual correction, but are not significant for the purposes of the appraisal.
AM022	44	CH/1.11 Gate Haus 2	CH/1.11: Gate Haus 2 	No – The proposed modification is a factual correction but is not significant for the purposes of the appraisal.

Modification number	Page	Policy/ Paragraph	Additional Modification – Screening Exercise Based on a Version of the Additional Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Additional Modifications?
AM023	45	CH/1.12 Conditioning House, Cape Street	CH/1.12 Conditioning House, Cape Street 	No – The proposed modification is a factual correction but is not significant for the purposes of the appraisal.

Modification number	Page	Policy/ Paragraph	Additional Modification – Screening Exercise Based on a Version of the Additional Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Additional Modifications?
AM024	54	M/1.4 Former Yorkshire Building Society Head Quarters, High Point, New John Street	Minimum Expected Development Thresholds 80 residential units (check planning application)	No – The proposed modification is a factual correction but is not significant for the purposes of the appraisal.
AM025	56	Goitside Vision	<p>The Shopping and Markets area now provides a varied and distinctive retail experience that is well connected to public transport and neighbouring communities and pedestrian focused with the newly renovated public realm. The new independent quarter delivers a unique boutique shopping, specialist retail and local market produce with places to eat and drink late into the evening and a community hub for residents. New residential premises above existing retail units now provides continued footfall across day and night. The existing historic streets have been conserved and enhanced enabling legible connections to Goitside with evening uses bringing vibrancy to the area after hours.</p> <p><u>Goitside has once again become the powerhouse of Bradford City Centre through the rebirth city living, small business, academic facilities and student accommodation in innovative new architecture and clever adaptation of the historic properties. The principle streets of Thornton Road Sunbridge Road and Westgate have been reconfigured as City Streets and have given new life through substantial streetscape improvements, improved building frontages and active ground floor uses. By revealing the Bradford Beck, a new linear park has been created which runs through Goitside providing a blue green link and connection between Goitside and the University and College Campus and has presented a focus for new development.</u></p>	No – The proposed modification is a factual correction but is not significant for the purposes of the appraisal.

Modification number	Page	Policy/ Paragraph	Additional Modification – Screening Exercise Based on a Version of the Additional Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Additional Modifications?
AM025	80	SG/1.2	 <p>The image contains two maps of a land parcel, one above the other, separated by a thick black horizontal line. Both maps show a large green-shaded area, possibly a park or green space, and a purple-shaded area at the bottom, possibly a road or boundary. The maps include various labels and lines indicating property boundaries and planning zones.</p>	<p>No – The proposed modification is a factual correction but is not significant for the purposes of the appraisal.</p>

Modification number	Page	Policy/ Paragraph	Additional Modification – Screening Exercise Based on a Version of the Additional Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Additional Modifications?
AM026	82	SG/1.3		No – The proposed modification is a factual correction but is not significant for the purposes of the appraisal.
AM027	85	Key Themes	7. Public Realm	No – The proposed modification is a factual correction but is not significant for the purposes of the appraisal.

Modification number	Page	Policy/ Paragraph	Additional Modification – Screening Exercise Based on a Version of the Additional Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Additional Modifications?
AM028		Para 4.20	The AAP aims to deliver a minimum of 3,500 new homes by 2030. This is likely to take place in the form of new build apartments and the conservation conversion of existing buildings. The entirety of the 3,500 new homes target will be planned through allocated development sites, with additional delivery of more homes through unallocated sites and the upper floors of existing commercial premises.	No – The proposed modification is a factual correction but is not significant for the purposes of the appraisal.
AM029	111	Policy BF1	Proposals should: A. Enhance the street network by ensuring that large developments are well connected to existing streets, that urban blocks are kept small, that new routes and spaces are in the public not the private realm, and that they are designed to have pedestrian priority. B. Animate the public realm by ensuring that the primary elevations of new buildings face onto the street, that blank and uninteresting elevations are avoided, and that buildings present active frontages at ground floor level. C. Provide enclosure to the public realm by ensuring that the primary elevations of buildings follow the building line and that they are of a height which is appropriate to the character of the street or space.	No – The proposed modification is a grammatical correction but is not significant for the purposes of the appraisal.

Modification number	Page	Policy/ Paragraph	Additional Modification – Screening Exercise Based on a Version of the Additional Modifications provided by the Council dated June 2017	Are there Implications for the Appraisal arising from the Additional Modifications?
AM030	139	1.20	<p>1.21 The Community Strategy 2011-2014 sets out the big issues the district faces and priorities to address them. It breaks down the 2020 Vision into four broader outcomes for the district and the strategic aims that underpin them as follows:</p> <ol style="list-style-type: none"> 1. Economy: Bradford's economy is increasingly resilient, sustainable, and fair, promoting prosperity and wellbeing across the District. 2. Inclusive and strong communities: Bradford becomes an increasingly inclusive District where everyone is able to participate in the life of their communities and neighbourhoods, and understands their rights and obligations. 3. Improving health, wellbeing and quality of life: Bradford's people experience improving good health, wellbeing and quality of life, irrespective of their community, background or neighbourhood. 4. Making Bradford a more attractive district: Bradford becomes a more attractive District, supported by good connectivity and infrastructure <p><u>Corporate Strategy</u></p> <p><u>Bradford Council agreed its long term ambitions in 2016 and set out in the 'Bradford District Plan 2016 - 2020' as the corporate strategy for achieving transformation across the District.</u></p> <p><u>'Bradford District Plan 2016 – 2020' Outcomes</u></p> <ul style="list-style-type: none"> • <u>Better skills, more good jobs and a growing economy</u> • <u>A great start and good schools for all our children</u> • <u>Better health, better lives, clean and active communities</u> • <u>Safe, clean and active communities</u> • <u>Decent homes that people can afford to live in</u> <p>2.26 Delivering housing growth in priority areas including the Bradford City Centre is identified under the District Plan's strategic outcome for achieving Decent homes that people can afford to live in. Objectives for the City Centre include delivering a series of vibrant and diverse new sustainable community that provides a quality environment for local people to live, work and thrive, together with mixed-use development to support economic growth. The AAP will support the District Plan's strategic ambitions and outcomes</p>	No – The proposed modification is a factual update to reflect latest corporate policy, but is not significant for the purposes of the appraisal.



Appendix C

New and Revised Matrices for Policies





KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy CL1- Housing	
	Commentary	Scoring
1. Ensure the prudent and efficient use of energy and natural resources and the promotion of renewable energy	The policy does not specifically make reference to energy efficiency and does not promote renewable energy. Although the policy itself does not set out the scale of housing required (3,500 by 2030), this is referred to in the supporting text in paragraph 4.23. <u>The policy sets out the scale of housing required (minimum 3,500 residential units) to be delivered.</u> The nature of the effect of this policy on energy and natural resources would depend upon the specific size and location of sites and the subsequent design of dwellings and which will be affected by other policies in the plan that will address sustainable design issues, specifically Policy BF3 – Built Form and the Environment, which includes reference to the opportunity to connect to renewable energy generation and Policy BF4 – District Heating Network, which promotes opportunities to maximise the use of waste heat and to source heat from existing developments. The Area Action Plan also links to Core Strategy Policy EC4, SC2 and HO9 which concerns aspects of sustainable design. Collectively, as the policy is therefore implemented in accordance with others within the AAP and the Core Strategy, the effects of the policy will have a positive effect on this objective.	+
2. Minimise the growth in waste and increase the amount of waste which is reused, recycled, and recovered	The policy does not specifically make reference to minimising waste and recycling. However, the construction of homes will generate waste which could be reduced through design measures (Policy BF3 – Built Form and the Environment and policy HO9 from the Core Strategy) along with the adoption of construction best practice. Collectively these could help address waste arising from construction and encourage reuse of aggregates. However, the extent to which waste streams will be minimised is uncertain, and notwithstanding the collective actions of the policy, it would still be anticipated that residual construction waste would be created from meeting the need for new housing. Therefore, the policy will have a negative effect on this objective.	-
3.. Reduce the district's impact on climate change and vulnerability to its effects	The nature of the effect of this policy on the climate change SA objective would depend upon the specific size and location of sites and the subsequent design of dwellings, which will be affected by other policies in the plan such as Policy CL2 – Flood Risk. As is noted to the preamble to Policy CL2, parts of Bradford City Centre are at risk of river flooding from the Bradford Beck and Eastbrook, which is then addressed through the policy itself. The policy also specifically states that the Council expects residential amenity/open space to be incorporated into all new major development within the City Centre. Even within the highly dense urban area, the policy aims to ensure that terraces, rooftops, gardens, balconies and courtyards can form the basis for providing such green infrastructure which can have the capacity to lessen the effects of storm and flood events, by providing permeable surfaces that can increase retention times of rainfall, and if appropriate, providing additional temporary storage for flood waters. Policy BF3 – Built Form and the Environment includes reference to the opportunity to connect to renewable energy generation to minimise the contribution of future development to carbon emissions and also to increase its resilience to climate change. Therefore, the policy supported by others in the AAP could contribute to the reduction of the impact of climate change and provide infrastructure that can reduce the City Centre's vulnerability.	+



KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy CL1- Housing	
	Commentary	Scoring
4. Safeguard and improve air, water and soil resources	The policy permits the opportunity to redevelop brownfield land and to convert existing buildings and so will contribute to safeguarding soil resources. Whilst there are no AQMAs within Bradford City Centre AAP area, any increase in traffic arising from the increase in residents and people travelling for work, shopping or leisure within the city centre could increase emissions which could impact on existing air quality. However, policies within the AAP, such as M1 – Walking, Cycling and the Public Realms and M2 - Provision of Public Transport Services and Infrastructure, which seek to promote sustainable transport, will look to reduce the demand for private vehicle transport which may then support a lessening of adverse impact on this objective. As such, the impact on water quality is uncertain, although any waste water would be treated, so is unlikely to be substantive.	-/?
5. Conserve and enhance the internationally, nationally and locally valued wildlife species and habitats	The policy specifically states that the Council expects residential amenity/open space to be incorporated into all new major development within the City Centre. Even within the highly dense urban area, the policy aims to ensure that terraces, rooftops, gardens, balconies and courtyards can form the basis for providing such green infrastructure. Such requirements would help to enhance the natural environment in the City Centre by creating localised habitats that could support an increase in biodiversity within the city centre and therefore have positive impacts on this objective.	+
6. Maintain and enhance the character of natural and man made landscapes	The policy aims to ensure that housing development which would create or contribute to a detrimental concentration of studios, bedsits, student housing, houses in multiple occupation or hostel accommodation will not be permitted. Therefore this will help to maintain the character of the City Centre as it will ensure that development is in character with the rest of the City Centre. This is further supported by the proposals to use the upper floors of commercial properties without threatening the viability of the ground floor premises. Implementation of Policy BF1 – The Nature of the Built Form as well as the City Centre Design Guide and Addendum will also ensure that any new housing developments are in keeping with the character of the city centre. By bringing in appropriate uses to underutilised spaces and taking into account the potential harmful nature of clustering uses, and that it will cross reference other relevant policies, the policy does take into how the character of man-made landscape is taken into consideration, therefore having a positive impact on the objective.	+
7. To protect and enhance historic assets	No specific reference is made to the architectural heritage of the City Centre, but the policy does aim to have a minimum density of 250 dwellings per hectare and a range of amenity/open space which will ensure that high quality sustainable design is delivered and is in line with Core Strategy policy HO5, which highlights that higher densities would be sought in the City Centre. It is also noted that this policy will need to accord with Policy BF1 - The Nature of the Built Form, which requires any new development to accord with design principles to 'preserve and enhance the character, appearance and setting of the City Centre's heritage assets, and in the Conservation Areas pay suitable regard to the adopted Conservation Area Appraisals and Listed Building Statements'. Collectively, the policy will then have a positive effect on this objective.	+

KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy CL1- Housing	
	Commentary	Scoring
8. Provide the opportunity for everyone to live in quality housing which reflects individual needs, preferences and resources	The policy commits to the development of 3,500 new homes in the City Centre, whilst not setting a delivery target. Instead this is provided in the supporting text, i.e. 3,500 new homes by 2030, in paragraph 4.23. These new homes will help to meet the district, and the city centre's future housing requirements and build on the positive impacts of the Core Strategy. As stated in the policy, it will be important to provide family sized homes and ensure a wide mix and high quality homes to ensure that a range of housing can be provided. Policy HO8 of the Core Strategy illustrates that the AAP will provide further guidance with support from the SHMA, this is completed via this policy. Furthermore in line with Core Strategy Policy HO11, the Council will aim to negotiate a 15% affordable housing contribution in the City Centre. Therefore overall it will deliver a varied range of good quality homes, which will have a mix that is in line with local housing requirements, ensuring that there will not be a harmful concentration of certain housing types. As such, this policy will have a significant positive benefit on this objective.	++
9. Develop and maintain an integrated and efficient transport network which maximises access whilst minimising detrimental impacts	The policy does not specifically make reference to developing and maintaining an integrated and efficient transport network. Therefore, it is considered the policy will have a neutral effect on this objective. However, policies within the AAP, such as M1 - Walking, Cycling and Public Realm and M2 – Public Transport Services and Infrastructure, which seek to promote sustainable transport will look to promote an integrated approach to the transport network and ensure appropriate access is provided.	0
10. Reduce congestion and pollution by increasing transport choice and by reducing the need to travel by lorry / car	As the development of new homes is proposed within the City Centre, people will be located close to a number of employment areas within the City Centre. Therefore, there will be potential for more walking and cycling to access employment, which will ensure that in-commuting will be reduced. Although this is a positive benefit, more people with vehicles will be located within the town centre and so there could be some traffic congestion and pollution issues created. However, policies within the AAP, such as M1 - Walking, Cycling and Public Realm and M2 - Public Transport Services and Infrastructure, which seek to promote sustainable transport will look to reduce the demand for private vehicle transport which may then support a lessening of such adverse impacts. Overall, as homes and people will be closer to employment, retail and leisure within the City Centre there will be a positive effect as a result of more walking and cycling.	+
11. Improve the quality of the built environment and make efficient use of land and buildings	The policy proposes to convert the upper floors of existing buildings into new homes, were the commercial floorspace is vacant and underutilised. There are appropriate measures in the policy to ensure that the viability of ground floor premises will not be threatened and important ancillary storage space is not lost. Therefore, the policy aims to make an efficient use of existing buildings, but also expects new development to deliver a minimum density of 250 dwellings per hectare. In addition, any development will need to be consistent with Policy BF1 – The Nature of the Built Form and the City Centre Design Guide and Addendum which will also ensure that any new housing developments are in keeping with the character of the city centre and look to improve the quality of the built environment. Therefore, the policy will significantly support the goals of the objective, which also includes delivering appropriate residential amenity and open space.	++

KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy CL1- Housing	
	Commentary	Scoring
12. Improve the quality and range of services available within communities and connections to wider networks	The policy does not specifically make reference to ensuring that there is a range of quality services within communities and connections to the wider network. Therefore, the policy will have a neutral effect on this objective.	0
13. Provide social cohesion, encourage participation and improve the quality of deprived neighbourhoods	The policy will provide new homes for people, from a range of backgrounds, including families with appropriate outdoor space, providing more variation to the population of the City Centre. This will promote more interactions from different backgrounds, but also, in line with Core Strategy Policy HO11, the policy will aim to negotiate a 15% affordable housing contribution in the City Centre. The policy also aims to ensure that housing development which would create or contribute to a detrimental concentration of studios, bedsits, student housing, houses in multiple occupation or hostel accommodation will not be permitted. Therefore, overall it will deliver a varied range of good quality, affordable homes, which will have a mix that is in line with local housing requirements, and ensure that there will not be a detrimental concentration of certain housing types. As such, this policy will have a significant positive benefit on this objective.	+
14. Create good cultural leisure and recreation activities available to all	The levels of new population that will be associated with the development new homes will support the growth of the retail and leisure experience through further net spending power in the City Centre. This will ensure that the city centre remains vital and vibrant. Despite this there could be some potential negative impacts related to the loss of some upper floors of existing commercial premises, which is the basis of some of the housing that will be provided as a result of the new homes. Although this could be negative, there are appropriate measures within the policy to ensure that the viability of ground floor premises would not be threatened. The overall benefit of having more people in the City Centre is significantly positive and will ensure that a unique, high quality shopping and leisure experience will reflect the mix of the existing and new population and remain vibrant.	++
15. Improve safety and security for people and property	The policy does not specifically make reference to safety or security. However, by encouraging a greater number of people to live within the City Centre, will indirectly increase the level of activity, vibrancy and vitality which will contribute towards ensuring that the public open space areas are self- policed. As this is an indirect effect, overall, the policy is considered to have a neutral effect on this objective.	0
16. Provide the conditions and services to improve health and well-being and reduce inequality to access and social care	The policy will provide new homes for people, from a range of backgrounds, including families with appropriate outdoor space, providing more variation to the population of the City Centre. This will promote more interactions from different backgrounds, but also, in line with Core Strategy Policy HO11, the policy will aim to negotiate a 15% affordable housing contribution in the City Centre. The policy specifically states that the Council expects residential amenity/openspace to be incorporated into all new major development within the City Centre, which will provide health and well-being benefits.	+



KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy CL1- Housing	
	Commentary	Scoring
17. Promote education and training opportunities which build the skills and capacity of the population	The University of Bradford Main Campus is within the AAP boundary. The policy will support the growth of the university by potentially delivering new students, but also through planning application and conversions of units to provide appropriate student accommodation to support the university to provide high quality housing for its students. Therefore, there will be a positive impact.	+
18. Increase the number of high quality job opportunities suited to the needs of the local workforce	Although this policy will deliver the development of new homes it will only have a neutral effect upon this policy. This is because although it may provide accommodation close to businesses within the City Centre, it will not specifically deliver employment development. Temporarily there may be a number of construction related jobs created, but any associated benefits would depend up on the approach taken by house builders as to whether there were any positive economic impacts.	0
19. Support investment and enterprise that respects the character and needs of the local area	The levels of new population that will be associated with the development of new homes will support the growth of the retail, leisure experience and investment through further net spending power in the City Centre. This will ensure that the city centre remains vital and vibrant and develop the needs of the area. Therefore, the policy will ensure that new homes will lead to net benefits coming into the City Centre on an economic, but also through the retail and leisure spending which will be improved as a result of the increase in the population.	+



KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy CL1- Housing	
	Commentary	Scoring
<p>Summary</p> <p>The policy is anticipated to have a positive impact on the majority of the SA objectives. The delivery of 3,500 new homes in the town centre, close to existing employment areas will help ensure that the town centre will be a sustainable and self-sufficient place to live and work. This will also support spending power in the local economy having a positive impact on economic growth. This will support the unique high quality retail and leisure experiences, which will also ensure that more sustainable methods of travel to the town centre, i.e. walking and cycling can be utilised to further add to the sustainable of the policy.</p> <p>There are potential negative impacts on air quality. Furthermore, due to the levels of waste predicted it is considered that there could be some negative impacts from waste arising from the construction of 3,500 houses.</p> <p>There is a potential for environmental enhancements through implementation of this policy. The policy will support the delivery of green infrastructure and promote biodiversity within the City Centre. There is potentially further student housing that could be delivered as part of the policy. There will be a positive effect on economic growth, due to the nature of the policy no employment development is promoted, but there could be some effect in terms of construction and from an increase in net spending potential within the city centre. With the impact of other policies in the AAP there will be a positive impact on historic assets. There will be a positive effect on economic growth, due to the nature of the policy no employment development is promoted, but there could be some effect in terms of construction and from an increase in net spending potential within the city centre. In relation to climate change and renewable energy, it is considered with other policies there will be a positive impact.</p>		
<p>Mitigation:</p> <p>There will be a need to promote more sustainable measures in relation renewable energy and energy efficiency when new developments are taken forward. This includes ensuring that they meet the requirements of Code for Sustainable Homes. This would be improved with the implementation of Policy BF2 of the AAP.</p> <p>Appropriate waste measures, during construction and operation will need to be identified to ensure sustainability is achieved within the new development which will be delivered as a result of this policy. This would be improved with the implementation of Policy BF2 of the AAP and HO9 of the Core Strategy.</p> <p>Transport measures to ensure that an integrated and efficient system is developed within new schemes will need to be considered with any future development. This would be supported by policy M1 and M2 of the AAP.</p> <p>With a range of new residential development coming to the City Centre, it is important that appropriate measures for community facilities is provided and that new development is well connected to the existing City Centre, this includes the criteria of Core Strategy Policy HO7.</p>		

KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy SL1 – Retail Development	
	Commentary	Scoring
1. Ensure the prudent and efficient use of energy and natural resources and the promotion of renewable energy	The policy does not specifically make reference to energy efficiency and does not promote renewable energy. Therefore the policy will have a neutral effect on this objective.	0
2. Minimise the growth in waste and increase the amount of waste which is reused, recycled, and recovered	The policy does not specifically make reference to minimising waste growth. Therefore the policy will have a neutral effect on this objective.	0
3. Reduce the district's impact on climate change and vulnerability to its effects	The policy makes no reference to the impact of climate change. Therefore this policy will only have a neutral impact on this objective.	0
4. Safeguard and improve air, water and soil resources	The policy makes no reference to safeguarding and improving air, water and soil resources. Therefore this policy will only have a neutral impact on this objective.	0
5. Conserve and enhance the internationally, nationally and locally valued wildlife species and habitats	The policy makes no reference to the natural environment. Therefore this policy will only have a neutral impact on this objective.	0
6. Maintain and enhance the character of natural and man-made landscapes	The policy will help to maintain <u>and enhance</u> the <u>role and character</u> of the City Centre by making <u>it the focus for accommodating main city centre uses and directing</u> new larger scale retail development to the Primary Shopping Areas. This will ensure that the new development is complementary to the existing character of the area, reinforces existing uses and seeks to ensure that the City Centre remains attractive, full of life and welcoming to all members of the Bradford population. Therefore, the policy will ensure that the character of the <u>both the City Centre and the Primary Shopping Areas are</u> maintained with retail uses, therefore having a <u>significant</u> positive impact on this objective.	++
7. To protect and enhance historic assets	There is no specific mention of how any new development would be incorporated into the historic environment or how high quality design will be incorporated into the scheme. Due to the historic value of the Primary Shopping Area (which includes a variety of Listed Buildings and is within a Conservation Area), there will potentially be a large impact from new developments within this area. To mitigate and avoid any significant negative effects, any future development permitted under this policy will also need to accord with BF1 - The Nature of the Built Form of the AAP, which requires any new development to accord with design principles to 'preserve and enhance the character, appearance and setting of City Centre's heritage assets having suitable regard to the adopted Conservation Area Appraisals and Listed Building Statements'. Collectively, the policy will then have a mixed positive and negative effect on this objective.	+/-

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SA Objectives	Policy SL1 – Retail Development	
	Commentary	Scoring
8. Provide the opportunity for everyone to live in quality housing which reflects individual needs, preferences and resources	The policy relates to the delivery of retail, with no reference to the quality of housing, therefore it has a neutral impact on this objective.	0
9. Develop and maintain an integrated and efficient transport network which maximises access whilst minimising detrimental impacts	The policy relates to the delivery of retail, with no reference to the integrated transport, therefore it has a neutral impact on this objective.	0
10. Reduce congestion and pollution by increasing transport choice and by reducing the need to travel by lorry / car	The policy relates to the delivery of retail, with no reference to the transport options, therefore it has no direct impact on this objective. However, in enhancing the existing City Centre retail offering, it will increase the attractiveness of the City Centre as a destination. The effects of any increase in movements into the City Centre will then depend on the success of other policies within the AAP, such as M1 - Walking, Cycling and Public Realm, M2 - Public Transport Services and Infrastructure and M4 - Impact of New Development upon the Transport Network, to promote sustainable transport and to reduce the demand for private vehicle transport to lessening any associated adverse impacts. Overall there will be mixed effects.	0/?
11. Improve the quality of the built environment and make efficient use of land and buildings	The policy will contribute to enhancing the character of the City Centre by creating a sense of place which will be based around retail being located within the Primary Shopping Area. By concentrating such development in these areas, it will be in compliance with Core Strategy Policy EC5 which aims to locate retail functions within the City Centre, this policy will aim to deliver and strengthen the local distinctiveness of the Primary Shopping Area. In addition, any development will need to be consistent with Policy BF1 – The Nature of the Built Form and the City Centre Design Guide and Addendum which will also ensure that any new housing developments are in keeping with the character of the city centre and look to improve the quality of the built environment. Therefore, the policy will significantly support the goals of the objective, and deliver a distinct Primary Shopping Area.	++
12. Improve the quality and range of services available within communities and connections to wider networks	This policy will ensure that the retail core of the City Centre will incorporate large scale retail elements, with City Centre Primary Shopping Area being the principal location for such development. <u>In addition, development proposals providing greater than 1,500 sq. m gross floor space for main town centre uses in an edge of or out of City Centre boundary will be subject to an impact assessment.</u> Therefore, the policy will be able to provide appropriate facilities for a growing City Centre population. As such, this policy has a positive impact on this objective.	++
13. Provide social cohesion, encourage participation and improve the quality of deprived neighbourhoods	The policy relates to the delivery of retail, with no reference to the social cohesion, therefore it has a neutral impact on this objective.	0

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SA Objectives	Policy SL1 – Retail Development	
	Commentary	Scoring
14. Create good cultural leisure and recreation activities available to all	This policy will ensure a high quality shopping experience within the City Centre Shopping Area. By ensuring that that new large scale retail development is directed towards the Primacy Shopping Area or sites that adjoin them, the policy will ensure that the vitality and vibrancy of the City Centre will be preserved. This is further enhanced with the provision to support new or extended market provision. The policy will promote retail development of a large scale within other areas of the City Centre, as long as vitality, viability and retail function of the identified shopping areas is protected. To support this, the policy will also ensure that appropriate impact assessments are required on retail units more than 1,500 sqm. Any development will also need to comply with Core Strategy Policy EC5. Therefore, the policy will have a significant positive effect on this objective as it will ensure that a high quality shopping experience is protected within the City Centre.	++
15. Improve safety and security for people and property	The policy does not specifically make reference to safety and security and does not promote safety and security. Therefore the policy will have a neutral effect on this objective.	0
16. Provide the conditions and services to improve health and well-being and reduce inequality to access and social care	The policy does not specifically make reference to health and well-being. Therefore the policy will have a neutral effect on this objective.	0
17. Promote education and training opportunities which build the skills and capacity of the population	The policy does not specifically make reference education. Therefore the policy will have a neutral effect on this objective.	0
18. Increase the number of high quality job opportunities suited to the needs of the local workforce	By promoting new retail development as well as new or extended market provision, the policy will support growth in jobs in the City Centre, although the level of quality will not be increased greatly. There is support in Core Strategy Policies EC2 and EC5 for this policy. Therefore there will be a positive impact.	+
19. Support investment and enterprise that respects the character and needs of the local area	This policy will ensure that the economy of the City Centre thrives, by ensuring that large retail development is directed to the Primary Shopping Area and new or extended market provision is supported. This will ensure the vitality of the shopping area and ensure that out-of-town shopping areas do not threaten the viability of retail in the City Centre. Therefore the policy will support investment and enterprise into the core retail areas, thereby having a significant impact on the area and this objective.	++

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SA Objectives	Policy SL1 – Retail Development	
	Commentary	Scoring
<p>Summary</p> <p>The policy will generally have a positive effect on the SA objectives.</p> <p>The policy will help to maintain the character of the City Centre by directing new larger scale retail development to the Primary Shopping Areas as well as supporting new or extended market provision. This will ensure that the new development is complementary to the existing character of the area and supports existing uses. It seeks to ensure that the City Centre remains attractive, full of life and welcoming to all members of the Bradford population. The policy includes the opportunity to create new jobs associated with the retail outlets provided for.</p> <p>Due to the to the historic value, including a variety of Listed Buildings and within a Conservation Area, of the Primary Shopping Area there will potentially be a large impact of including new developments within this area. Therefore the policy will need to accord with BF1- The Nature of the Built Form of the AAP to have a positive impact and mitigate against the potential negative effects. Due to the concentration of retail in an area, the effects of any increase in movements into the City Centre will then depend on the success of other policies within the AAP and so effects on transport related objectives are appraised as uncertain.</p> <p>Significant enhancements within the policy include ensuring that the economy of the City Centre thrives and there is a high quality shopping experience. This will ensure the vitality of the shopping area, focus economic activity and ensure that out-of-town sopping areas do not threaten the viability of retail in the City Centre. By concentrating such development in these areas the policy will contribute to enhancing the character of the City Centre by creating a sense of place based around retail. The policy will ensure that good retail facilities will be available in appropriate locations for a growing city centre population.</p> <p>Therefore this policy has a significant positive impact as it will aim to deliver retail in the vicinity of new housing and employment, ensuring the sustainability of the City Centre.</p>		
<p>Mitigation:</p> <p>Environmental impacts in relation to ecology, landscape, historic environment, transport, air, water and soil, will need to be assessed as part of any development that takes place. A number of the policies in the Core Strategy (EC5) and within the AAP, including BF1, M1, M2 and M4 will need to be taken into consideration with this policy for any large scale retail development to help mitigate impacts.</p>		

KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy M4 - Impact of new development upon the transport network	
	Commentary	Scoring
1. Ensure the prudent and efficient use of energy and natural resources and the promotion of renewable energy	The policy does not specifically make reference to energy efficiency and does not promote renewable energy. It is the purpose of other policies in the AAP (such as BF3) that will ensure that all permitted development will seek to have a positive effect on the use of natural resources and the promotion of renewables. Therefore, the policy will have a neutral effect on this objective.	0
2. Minimise the growth in waste and increase the amount of waste which is reused, recycled, and recovered	The policy does not specifically make reference to minimising waste growth. It is the purpose of other policies in the AAP (such as BF1 and BF3) to ensure that all development permitted will have a minimal effect on growth in the waste stream. Therefore, the policy will have a neutral effect on this objective.	0
3. Reduce the district's impact on climate change and vulnerability to its effects	The policy will ensure that new development will not have an adverse impact on the transportation network of the city centre by setting out that all development proposals in the City Centre will require the submission of <u>either a transport assessment (for major developments in accordance with the thresholds set out in the policy) or a transport statement (for smaller scale developments)</u> . The policy sets out that all proposals should avoid creating barriers to pedestrians and cyclists and/or diversions or increased distances to existing routes. This will aim to reduce the number of cars and vehicle trips, therefore reducing the carbon footprint linked to vehicle movements due to a modal shift. The policy is further supported by AAP policies M1 - Walking, Cycling and Public Realm, SL3 - Improving the Connections Between Shopping Areas and BF1- The Nature of the Built Form as well as Core Strategy Policies TR1 - Travel Reduction and Modal Shift, TR3 - Public Transport, Cycling and Walking, and TR5 - Improving Connectivity and Accessibility, which all promote pedestrian connectivity, public transport, and increased walking and cycling routes that are well integrated across the City. Therefore, the measures in the policy, with other policies in the Development Plan will reduce the City Centre's vulnerability to climate change and have a significantly positive impact by ensuring a modal shift away from the car.	++
4. Safeguard and improve air, water and soil resources	The policy does not specifically safeguard or improve environmental issues. Therefore, the policy will have a neutral effect on this objective.	0
5. Conserve and enhance the internationally, nationally and locally valued wildlife species and habitats	There is no specific reference to enhancements to the natural environment. But there is a need to ensure that any new development supports green infrastructure and biodiversity in the City Centre, with AAP policies M5 - Biodiversity in the City Centre and Policy M6 - Green Infrastructure and Open Space within the City Centre supporting enhancements. Therefore, in ensuring that the 'sustainable' expansion of infrastructure, there is a need ensure that these elements are considered. As a stand-alone policy this policy has a neutral effect, as it makes no specific reference, but it could support the enhancement.	0
6. Maintain and enhance the character of natural and man-made landscapes	The policy will ensure that new development will not have an adverse impact on the transportation network of the city centre by requiring the submission of <u>either a transport assessment or a transport statement</u> for all development proposals in the City Centre. This will ensure that the City Centre transport network does not experience adverse impact from any new development. Therefore, the policy will have a positive impact on this objective as it will ensure that key aspects of the character of the City Centre are not adversely impacted.	+

KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy M4 - Impact of new development upon the transport network	
	Commentary	Scoring
7. To protect and enhance historic assets	As the policy specifically relates to transport, there will be no impact on this objective and as such, it will have only a neutral impact on this objective.	0
8. Provide the opportunity for everyone to live in quality housing which reflects individual needs, preferences and resources	The policy does not specifically make reference to good quality housing. Therefore, the policy will have a neutral effect on this objective.	0
9. Develop and maintain an integrated and efficient transport network which maximises access whilst minimising detrimental impacts	The policy aims to ensure that proposed development does not have an adverse impact on the transport networks. It states that all development proposals within the City Centre will require <u>either a transport assessment or a transport statement</u> as well as being assessed, against Core Strategy Policy TR1. The policy also identifies that transport improvements stipulated within the proposals statements for each allocation within the AAP will need to be addressed in any subsequent development proposals. The policy also aims to ensure that proposals include provision for pedestrian and vehicular movement and that no barriers to movement are created. Therefore, the policy will have a significant positive effect on the objective, as it will contribute towards the delivery and maintenance of an integrated and efficient transport network.	++
10. Reduce congestion and pollution by increasing transport choice and by reducing the need to travel by lorry / car	The policy sets out that new development should include proposals for improving pedestrian and vehicular movement, avoiding barriers to pedestrian and cyclist, and should aim to improve not hinder movement around the city. The policy is underpinned by the City Centre transport study as referred to in paragraph 4.98, which highlights the transport improvements necessary for the AAP strategic objectives and site specific allocations. As such, this policy is in line with the evidence base and ensures that other modes of transport can be used which will aid proposed development to significantly contribute positively to this objective and that development does not have an adverse impact on the transport network of the City Centre.	++
11. Improve the quality of the built environment and make efficient use of land and buildings	The policy will ensure that new development does not impact the built environment in a negative manner by ensuring <u>either a transport assessment or a transport statements</u> required for every proposed development. The supporting text to the policy (paragraph 4.99) identifies that over the duration of the AAP, a number of sites and locations within the City will become available for regeneration and their development should ensure movement is improved and not hindered. This could mean the preferential use of sites in more sustainable locations with good access to all modes of transport, or sites where development could enhance existing transport infrastructure. This will have a positive impact on this objective.	+
12. Improve the quality and range of services available within communities and connections to wider networks	The policy ensures that new development provides an appropriate transport infrastructure. This will ensure that communities are not affected negatively by development and the impact of development does not detrimentally impact the existing transport network. Therefore, it will have a positive impact on this objective.	+

KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy M4 - Impact of new development upon the transport network	
	Commentary	Scoring
13. Provide social cohesion, encourage participation and improve the quality of deprived neighbourhoods	This policy, by requiring the submission of <u>either a transport assessment or a transport statement</u> with all development proposals, will help support the consideration of the transport needs of all communities and future generations. This in turn will help ensure that the quality of people's lives is maintained and issues related to congestion and infrastructure requirements are dealt with at an early stage. Therefore, the policy will ensure that the transport needs of all the community are taken into consideration, and thus has a positive impact on this objective.	+
14. Create good cultural leisure and recreation activities available to all	To ensure that there is a unique, high quality shopping and leisure experience, the policy states that proposals and development for a range of uses, including shopping and leisure needs to include proposals for improving pedestrian and vehicular movement. Proposals should not create barriers to movement and not hinder movement around the city. Therefore, to ensure that the vibrant and vitality of the city centre remains, the policy will ensure that no issues arise and as such, the policy will have a positive impact on this objective.	+
15. Improve safety and security for people and property	The policy will ensure that new development will not have an adverse impact on the transportation network of the City Centre by requiring <u>either a transport assessment or a transport statement</u> are completed for each development proposal. This will ensure that the transport improvements identified by the transport study of the City Centre and which have been stipulated within the proposal statements for each AAP allocation are progressed and that the City Centre transport network does not experience any adverse impacts, including any detrimental effects on safety and perceptions of safety. Therefore, the policy will have a positive impact on this objective.	+
16. Provide the conditions and services to improve health and well-being and reduce inequality to access and social care	The policy will not have a direct impact on health and well-being. Therefore, the impact is considered to be neutral for this objective.	0
17. Promote education and training opportunities which build the skills and capacity of the population	The policy does not specifically make reference to education. Therefore, the policy will have a neutral effect on this objective.	0
18. Increase the number of high quality job opportunities suited to the needs of the local workforce	The policy will not create new jobs. Therefore, there is a neutral impact on this objective.	0
19. Support investment and enterprise that respects the character and needs of the local area	The policy does not make any specific reference to improving the economy, or employment related development. Although new development will need to be in line with the requirement for <u>either a transport assessment or a transport statement</u> , which will help to deliver a sustainable transport strategy for proposed development. The policy will not directly deliver the thriving economy, offices or growth in the creative industries, which means there is a neutral effect on this objective.	0

KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy M4 - Impact of new development upon the transport network	
	Commentary	Scoring
Summary		
<p>The policy will have mainly positive effects on the sustainability objectives. It will also have a range of significantly positive benefits, with a number of objectives coming out as neutral.</p> <p>The policy will ensure that new development will not have an adverse impact on the transportation network by requiring <u>either a transport assessment or a transport statement</u> are submitted with all development proposals. It tries to ensure that there are no barriers to pedestrians and cyclists and/or diversions or increased distances to existing routes. This could lead to significantly positive effects by reducing the number of cars and vehicle trips, therefore reducing the carbon footprint linked to vehicle movements. The Transport Study (2010) highlights the importance of delivering accessibility to new developments by non-car modes and improving public transport. Therefore, this policy is in line with the evidence base and by ensuring that other modes of transport can be used will ensure that proposed development will encourage the promotion of sustainable modes of transport.</p> <p>By requiring <u>either a transport assessment or a transport statement</u> to be submitted with all development proposals, the policy will ensure that the transport needs of the community will be taken into consideration and issues related to congestion and infrastructure requirements are dealt with at an early stage. Proposals should not create barriers to movement and not hinder movement around the city.</p> <p>There will be a positive effect from ensuring that the character of the City Centre is not disturbed from new development and that it remains attractive and safe. This will ensure that all areas of the community are not affected negatively by development.</p>		
Mitigation:		
<p>Environmental impacts in relation to ecology, landscape, historic environment, transport, air, water and soil, will need to be assessed as part of any development that takes place.</p> <p>A number of the policies in the Core Strategy (TR1, TR4, T5) and within the AAP, including SL3, BF1, M1, M2, M5 and M6 will need to be taken into consideration with this policy to deliver sustainable development in the AAP area.</p>		

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SA Objectives	Policy CBLD1 – Central Business and Leisure District Neighbourhood Spatial Framework	
	Commentary	Scoring
1. Ensure the prudent and efficient use of energy and natural resources and the promotion of renewable energy	Development of these six sites in the Central Business and Leisure District area provides the opportunity to ensure the prudent and efficient use of energy and natural resources and where feasible the promotion of renewable energy. The ability to do so would need to be determined during through the site design and planning stages for each development. As such, the effect on this objective is uncertain.	?
2. Minimise the growth in waste and increase the amount of waste which is reused, recycled, and recovered	Development of these sites in the Central Business and Leisure District area would result in waste generation. Notwithstanding requirements in the plan for sustainable design and construction and general good site construction practices, there would be an overall increase in waste generation and therefore a minor negative impact upon this objective.	-
3. Reduce the district's impact on climate change and vulnerability to its effects	The ability to reduce the district's impact on climate change and vulnerability to its effect will need to be addressed during the planning application process for the development of these sites in the Central Business and Leisure District area. Due account will need to given to other relevant policies in the AAP and Local Plan. Increased traffic movements, especially during the construction stage could have a negative impact on this objective. Overall, the impact on this objective is uncertain.	?
4. Safeguard and improve air, water and soil resources	Any impacts on and improvements to air, soil and water quality could only be fully determined during the planning application process for the development of these sites in the Central Business and Leisure District neighbourhood area. However, Policy EN7 – Flood Risk of the Core Strategy proposed to ensure that the need for improvements in drainage infrastructure is taken into account and promotes the use of SUDS 'in a manner that in integral to site design, achieves high water quality standards and maximises habitat value'. Therefore, the policy, in conjunction with Policy EN7 of the Core Strategy could deliver improvements to water quality, although the scale is uncertain at this stage and can only be determined as part of specific development proposals for these sites.	+/?
5. Conserve and enhance the internationally, nationally and locally valued wildlife species and habitats	The sites put forward for development in the Central Business and Leisure District area are mixed uses including office, retail, cultural and leisure as well as residential uses. There would be opportunities through the development of these sites to secure contributions to, for example, public realm enhancements and some limited planting which could help conserve and enhance biodiversity which would help to have a positive impact on this objective.	+
6. Maintain and enhance the character of natural and man-made landscapes	The sites put forward for development in the Central Business and Leisure District area are mixed uses including office, retail, cultural and leisure as well as residential uses. Some of the site allocations proposal statements include a requirement for high quality architectural and sustainable design to safeguard and enhance the historic assets of the area. Thus, there would be opportunities through the development of these sites to maintain and enhance the character of the natural and man-made landscape of the area which would have a positive impact on this objective.	+

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SA Objectives	Policy CBLD1 – Central Business and Leisure District Neighbourhood Spatial Framework	
	Commentary	Scoring
7. To protect and enhance historic assets	The Central Business and Leisure District includes a number of key historic buildings as well as the City Centre Conservation Area and therefore well designed new developments will be important to ensure that there are no adverse impacts on these historic assets. Some of the site allocations proposal statements include a requirement for high quality architectural and sustainable design to safeguard and enhance the historic assets in the area, specifically the proposed modifications to Site B/1.2 which note that part of the site may contain pockets of important and significant archaeological remains from the post-medieval period to the 18 th century. These measures will help to mitigate any adverse harm. However, any heritage enhancements can only fully be determined through the planning application and site design process, and therefore overall impacts on this objective are considered to be neutral.	0
8. Provide the opportunity for everyone to live in quality housing which reflects individual needs, preferences and resources	The policy sets out a list of sites within the Central Business and Leisure District of the AAP and what land use they are allocated for. This includes a mix of office, retail, residential, cultural and leisure developments. This will help increase housing choice in this area of the City Centre and therefore increase opportunities to live in a decent affordable home, which would in turn have a significant positive impact upon this objective.	++
9. Develop and maintain an integrated and efficient transport network which maximises access whilst minimising detrimental impacts	The policy sets out a list of the sites within the Central Business and Leisure District area of the AAP and what land uses they are allocated for. This includes a mix of office, retail, residential, cultural and leisure developments. The site allocations proposal statements include requirements for new walking and cycling routes as well as green infrastructure enhancements, which would in turn have a significant positive impact upon this objective.	++
10. Reduce congestion and pollution by increasing transport choice and by reducing the need to travel by lorry / car	The policy sets out a list of the sites within the Central Business and Leisure District area of the AAP and what land uses they are allocated for. This includes a mix of office, retail, residential, cultural and leisure developments. There would be an increase in traffic generation associated with the development of these sites. However, implementation of this policy alongside the other policies of the Plan and also the Core Strategy which promote sustainable modes of transport would help to mitigate increase in traffic generation from the allocation of these sites. Notwithstanding this, there would be an increase in traffic generation associated with the development on these sites and therefore it is considered that the policy would have a mixture of positive and negative impacts on this objective.	+/-
11. Improve the quality of the built environment and make efficient use of land and buildings	The sites put forward for development in the Central Business and Leisure District area are mixed uses including office, retail, cultural and leisure as well as residential uses. There would be opportunities through the development of these sites to improve the quality of the built environment and make efficient use and land and buildings which would have a significant positive impact on this objective.	++
12. Improve the quality and range of services available within communities and connections to wider networks	The sites put forward for development in the Central Business and Leisure District area are mixed uses including office, retail, cultural and leisure as well as residential uses aiming to improve the quality and provide a range of services in the area which would have a significant positive effect on this objective.	++

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SA Objectives	Policy CBLD1 – Central Business and Leisure District Neighbourhood Spatial Framework	
	Commentary	Scoring
13. Provide social cohesion, encourage participation and improve the quality of deprived neighbourhoods	The sites put forward for development in the Central Business and Leisure District area are mixed uses including office, retail, cultural and leisure as well as residential uses. The site allocation proposal statements include for high quality architecture and public realm design as well as improved connectivity of the neighbourhood to the rest of the city which would have a positive effect upon this objective. There are areas of deprivation within the City Centre. The provision of new housing will help contribute to addressing deprivation issues, especially with those associated with poor quality housing. This in turn would help to have a positive impact on this objective.	+
14. Create good cultural leisure and recreation activities available to all	The sites put forward for development in the Central Business and Leisure District area are mixed uses including office, retail, cultural and leisure as well as residential uses. The proposed uses and their location within the city centre will seek to enhance the cultural leisure and recreation activities available to everyone, which would have a significant positive impact upon this objective.	++
15. Improve safety and security for people and property	The sites put forward for development in the Central Business and Leisure District area are for a mix of uses including office, retail, cultural and leisure as well as residential uses. This will help contribute to the (re)development of the City Centre and the wider AAP area. Providing this mix of uses, as well as taking account of Core Strategy Policy DS5 'Safe and Inclusive Places', will help to improve safety and security for people and property and have a positive impact upon this objective.	+
16. Provide the conditions and services to improve health and well-being and reduce inequality to access and social care	The sites put forward for development in the Central Business and Leisure District area are mixed uses including office, retail, cultural and leisure as well as residential uses. The site allocations proposal statements include requirements for new walking and cycling routes as well as green infrastructure enhancements which would have a positive impact on this objective. However, there could also be loss of open space through the development of these sites, which whilst mitigated to a degree by other policies in the Plan, would have a negative impact on this objective. Overall, the impacts on this objective are considered to be both positive and negative.	+/-
17. Promote education and training opportunities which build the skills and capacity of the population	The sites put forward for development in the Central Business and Leisure District area are mixed uses including office, retail, cultural and leisure as well as residential uses which indirectly could provide training opportunities to help build the skills and capacity of the population. As such, the impact on this objective is uncertain.	?
18. Increase the number of high quality job opportunities suited to the needs of the local workforce	The sites put forward for development in the Central Business and Leisure District area are mixed uses including office, retail, cultural and leisure as well as residential uses. The development of these sites will provide a number of direct and indirect job opportunities, although some may only be for a limited timescale. Although the creation of job opportunities will have a positive impact upon this objective, the durability of some of these opportunities is uncertain.	+/?

KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy CBLD1 – Central Business and Leisure District Neighbourhood Spatial Framework	
	Commentary	Scoring
19. Support investment and enterprise that respects the character and needs of the local area	The sites put forward for development in the Central Business and Leisure District area are mixed uses including office, retail, cultural and leisure as well as residential uses all of which will support investment and enterprise in the City Centre. The development of these sites in accordance with the accompanying development considerations set out in application allocation statements, AAP policies and other relevant policies of the Local Plan will ensure that they respect the character and needs of the local area and therefore have a positive impact upon this objective.	+
<p>Summary</p> <p>The policy sets out a list of the sites within the Central Business and Leisure District area of the AAP and what land uses they are allocated for and that these sites will be developed in accordance with the accompanying development considerations set out in application allocations statements, AAP policies and other relevant policies of the Local Plan. The sites in this neighbourhood area are allocated for a mix of uses including office, retail, cultural and leisure as well as some residential developments.</p> <p>Implementation of this policy will have a number of significant positive impacts, particularly in relation to providing quality housing, an integrated and efficient transport network, improving the quality of built environment, improving the range of services available within the community, and creating good cultural and leisure activities. There will also be positive impacts in respect of landscape character, social cohesion, safety and security, and supporting investment and enterprise.</p> <p>Both positive and negative impacts have been identified in respect of Objective 10 in relation to reducing the need to travel, reflecting that there will be an increase in traffic generation through the implementation of this policy and development of these sites but mitigated by measures in the plan to promote sustainable modes of transport and specific requirements in the site allocation proposal statements.</p> <p>A minor negative impact in part has been identified Objective 2 recognising that there would be an increase in waste generation through the implementation of this policy and development of these sites.</p> <p>Some uncertain impacts have been identified in part where there could be positive impacts, but that such impacts can only be fully determined during the planning application stage, for example in relation to air, water, and soil resources and employment opportunities.</p> <p>Mitigation:</p> <p>No mitigation required beyond that previously identified for specific site allocations in this area.</p>		

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SA Objectives	Policy LGCQ1 – Little Germany and Cathedral Quarter Neighbourhood Spatial Framework	
	Commentary	Scoring
1. Ensure the prudent and efficient use of energy and natural resources and the promotion of renewable energy	Development of these sites in the Central Business and Leisure District area provides the opportunity to ensure the prudent and efficient use of energy and natural resources and where feasible the promotion of renewable energy. The ability to do so would need to be determined during through the site design and planning stages for each development. As such, the effect on this objective is uncertain.	?
2. Minimise the growth in waste and increase the amount of waste which is reused, recycled, and recovered	Development of these sites in the Central Business and Leisure District area would result in waste generation. Notwithstanding requirements in the plan for sustainable design and construction and general good site construction practices, there would be an overall increase in waste generation and therefore a minor negative impact upon this objective.	-
3. Reduce the district's impact on climate change and vulnerability to its effects	The ability to reduce the district's impact on climate change and vulnerability to its effect will need to be addressed during the planning application process for the development of these sites in the Little Germany and Cathedral Quarter area. Due account will need to given to other relevant policies in the AAP and Local Plan. Increased traffic movements, especially during the construction stage could have a negative impact on this objective. Overall, the impact on this objective is uncertain.	?
4. Safeguard and improve air, water and soil resources	Any impacts on and improvements to air, soil and water quality could only be fully determined during the planning application process for the development of these sites in the Little Germany and Cathedral Quarter neighbourhood area. However, Policy EN7 – Flood Risk of the Core Strategy proposed to ensure that the need for improvements in drainage infrastructure us taken into account and promotes the use of SUDS 'in a manner that in integral to site design, achieves high water quality standards and maximises habitat value'. Therefore, the policy, in conjunction with Policy EN7 of the Core Strategy could deliver improvements to water quality, although the scale is uncertain at this stage and can only be determined as part of specific development proposals for these sites.	+/?
5. Conserve and enhance the internationally, nationally and locally valued wildlife species and habitats	The sites put forward for development in the Little Germany and Cathedral Quarter area are predominantly for residential uses with some leisure uses. There would be opportunities through the development of these sites to secure contributions to, for example, public realm enhancements and some limited planting which could help conserve and enhance biodiversity which would help to have a positive impact on this objective.	+
6. Maintain and enhance the character of natural and man-made landscapes	The sites put forward for development in the Little Germany and Cathedral Quarter area are predominantly for residential uses with some leisure uses. Some of the site allocations proposal statements include a requirement for high quality architectural and sustainable design to safeguard and enhance the historic assets of the area. Thus, there would be opportunities through the development of these sites to maintain and enhance the character of the natural and man-made landscape of the area which would have a positive impact on this objective.	+



KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy LGCQ1 – Little Germany and Cathedral Quarter Neighbourhood Spatial Framework	
	Commentary	Scoring
7. To protect and enhance historic assets	The Little Germany and Cathedral Quarter includes a number of key historic buildings as well as two conservation areas; therefore, well designed new development will be important to ensure that there are no adverse impacts on these historic assets. Some of the site allocations proposal statements include a requirement for high quality architectural and sustainable design to safeguard and enhance the historic assets in the area. These measures will help to mitigate any adverse harm. However, any heritage enhancements can only fully be determined through the planning application and site design process, and therefore overall impacts on this objective are considered to be neutral.	0
8. Provide the opportunity for everyone to live in quality housing which reflects individual needs, preferences and resources	The policy sets out a list of 12 sites within the Little Germany and Cathedral Quarter area of the AAP and what land use they are allocated for. The large majority of these sites are for residential developments (up to 1,820 units). Implementation of this policy alongside other policies in the AAP and Core Strategy will help to deliver the right type and tenure of housing and provide affordable housing to meet local needs in the City Centre area, all of which would therefore increase opportunities to live in a decent affordable home, which would in turn have a significant positive impact upon this objective.	++
9. Develop and maintain an integrated and efficient transport network which maximises access whilst minimising detrimental impacts	The policy sets out a list of 12 sites within the Little Germany and Cathedral Quarter area of the AAP and what land use they are allocated for. The large majority of these sites are for residential developments. The site allocations proposal statements include requirements for improved pedestrian and cycle links to the rest of the City Centre and delivery of a Stations Masterplans for the redevelopment of the Foster Square Railway Station to create a positive arrival point and gateway to the city centre. This will have a significant positive impact upon this objective.	++
10. Reduce congestion and pollution by increasing transport choice and by reducing the need to travel by lorry / car	The policy sets out a list of the sites within the Little Germany and Cathedral Quarter area of the AAP and what land uses they are allocated for. The large majority of these sites are for residential developments. There would be an increase in traffic generation associated with the development of these sites. However, implementation of this policy alongside the other policies of the Plan and also the Core Strategy which promote sustainable modes of transport would help to mitigate increase in traffic generation from the allocation of these sites. Notwithstanding this, there would be an increase in traffic generation associated with the development on these sites and therefore it is considered that the policy would have a mixture of positive and negative impacts on this objective.	+/-
11. Improve the quality of the built environment and make efficient use of land and buildings	The sites put forward for development in the Little Germany and Cathedral Quarter area are predominantly for residential uses with some leisure uses. There would be opportunities through the development of these sites to improve the quality of the built environment and make efficient use and land and buildings which would have a significant positive impact on this objective.	++
12. Improve the quality and range of services available within communities and connections to wider networks	The sites put forward for development in the Little Germany and Cathedral Quarter area are predominantly for residential uses with some leisure uses aiming to improve the quality and provide a range of services in the area which would have a positive effect on this objective.	+

KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy LGCQ1 – Little Germany and Cathedral Quarter Neighbourhood Spatial Framework	
	Commentary	Scoring
13. Provide social cohesion, encourage participation and improve the quality of deprived neighbourhoods	The sites put forward for development in the Little Germany and Cathedral Quarter area are predominantly for residential uses with some leisure uses. The site allocation proposal statements include for high quality architecture and public realm design as well as improved connectivity of the neighbourhood to the rest of the city which would have a positive effect upon this objective. There are areas of deprivation within the City Centre. The provision of new housing will help contribute to addressing deprivation issues, especially with those associated with poor quality housing. This in turn would help to have a positive impact on this objective.	+
14. Create good cultural leisure and recreation activities available to all	The sites put forward for development in the Little Germany and Cathedral Quarter area are predominantly for residential uses with some leisure uses. The proposed uses and their location within the city centre will seek to enhance the cultural leisure and recreation activities available to everyone, which would have a positive impact upon this objective.	+
15. Improve safety and security for people and property	The sites put forward for development in the Little Germany and Cathedral Quarter area are predominantly for residential uses with some leisure uses. This will help contribute to the (re)development of the City Centre and the wider AAP area. Providing this mix of uses, as well as taking account of Core Strategy Policy DS5 'Safe and Inclusive Places', will help to improve safety and security for people and property and have a positive impact upon this objective.	+
16. Provide the conditions and services to improve health and well-being and reduce inequality to access and social care	The sites put forward for development in the Little Germany and Cathedral Quarter area are predominantly for residential uses with some leisure uses. The site allocations proposal statements include requirements for new walking and cycling routes as well as green infrastructure enhancements which would have a positive impact on this objective. However, there could also be loss of open space through the development of these sites, which whilst mitigated to a degree by other policies in the Plan, would have a negative impact on this objective. Overall, the impacts on this objective are considered to be both positive and negative.	+/-
17. Promote education and training opportunities which build the skills and capacity of the population	The sites put forward for development in the Little Germany and Cathedral Quarter area are predominantly for residential uses with some leisure uses which indirectly could provide training opportunities to help build the skills and capacity of the population. As such, the impact on this objective is uncertain.	?
18. Increase the number of high quality job opportunities suited to the needs of the local workforce	The sites put forward for development in the Little Germany and Cathedral Quarter area are predominantly for residential uses with some leisure uses. The development of these sites will provide a number of direct and indirect job opportunities, although some may only be for a limited timescale. Although the creation of job opportunities will have a positive impact upon this objective, the durability of some of these opportunities is uncertain.	+/?
19. Support investment and enterprise that respects the character and needs of the local area	The sites put forward for development in the Little Germany and Cathedral Quarter area are predominantly for residential uses with some leisure uses all of which will support investment and enterprise in the City Centre. The development of these sites in accordance with the accompanying development considerations set out in application allocation statements, AAP policies and other relevant policies of the Local Plan will ensure that they respect the character and needs of the local area and therefore have a positive impact upon this objective.	+

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SA Objectives	Policy LGCQ1 – Little Germany and Cathedral Quarter Neighbourhood Spatial Framework	
	Commentary	Scoring
<p>Summary</p> <p>The policy sets out a list of the sites within the Little German and Cathedral Quarter area of the AAP and what land uses they are allocated for and that these sites will be developed in accordance with the accompanying development considerations set out in application allocations statements, AAP policies and other relevant policies of the Local Plan. The sites in this neighbourhood area are allocated predominantly for residential uses with some leisure uses.</p> <p>Implementation of this policy will have a number of significant positive impacts, particularly in relation to providing quality housing, an integrated and efficient transport network, and improving the quality of built environment. There will also be positive impacts in respect of landscape character, improving range of services, social cohesion, creating good cultural leisure and recreation activities, social cohesion, safety and security, and supporting investment and enterprise.</p> <p>Both positive and negative impacts have been identified in respect of Objective 10 in relation to reducing the need to travel, reflecting that there will be an increase in traffic generation through the implementation of this policy and development of these sites but mitigated by measures in the plan to promote sustainable modes of transport and specific requirements in the site allocation proposal statements.</p> <p>A minor negative impact in part has been identified Objective 2 recognising that there would be an increase in waste generation through the implementation of this policy and development of these sites.</p> <p>Some uncertain impacts have been identified in part where there could be positive impacts, but that such impacts can only be fully determined during the planning application stage, for example in relation to air, water, and soil resources and employment opportunities.</p> <p>Mitigation:</p> <p>No mitigation required beyond that previously identified for specific site allocations in this area.</p>		

KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy MN1 – The Markets Neighbourhood Spatial Framework	
	Commentary	Scoring
1. Ensure the prudent and efficient use of energy and natural resources and the promotion of renewable energy	Development of these sites in the Markets Neighbourhood area provides the opportunity to ensure the prudent and efficient use of energy and natural resources and where feasible the promotion of renewable energy. The ability to do so would need to be determined during through the site design and planning stages for each development. As such, the effect on this objective is uncertain.	?
2. Minimise the growth in waste and increase the amount of waste which is reused, recycled, and recovered	Development of these sites in the Markets Neighbourhood area would result in waste generation. Notwithstanding requirements in the plan for sustainable design and construction and general good site construction practices, there would be an overall increase in waste generation and therefore a minor negative impact upon this objective.	-
3. Reduce the district's impact on climate change and vulnerability to its effects	The ability to reduce the district's impact on climate change and vulnerability to its effect will need to be addressed during the planning application process for the development of these sites in the Markets Neighbourhood area. Due account will need to given to other relevant policies in the AAP and Local Plan. Increased traffic movements, especially during the construction stage could have a negative impact on this objective. Overall, the impact on this objective is uncertain.	?
4. Safeguard and improve air, water and soil resources	Any impacts on and improvements to air, soil and water quality could only be fully determined during the planning application process for the development of these sites in the Markets neighbourhood area. However, Policy EN7 – Flood Risk of the Core Strategy proposed to ensure that the need for improvements in drainage infrastructure is taken into account and promotes the use of SUDS 'in a manner that in integral to site design, achieves high water quality standards and maximises habitat value'. Therefore, the policy, in conjunction with Policy EN7 of the Core Strategy could deliver improvements to water quality, although the scale is uncertain at this stage and can only be determined as part of specific development proposals for these sites.	+/?
5. Conserve and enhance the internationally, nationally and locally valued wildlife species and habitats	The sites put forward for development in the Markets Neighbourhood area are mixed uses including retail, leisure and residential uses. There would be opportunities through the development of these sites to secure contributions to, for example, public realm enhancements and some limited planting which could help conserve and enhance biodiversity which would help to have a positive impact on this objective.	+
6. Maintain and enhance the character of natural and man-made landscapes	The sites put forward for development in the Markets Neighbourhood area are mixed uses including retail, leisure and residential uses. Some of the site allocations proposal statements include a requirement for high quality architectural and sustainable design to safeguard and enhance the historic assets of the area. Thus, there would be opportunities through the development of these sites to maintain and enhance the character of the natural and man-made landscape of the area which would have a positive impact on this objective.	+

KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy MN1 – The Markets Neighbourhood Spatial Framework	
	Commentary	Scoring
7. To protect and enhance historic assets	<p>The majority of the Markets Neighbourhood area is covered by the City Centre Conservation Area and contains a wealth of historic buildings and urban form and therefore well designed new developments will be important to ensure that there are no adverse impacts on these historic assets. Some of the site allocations proposal statements include a requirement for high quality architectural and sustainable design to safeguard and enhance the historic assets in the area. Specifically, the proposed modifications to Site M/1.1 note that the site adjoins the boundary of the City Centre Conservation Area and includes the remains of the Grade II Listed Simes Street Chapel (Fountains Hall). The United Reform Chapel, to the west of the site, is also listed. The site may contain pockets of important and significant archaeological remains from the medieval period to the 18th century. If directly affected by development, the listed chapel may require recording in advance of development.</p> <p>These measures will help to mitigate any adverse harm. However, any heritage enhancements can only fully be determined through the planning application and site design process, and therefore overall impacts on this objective are considered to be neutral.</p>	0
8. Provide the opportunity for everyone to live in quality housing which reflects individual needs, preferences and resources	<p>The policy sets out a list of sites within the Markets Neighbourhood area of the AAP and what land use they are allocated for. This includes a mix of retail, leisure and residential (approximately 500 units) developments. This will help increase housing choice in this area of the City Centre and therefore increase opportunities to live in a decent affordable home, which would in turn have a significant positive impact upon this objective.</p>	++
9. Develop and maintain an integrated and efficient transport network which maximises access whilst minimising detrimental impacts	<p>The policy sets out a list of the sites within Markets Neighbourhood area of the AAP and what land uses they are allocated for. This includes a mix of office, retail, residential, cultural and leisure developments. The site allocations proposal statements include requirements for new walking and cycling routes as well as green infrastructure enhancements, which would in turn have a significant positive impact upon this objective.</p>	++
10. Reduce congestion and pollution by increasing transport choice and by reducing the need to travel by lorry / car	<p>The policy sets out a list of the sites within the Markets Neighbourhood area of the AAP and what land uses they are allocated for. This includes a mix of mix of retail, leisure and residential developments. There would be an increase in traffic generation associated with the development of these sites.</p> <p>However, implementation of this policy alongside the other policies of the Plan and also the Core Strategy which promote sustainable modes of transport would help to mitigate increase in traffic generation from the allocation of these sites. Notwithstanding this, there would be an increase in traffic generation associated with the development on these sites and therefore it is considered that the policy would have a mixture of positive and negative impacts on this objective.</p>	+/-
11. Improve the quality of the built environment and make efficient use of land and buildings	<p>The sites put forward for development in the Markets Neighbourhood area are mixed uses including retail, leisure and residential uses. There would be opportunities through the development of these sites to improve the quality of the built environment and make efficient use and land and buildings which would have a significant positive impact on this objective.</p>	++

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SA Objectives	Policy MN1 – The Markets Neighbourhood Spatial Framework	
	Commentary	Scoring
12. Improve the quality and range of services available within communities and connections to wider networks	The sites put forward for development in the Markets Neighbourhood area are mixed uses including retail, leisure and residential uses aiming to improve the quality and provide a range of services in the area which would have a significant positive effect on this objective.	++
13. Provide social cohesion, encourage participation and improve the quality of deprived neighbourhoods	The sites put forward for development in the Markets Neighbourhood area are mixed uses including retail, leisure and residential uses. The site allocation proposal statements include for high quality architecture and public realm design as well as improved connectivity of the neighbourhood to the rest of the city which would have a positive effect upon this objective. There are areas of deprivation within the City Centre. The provision of new housing will help contribute to addressing deprivation issues, especially with those associated with poor quality housing. This in turn would help to have a positive impact on this objective.	+
14. Create good cultural leisure and recreation activities available to all	The sites put forward for development in the Markets Neighbourhood area are mixed uses including retail, leisure and residential uses. The proposed uses and their location within the city centre will seek to enhance the cultural leisure and recreation activities available to everyone, which would have a significant positive impact upon this objective.	++
15. Improve safety and security for people and property	The sites put forward for development in the Markets Neighbourhood area are mixed uses including retail, leisure and residential uses. This will help contribute to the (re)development of the City Centre and the wider AAP area. Providing this mix of uses, as well as taking account of Core Strategy Policy DS5 'Safe and Inclusive Places', will help to improve safety and security for people and property and have a positive impact upon this objective.	+
16. Provide the conditions and services to improve health and well-being and reduce inequality to access and social care	The sites put forward for development in the Markets Neighbourhood area are mixed uses including retail, leisure and residential uses. The site allocations proposal statements include requirements for new walking and cycling routes as well as green infrastructure enhancements which would have a positive impact on this objective. However, there could also be loss of open space through the development of these sites, which whilst mitigated to a degree by other policies in the Plan, would have a negative impact on this objective. Overall, the impacts on this objective are considered to be both positive and negative.	+/-
17. Promote education and training opportunities which build the skills and capacity of the population	The sites put forward for development in the Markets Neighbourhood area are mixed uses including retail, leisure and residential uses which indirectly could provide training opportunities to help build the skills and capacity of the population. As such, the impact on this objective is uncertain.	?
18. Increase the number of high quality job opportunities suited to the needs of the local workforce	The sites put forward for development in the Markets Neighbourhood area are mixed uses including retail, leisure and residential uses. The development of these sites will provide a number of direct and indirect job opportunities, although some may only be for a limited timescale. Although the creation of job opportunities will have a positive impact upon this objective, the durability of some of these opportunities is uncertain.	+/?

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SA Objectives	Policy MN1 – The Markets Neighbourhood Spatial Framework	
	Commentary	Scoring
19. Support investment and enterprise that respects the character and needs of the local area	The sites put forward for development in the Markets Neighbourhood area are mixed uses including retail, leisure and residential uses all of which will support investment and enterprise in the City Centre. The development of these sites in accordance with the accompanying development considerations set out in application allocation statements, AAP policies and other relevant policies of the Local Plan will ensure that they respect the character and needs of the local area and therefore have a positive impact upon this objective.	+
<p>Summary</p> <p>The policy sets out a list of the sites within the Markets Neighbourhood area of the AAP and what land uses they are allocated for and that these sites will be developed in accordance with the accompanying development considerations set out in application allocations statements, AAP policies and other relevant policies of the Local Plan. The sites in this neighbourhood area are allocated for a mix of uses including office, retail, cultural and leisure as well as some residential developments.</p> <p>Implementation of this policy will have a number of significant positive impacts, particularly in relation to providing quality housing, an integrated and efficient transport network, improving the quality of built environment, improving the range of services available within the community, and creating good cultural and leisure activities. There will also be positive impacts in respect of landscape character, social cohesion, safety and security, and supporting investment and enterprise.</p> <p>Both positive and negative impacts have been identified in respect of Objective 10 in relation to reducing the need to travel, reflecting that there will be an increase in traffic generation through the implementation of this policy and development of these sites but mitigated by measures in the plan to promote sustainable modes of transport and specific requirements in the site allocation proposal statements.</p> <p>A minor negative impact in part has been identified Objective 2 recognising that there would be an increase in waste generation through the implementation of this policy and development of these sites.</p> <p>Some uncertain impacts have been identified in part where there could be positive impacts, but that such impacts can only be fully determined during the planning application stage, for example in relation to air, water, and soil resources and employment opportunities.</p> <p>Mitigation:</p> <p>No mitigation required beyond that previously identified for specific site allocations in this area.</p>		

KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy GN1 – The Goitside Neighbourhood Spatial Framework	
	Commentary	Scoring
1. Ensure the prudent and efficient use of energy and natural resources and the promotion of renewable energy	Development of these sites in the Goitside area provides the opportunity to ensure the prudent and efficient use of energy and natural resources and where feasible the promotion of renewable energy. The ability to do so would need to be determined during through the site design and planning stages for each development. As such, the effect on this objective is uncertain.	?
2. Minimise the growth in waste and increase the amount of waste which is reused, recycled, and recovered	Development of these sites in Goitside area would result in waste generation. Notwithstanding requirements in the plan for sustainable design and construction and general good site construction practices, there would be an overall increase in waste generation and therefore a minor negative impact upon this objective.	-
3. Reduce the district's impact on climate change and vulnerability to its effects	The ability to reduce the district's impact on climate change and vulnerability to its effect will need to be addressed during the planning application process for the development of these sites in the Goitside area. Due account will need to given to other relevant policies in the AAP and Local Plan. Increased traffic movements, especially during the construction stage could have a negative impact on this objective. Overall, the impact on this objective is uncertain.	?
4. Safeguard and improve air, water and soil resources	Any impacts on and improvements to air, soil and water quality could only be fully determined during the planning application process for the development of these sites in the Goitside neighbourhood area. However, Policy EN7 – Flood Risk of the Core Strategy proposed to ensure that the need for improvements in drainage infrastructure is taken into account and promotes the use of SUDS 'in a manner that in integral to site design, achieves high water quality standards and maximises habitat value'. Therefore, the policy, in conjunction with Policy EN7 of the Core Strategy could deliver improvements to water quality, although the scale is uncertain at this stage and can only be determined as part of specific development proposals for these sites.	+/?
5. Conserve and enhance the internationally, nationally and locally valued wildlife species and habitats	The sites put forward for development in the Goitside area are mixed uses including office, retail, and leisure as well as residential uses. There would be opportunities through the development of these sites to secure contributions to, for example, public realm enhancements and tree planting which could help conserve and enhance biodiversity which would help to have a positive impact on this objective	+
6. Maintain and enhance the character of natural and man-made landscapes	The sites put forward for development in the Goitside area are mixed uses including office, retail, and leisure as well as residential uses. Given that the area lies within the Goitside Conservation Area and there are Grade II Listed Buildings adjacent to some of the site, there are commitments in the site requirements to ensure that the scale and design of new development should respond sensitively to the surrounding historic context and safeguard the character and setting of the listing buildings. Thus, there would be opportunities through the development of these sites to maintain and enhance the character of the natural and man-made landscape of the area which would have a positive impact on this objective.	+

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SA Objectives	Policy GN1 – The Goitside Neighbourhood Spatial Framework	
	Commentary	Scoring
7. To protect and enhance historic assets	Much to the Goitside neighbourhood is covered by the Goitside Conservation Area and contains an abundance of historic industrial mill, warehouse and other industrial buildings and therefore well designed new developments will be important to ensure that there are no adverse impacts on these historic assets. Some of the site allocations proposal statements include a requirement for high quality architectural and sustainable design to safeguard and enhance the historic assets in the area. Specifically, proposed modifications to Sites V/1.7, V/1.8, V/1.9 and V/1.10 state that the scale and design of new development should respond sensitively to the surrounding historic context and safeguard the character and setting of adjacent listed buildings. These measures will help to mitigate any adverse harm. However, any heritage enhancements can only fully be determined through the planning application and site design process, and therefore overall impacts on this objective are considered to be neutral.	0
8. Provide the opportunity for everyone to live in quality housing which reflects individual needs, preferences and resources	The policy sets out a list of sites within the Goitside area of the AAP and what land use they are allocated for. This includes a mix of residential (approximately 1,800 new homes), retail and leisure developments. This will help increase housing choice in this area of the City Centre and therefore increase opportunities to live in a decent affordable home, which would in turn have a significant positive impact upon this objective.	++
9. Develop and maintain an integrated and efficient transport network which maximises access whilst minimising detrimental impacts	The policy sets out a list of the sites within the Goitside area of the AAP and what land uses they are allocated for. This includes a mix of retail, residential, and leisure developments. The site allocations proposal statements include requirements for new walking and cycling routes as well as green infrastructure enhancements, which would in turn have a significant positive impact upon this objective.	++
10. Reduce congestion and pollution by increasing transport choice and by reducing the need to travel by lorry / car	The policy sets out a list of the sites within the Goitside area of the AAP and what land uses they are allocated for. This includes a mix of retail, residential, and leisure developments. There would be an increase in traffic generation associated with the development of these sites. However, implementation of this policy alongside the other policies of the Plan and also the Core Strategy which promote sustainable modes of transport would help to mitigate increase in traffic generation from the allocation of these sites. Notwithstanding this, there would be an increase in traffic generation associated with the development on these sites and therefore it is considered that the policy would have a mixture of positive and negative impacts on this objective.	+/-
11. Improve the quality of the built environment and make efficient use of land and buildings	The sites put forward for development in the Goitside area are mixed uses including retail, and leisure as well as residential uses. There would be opportunities through the development of these sites to improve the quality of the built environment and make efficient use and land and buildings which would have a significant positive impact on this objective.	++
12. Improve the quality and range of services available within communities and connections to wider networks	The sites put forward for development in the Goitside area are mixed uses including retail, and leisure as well as residential uses aiming to improve the quality and provide a range of services in the area which would have a significant positive effect on this objective.	++

KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy GN1 – The Goitside Neighbourhood Spatial Framework	
	Commentary	Scoring
13. Provide social cohesion, encourage participation and improve the quality of deprived neighbourhoods	The sites put forward for development in the Goitside area are mixed uses including retail, and leisure as well as residential uses. The site allocation proposal statements include for high quality architecture and public realm design as well as improved connectivity of the neighbourhood to the rest of the city which would have a positive effect upon this objective. There are areas of deprivation within the City Centre. The provision of new housing will help contribute to addressing deprivation issues, especially with those associated with poor quality housing. This in turn would help to have a positive impact on this objective.	+
14. Create good cultural leisure and recreation activities available to all	The sites put forward for development in the Goitside area are mixed uses including retail, and leisure as well as residential uses. The proposed uses and their location within the city centre will seek to enhance the cultural leisure and recreation activities available to everyone, which would have a significant positive impact upon this objective.	++
15. Improve safety and security for people and property	The sites put forward for development in the Goitside area are mixed uses including retail, and leisure as well as residential uses. This will help contribute to the (re)development of the City Centre and the wider AAP area. Providing this mix of uses, as well as taking account of Core Strategy Policy DS5 'Safe and Inclusive Places', will help to improve safety and security for people and property and have a positive impact upon this objective.	+
16. Provide the conditions and services to improve health and well-being and reduce inequality to access and social care	The sites put forward for development in the Goitside area are mixed uses including retail, and leisure as well as residential uses. The site allocations proposal statements include requirements for new walking and cycling routes as well as green infrastructure enhancements which would have a positive impact on this objective. However, there could also be loss of open space through the development of these sites, which whilst mitigated to a degree by other policies in the Plan, would have a negative impact on this objective. Overall, the impacts on this objective are considered to be both positive and negative.	+/-
17. Promote education and training opportunities which build the skills and capacity of the population	The sites put forward for development in the Goitside area are mixed uses including retail, and leisure as well as residential uses which indirectly could provide training opportunities to help build the skills and capacity of the population. As such, the impact on this objective is uncertain.	?
18. Increase the number of high quality job opportunities suited to the needs of the local workforce	The sites put forward for development in the Goitside area are mixed uses including retail, and leisure as well as residential uses. The development of these sites will provide a number of direct and indirect job opportunities, although some may only be for a limited timescale. Although the creation of job opportunities will have a positive impact upon this objective, the durability of some of these opportunities is uncertain.	+/?
19. Support investment and enterprise that respects the character and needs of the local area	The sites put forward for development in the Goitside area are mixed uses including retail, and leisure as well as residential uses all of which will support investment and enterprise in the City Centre. The development of these sites in accordance with the accompanying development considerations set out in application allocation statements, AAP policies and other relevant policies of the Local Plan will ensure that they respect the character and needs of the local area and therefore have a positive impact upon this objective.	+



KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy GN1 – The Goitside Neighbourhood Spatial Framework	
	Commentary	Scoring
<p>Summary</p> <p>The policy sets out a list of the sites within the Goitside Neighbourhood area of the AAP and what land uses they are allocated for and that these sites will be developed in accordance with the accompanying development considerations set out in application allocations statements, AAP policies and other relevant policies of the Local Plan. The sites in this neighbourhood area are allocated for a mix of uses including office, retail, cultural and leisure as well as some residential developments.</p> <p>Implementation of this policy will have a number of significant positive impacts, particularly in relation to providing quality housing, an integrated and efficient transport network, improving the quality of built environment, improving the range of services available within the community, and creating good cultural and leisure activities. There will also be positive impacts in respect of landscape character, social cohesion, safety and security, and supporting investment and enterprise.</p> <p>Both positive and negative impacts have been identified in respect of Objective 10 in relation to reducing the need to travel, reflecting that there will be an increase in traffic generation through the implementation of this policy and development of these sites but mitigated by measures in the plan to promote sustainable modes of transport and specific requirements in the site allocation proposal statements.</p> <p>A minor negative impact in part has been identified Objective 2 recognising that there would be an increase in waste generation through the implementation of this policy and development of these sites.</p> <p>Some uncertain impacts have been identified in part where there could be positive impacts, but that such impacts can only be fully determined during the planning application stage, for example in relation to air, water, and soil resources and employment opportunities.</p> <p>Mitigation:</p> <p>No mitigation required beyond that previously identified for specific site allocations in this area.</p>		

KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy LQN1 – Learning Quarter Neighbourhood Spatial Framework	
	Commentary	Scoring
1. Ensure the prudent and efficient use of energy and natural resources and the promotion of renewable energy	Development of these sites in the Learning Quarter area provides the opportunity to ensure the prudent and efficient use of energy and natural resources and where feasible the promotion of renewable energy. The ability to do so would need to be determined during through the site design and planning stages for each development. As such, the effect on this objective is uncertain.	?
2. Minimise the growth in waste and increase the amount of waste which is reused, recycled, and recovered	Development of these sites in the Learning Quarter area would result in waste generation. Notwithstanding requirements in the plan for sustainable design and construction and general good site construction practices, there would be an overall increase in waste generation and therefore a minor negative impact upon this objective.	-
3. Reduce the district's impact on climate change and vulnerability to its effects	The ability to reduce the district's impact on climate change and vulnerability to its effect will need to be addressed during the planning application process for the development of these sites in the Learning Quarter area. Due account will need to given to other relevant policies in the AAP and Local Plan. Increased traffic movements, especially during the construction stage could have a negative impact on this objective. Overall, the impact on this objective is uncertain.	?
4. Safeguard and improve air, water and soil resources	Any impacts on and improvements to air, soil and water quality could only be fully determined during the planning application process for the development of these sites in the Learning Quarter neighbourhood area. However, Policy EN7 – Flood Risk of the Core Strategy proposed to ensure that the need for improvements in drainage infrastructure is taken into account and promotes the use of SUDS 'in a manner that in integral to site design, achieves high water quality standards and maximises habitat value'. Therefore, the policy, in conjunction with Policy EN7 of the Core Strategy could deliver improvements to water quality, although the scale is uncertain at this stage and can only be determined as part of specific development proposals for these sites.	+/?
5. Conserve and enhance the internationally, nationally and locally valued wildlife species and habitats	The sites put forward for development in the Learning Quarter area are mixed uses including residential and educational uses. There would be opportunities through the development of these sites to secure contributions to, for example, public realm enhancements and some limited planting which could help conserve and enhance biodiversity which would help to have a positive impact on this objective.	+
6. Maintain and enhance the character of natural and man-made landscapes	The sites put forward for development in the Learning Quarter area are mixed uses including residential and educational uses. There would be opportunities through the development of these sites to maintain and enhance the character of the natural and man-made landscape of the area which would have a positive impact on this objective.	+
7. To protect and enhance historic assets	Within the Learning Quarter neighbourhood there are few historic assets and no conservation areas. Nevertheless, well designed new developments will need to ensure that there are no adverse impacts on historic assets within the vicinity of the Learning Quarter. Any appropriate mitigation measures will need to be determined through the planning application and site design process. For this area, the impact upon on this objective is considered to be neutral.	0

KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy LQN1 – Learning Quarter Neighbourhood Spatial Framework	
	Commentary	Scoring
8. Provide the opportunity for everyone to live in quality housing which reflects individual needs, preferences and resources	The policy sets out a list of sites within the Learning Quarter area of the AAP and what land use they are allocated for. This includes a mix of residential and educational developments. This will help increase (student) housing choice in this area of the City Centre and therefore increase opportunities to live in a decent affordable home, which would in turn have a positive impact upon this objective.	+
9. Develop and maintain an integrated and efficient transport network which maximises access whilst minimising detrimental impacts	The policy sets out a list of sites within the Learning Quarter area of the AAP and what land use they are allocated for. This includes a mix of residential and educational developments. The site allocations proposal statements include requirements for new walking and cycling routes as well as green infrastructure enhancements, which would in turn have a significant positive impact upon this objective.	++
10. Reduce congestion and pollution by increasing transport choice and by reducing the need to travel by lorry / car	The policy sets out a list of sites within the Learning Quarter area of the AAP and what land use they are allocated for. This includes a mix of residential and educational developments. There would be an increase in traffic generation associated with the development of these sites. However, implementation of this policy alongside the other policies of the Plan and also the Core Strategy which promote sustainable modes of transport would help to mitigate increase in traffic generation from the allocation of these sites. Notwithstanding this, there would be an increase in traffic generation associated with the development on these sites and therefore it is considered that the policy would have a mixture of positive and negative impacts on this objective.	+/-
11. Improve the quality of the built environment and make efficient use of land and buildings	The sites put forward for development in the Learning Quarter area are mixed uses including residential and educational uses. There would be opportunities through the development of these sites to improve the quality of the built environment and make efficient use and land and buildings which would have a significant positive impact on this objective.	++
12. Improve the quality and range of services available within communities and connections to wider networks	The sites put forward for development in the Learning Quarter area are mixed uses including residential and educational uses aiming to improve the quality and provide a range of services in the area which would have a significant positive effect on this objective.	++
13. Provide social cohesion, encourage participation and improve the quality of deprived neighbourhoods	The sites put forward for development in the Learning Quarter area are mixed uses including residential and educational uses. The site allocation proposal statements include for high quality architecture and public realm design as well as improved connectivity of the neighbourhood to the rest of the city which would have a positive effect upon this objective. There are areas of deprivation within the City Centre. The provision of new housing will help contribute to addressing deprivation issues, especially with those associated with poor quality housing. This in turn would help to have a positive impact on this objective.	+
14. Create good cultural leisure and recreation activities available to all	The sites put forward for development in the Learning Quarter area are mixed uses including residential and educational uses. The proposed uses and their location within the city centre will seek to enhance the cultural leisure and recreation activities available to everyone, which would have a significant positive impact upon this objective.	++

KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy LQN1 – Learning Quarter Neighbourhood Spatial Framework	
	Commentary	Scoring
15. Improve safety and security for people and property	The sites put forward for development in the Learning Quarter area are mixed uses including residential and educational uses. This will help contribute to the (re)development of the City Centre and the wider AAP area. Providing this mix of uses, as well as taking account of Core Strategy Policy DS5 'Safe and Inclusive Places', will help to improve safety and security for people and property and have a positive impact upon this objective.	+
16. Provide the conditions and services to improve health and well-being and reduce inequality to access and social care	The sites put forward for development in the Learning Quarter area are mixed uses including residential and educational uses. There would be opportunities through the development of these sites to secure developer contributions to, for example, new open space or green streets which could help to encourage exercise and new or improved health services which would help to have a positive impact on this objective. However, there could also be loss of open space through the development of these sites, which whilst mitigated to a degree by other policies in the Plan, which would have a negative impact on this objective. Overall, the impacts on this objective are considered to be both positive and negative.	+/-
17. Promote education and training opportunities which build the skills and capacity of the population	The sites put forward for development in the Learning Quarter area are mixed uses including residential and educational uses which directly provide training opportunities to help build the skills and capacity of the population. As such, the impact on this objective is significantly positive.	++
18. Increase the number of high quality job opportunities suited to the needs of the local workforce	The sites put forward for development in the Learning Quarter area are mixed uses including residential and educational uses. The development of these sites will provide a number of direct and indirect job opportunities, although some may only be for a limited timescale. Although the creation of job opportunities will have a positive impact upon this objective, the durability of some of these opportunities is uncertain.	+/?
19. Support investment and enterprise that respects the character and needs of the local area	The sites put forward for development in the Learning Quarter area are mixed uses including residential and educational uses all of which will support investment and enterprise in the City Centre. The development of these sites in accordance with the accompanying development considerations set out in application allocation statements, AAP policies and other relevant policies of the Local Plan will ensure that they respect the character and needs of the local area and therefore have a positive impact upon this objective.	+

KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy LQN1 – Learning Quarter Neighbourhood Spatial Framework	
	Commentary	Scoring
<p>Summary</p> <p>The policy sets out a list of the sites within the Learning Quarter area of the AAP and what land uses they are allocated for and that these sites will be developed in accordance with the accompanying development considerations set out in application allocations statements, AAP policies and other relevant policies of the Local Plan. The sites in this neighbourhood area are allocated for a mix of uses including office, retail, cultural and leisure as well as some residential developments.</p> <p>Implementation of this policy will have a number of significant positive impacts, particularly in relation to providing an integrated and efficient transport network, improving the quality of built environment, improving the range of services available within the community, and creating good cultural and leisure activities. There will also be positive impacts in respect of quality housing, landscape character, social cohesion, safety and security, supporting investment and enterprise, and promoting education and training opportunities.</p> <p>Both positive and negative impacts have been identified in respect of Objective 10 in relation to reducing the need to travel, reflecting that there will be an increase in traffic generation through the implementation of this policy and development of these sites but mitigated by measures in the plan to promote sustainable modes of transport and specific requirements in the site allocation proposal statements.</p> <p>A minor negative impact in part has been identified Objective 2 recognising that there would be an increase in waste generation through the implementation of this policy and development of these sites.</p> <p>Some uncertain impacts have been identified in part where there could be positive impacts, but that such impacts can only be fully determined during the planning application stage, for example in relation to air, water, and soil resources and employment opportunities.</p> <p>Mitigation:</p> <p>No mitigation required beyond that previously identified for specific site allocations in this area.</p>		

KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy SGN1 – Southern Gateway Neighbourhood Spatial Framework	
	Commentary	Scoring
1. Ensure the prudent and efficient use of energy and natural resources and the promotion of renewable energy	Development of these sites in the Southern Gateway area provides the opportunity to ensure the prudent and efficient use of energy and natural resources and where feasible the promotion of renewable energy. The ability to do so would need to be determined during through the site design and planning stages for each development. As such, the effect on this objective is uncertain.	?
2. Minimise the growth in waste and increase the amount of waste which is reused, recycled, and recovered	Development of these sites in the Southern Gateway area would result in waste generation. Notwithstanding requirements in the plan for sustainable design and construction and general good site construction practices, there would be an overall increase in waste generation and therefore a minor negative impact upon this objective.	-
3. Reduce the district's impact on climate change and vulnerability to its effects	The ability to reduce the district's impact on climate change and vulnerability to its effect will need to be addressed during the planning application process for the development of these sites in the Southern Gateway area. Due account will need to given to other relevant policies in the AAP and Local Plan. Increased traffic movements, especially during the construction stage could have a negative impact on this objective. Overall, the impact on this objective is uncertain.	?
4. Safeguard and improve air, water and soil resources	Any impacts on and improvements to air, soil and water quality could only be fully determined during the planning application process for the development of these sites in the Southern Gateway neighbourhood area. However, Policy EN7 – Flood Risk of the Core Strategy proposed to ensure that the need for improvements in drainage infrastructure is taken into account and promotes the use of SUDS 'in a manner that in integral to site design, achieves high water quality standards and maximises habitat value'. Therefore, the policy, in conjunction with Policy EN7 of the Core Strategy could deliver improvements to water quality, although the scale is uncertain at this stage and can only be determined as part of specific development proposals for these sites.	+/?
5. Conserve and enhance the internationally, nationally and locally valued wildlife species and habitats	The sites put forward for development in the Southern Gateway area are mixed uses including residential, leisure and transport uses. There would be opportunities through the development of these sites to secure contributions to, for example, public realm enhancements and some limited planting which could help conserve and enhance biodiversity which would help to have a positive impact on this objective	+
6. Maintain and enhance the character of natural and man-made landscapes	The sites put forward for development in the Southern Gateway area are mixed uses including residential, leisure and transport uses. There would be opportunities through the development of these sites to maintain and enhance the character of the natural and man-made landscape of the area which would have a positive impact on this objective.	+
7. To protect and enhance historic assets	Within the Southern Gateway neighbourhood there are few historic assets and no conservation areas. Nevertheless, well designed new developments will need to ensure that there are no adverse impacts on historic assets within the vicinity of the Learning Quarter. Any appropriate mitigation measures will need to determined through the planning application and site design process. For this area, the impact upon on this objective is considered to be neutral.	0

KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy SGN1 – Southern Gateway Neighbourhood Spatial Framework	
	Commentary	Scoring
8. Provide the opportunity for everyone to live in quality housing which reflects individual needs, preferences and resources	The policy sets out a list of sites within the Southern Gateway area of the AAP and what land use they are allocated for. This includes a mix of residential (approximately 250 new homes), leisure and transport developments. This will help increase housing choice in this area of the City Centre and therefore increase opportunities to live in a decent affordable home, which would in turn have a significant positive impact upon this objective.	++
9. Develop and maintain an integrated and efficient transport network which maximises access whilst minimising detrimental impacts	The policy sets out a list of the sites within the Southern Gateway area of the AAP and what land uses they are allocated for. This includes a mix of residential, leisure and transport developments. The site allocations proposal statements include requirements for new walking and cycling routes as well as green infrastructure enhancements, which would in turn have a significant positive impact upon this objective.	++
10. Reduce congestion and pollution by increasing transport choice and by reducing the need to travel by lorry / car	The policy sets out a list of the sites within the Southern Gateway area of the AAP and what land uses they are allocated for. This includes a mix of residential, leisure and transport developments. There would be an increase in traffic generation associated with the development of these sites. However, implementation of this policy alongside the other policies of the Plan and also the Core Strategy which promote sustainable modes of transport would help to mitigate increase in traffic generation from the allocation of these sites. Notwithstanding this, there would be an increase in traffic generation associated with the development on these sites and therefore it is considered that the policy would have a mixture of positive and negative impacts on this objective.	+/-
11. Improve the quality of the built environment and make efficient use of land and buildings	The sites put forward for development in the Southern Gateway area are mixed uses including residential, leisure and transport uses. There would be opportunities through the development of these sites to improve the quality of the built environment and make efficient use and land and buildings which would have a significant positive impact on this objective.	++
12. Improve the quality and range of services available within communities and connections to wider networks	The sites put forward for development in the Southern Gateway area are mixed uses including residential, leisure and transport uses aiming to improve the quality and provide a range of services in the area which would have a significant positive effect on this objective.	++
13. Provide social cohesion, encourage participation and improve the quality of deprived neighbourhoods	The sites put forward for development in the Southern Gateway area are mixed uses including residential, leisure and transport uses. The site allocation proposal statements include for high quality architecture and public realm design as well as improved connectivity of the neighbourhood to the rest of the city which would have a positive effect upon this objective. There are areas of deprivation within the City Centre. The provision of new housing will help contribute to addressing deprivation issues, especially with those associated with poor quality housing. This in turn would help to have a positive impact on this objective.	+

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SA Objectives	Policy SGN1 – Southern Gateway Neighbourhood Spatial Framework	
	Commentary	Scoring
14. Create good cultural leisure and recreation activities available to all	The sites put forward for development in the Southern Gateway area are mixed uses including residential, leisure and transport uses. The proposed uses and their location within the city centre will seek to enhance the cultural leisure and recreation activities available to everyone, which would have a significant positive impact upon this objective.	++
15. Improve safety and security for people and property	The sites put forward for development in the Southern Gateway area are for a mix of uses including residential, leisure and transport uses. This will help contribute to the (re)development of the City Centre and the wider AAP area. Providing this mix of uses, as well as taking account of Core Strategy Policy DS5 'Safe and Inclusive Places', will help to improve safety and security for people and property and have a positive impact upon this objective.	+
16. Provide the conditions and services to improve health and well-being and reduce inequality to access and social care	The sites put forward for development in the Southern Gateway area are mixed uses including residential, leisure and transport uses. There would be opportunities through the development of these sites to secure developer contributions to, for example, new open space which could help to encourage exercise and new or improved health services which would help to have a positive impact on this objective. However, there could also be loss of open space through the development of these sites, which whilst mitigated to a degree by other policies in the Plan, which would have a negative impact on this objective. Overall, the impacts on this objective are considered to be both positive and negative.	+/-
17. Promote education and training opportunities which build the skills and capacity of the population	The sites put forward for development in the Southern Gateway area are mixed uses including residential, leisure and transport uses which indirectly could provide training opportunities to help build the skills and capacity of the population. As such, the impact on this objective is uncertain.	?
18. Increase the number of high quality job opportunities suited to the needs of the local workforce	The sites put forward for development in the Southern Gateway area are mixed uses including residential, leisure and transport uses. The development of these sites will provide a number of direct and indirect job opportunities, although some may only be for a limited timescale. Although the creation of job opportunities will have a positive impact upon this objective, the durability of some of these opportunities is uncertain.	+/?
19. Support investment and enterprise that respects the character and needs of the local area	The sites put forward for development in the Southern Gateway area are mixed uses including residential, leisure and transport uses all of which will support investment and enterprise in the City Centre. The development of these sites in accordance with the accompanying development considerations set out in application allocation statements, AAP policies and other relevant policies of the Local Plan will ensure that they respect the character and needs of the local area and therefore have a positive impact upon this objective.	+

KEY	--	Move away significantly	-	Move away marginally	+	Move towards marginally	++	Move towards significantly	0	Neutral	?	Uncertain
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SA Objectives	Policy SGN1 – Southern Gateway Neighbourhood Spatial Framework	
	Commentary	Scoring
<p>Summary</p> <p>The policy sets out a list of the sites within the Southern Gateway area of the AAP and what land uses they are allocated for and that these sites will be developed in accordance with the accompanying development considerations set out in application allocations statements, AAP policies and other relevant policies of the Local Plan. The sites in this neighbourhood area are allocated for a mix of uses including office, retail, cultural and leisure as well as some residential developments.</p> <p>Implementation of this policy will have a number of significant positive impacts, particularly in relation to providing quality housing, an integrated and efficient transport network, improving the quality of built environment, improving the range of services available within the community, and creating good cultural and leisure activities. There will also be positive impacts in respect of landscape character, social cohesion, safety and security, and supporting investment and enterprise.</p> <p>Both positive and negative impacts have been identified in respect of Objective 10 in relation to reducing the need to travel, reflecting that there will be an increase in traffic generation through the implementation of this policy and development of these sites but mitigated by measures in the plan to promote sustainable modes of transport and specific requirements in the site allocation proposal statements.</p> <p>A minor negative impact in part has been identified Objective 2 recognising that there would be an increase in waste generation through the implementation of this policy and development of these sites.</p> <p>Some uncertain impacts have been identified in part where there could be positive impacts, but that such impacts can only be fully determined during the planning application stage, for example in relation to air, water, and soil resources and employment opportunities.</p> <p>Mitigation:</p> <p>No mitigation required beyond that previously identified for specific site allocations in this area.</p>		

