



Bradford Waste Management DPD Submission Version

Sustainability Appraisal Report Annex B Site Assessment Summaries

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1	Report to GVA	28/02/2013	JC	EJ
2	Report to BMDC	12/03/2103	JC	EJ

Table Annex B: Bradford District Site Assessments – SA commentary		
Site number	Commentary	Conclusion
1	Environment Agency flood mapping shows the site to be located in an area of flood risk equivalent to Flood Zone 3. It is close to some sensitive receptors (a stream, and a cycle path) and there is no railway nearby. The site will therefore not encourage a shift from road freight.	
3	The only designated site in the vicinity is a protected playing fields. There is no railway nearby and the site will therefore not encourage a shift from road freight.	
7	There is the potential that bats may be roosting in the building on the site and a bat survey should be carried out prior to its demolition. There are residential uses in the site surrounds and no railway line in the vicinity. The site will therefore not encourage a shift from road freight. There may be an adverse visual impact on surrounding residential receptors, depending on the type of waste management technology selected at the site.	
9	A potential minor negative effect is identified because the site is surrounded by residential land uses and there may be an adverse visual impact on surrounding residential receptors, depending on the type of waste management technology selected at the site.	
10	Site 10 is Previously Developed Land and is limited in its suitability for different waste management technologies, due to its size. It is an established employment location situated close to Bradford town centre, with a railway line situated within 200m. However, it is surrounded by residential areas and is within the buffer zone for development of leisure and entertainment development. The site is also visible from Bradford city centre.	
11	There is a railway and rail freight facility within 200m and no nature conservation or heritage designations in the site surrounds. However, there is residential land uses in the vicinity of the site.	
13	Site 13 is only suited to a pyrolysis or gasification plant. There is a railway and rail freight facility within 400m and no nature conservation or heritage designations in the site surrounds. However, there is residential land uses in the vicinity of the site.	
21	Site 21 is only suited to a pyrolysis or gasification plant. There is a railway within 200m. A Bradford Wildlife Area lies within 300m and Rombald's Moor internationally designated site lies within 2.5km. There is a potential for air quality impacts on these nature conservation sites and therefore an Appropriate Assessment is likely to be required.	

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22	Site 22 is only suited to a pyrolysis or gasification plant. It is unknown whether there are any health and safety considerations with regards to the proximity of residential uses to a pyrolysis or gasification plant. There is a railway within 200m. A Bradford Wildlife Area lies within 300m and Rombald's Moor internationally designated site lies within 2.5km. There is a potential for air quality impacts on these nature conservation sites and therefore an Appropriate Assessment is likely to be required. There is also the potential for bats to be roosting in the vacant building on site and a bat survey should be carried out prior to its demolition.	
23	This site is Greenfield and therefore development of the site will result in the loss of soil resources. It is close to sensitive receptors, being opposite a school and having residential uses in the vicinity. It is visible from its surroundings and a Conservation Area lies within 200m, therefore, development of the site may affect the setting of this designated site. It also lies within 2.5km of Rombald's Moor internationally designated site, and there is the potential for air quality impacts on this nature conservation and therefore an Appropriate Assessment is likely to be required. It does have a railway line and rail freight facility on the site.	
24	This site is brownfield and close to sensitive receptors, (a school and residential uses). It is visible from its surroundings and a Conservation Area lies within 200m, therefore, development of the site may affect the setting of this designated site. It also lies within 2.5km of Rombald's Moor internationally designated site, and there is the potential for air quality impacts on this site and therefore an Appropriate Assessment is likely to be required. A railway line runs along the site boundary, and a rail freight facility is located directly north, on site 23.	
28	This site is suburban and is a mixture of Greenfield and PDL. It is located on the edge of the green belt, so there is potential for adverse landscape and visual effects on the green belt. A watercourse runs through the site and there are Bradford Wildlife Areas in the vicinity of the site. Depending on the type of waste management technology chosen, development of the site could have adverse air quality impacts on the wildlife site. A railway line lies within 100m.	
29	This site is close to some sensitive receptors (a stream, and a cycle path) and there is no railway nearby. The site will therefore not encourage a shift from road freight.	
31	This site is greenfield and therefore development of the site will result in the loss of soil resources. There is no railway nearby. The site will therefore not encourage a shift from road freight.	

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35	The site has no significant negative or significant positive effects. The rest of the effects are neutral, uncertain, minor negative or minor positive. The minor negative effects relate to the fact that the site is greenfield and therefore redevelopment does not represent an efficient use of land and could result in loss of soil resources. The site adjoins a railway line but is at a distance from rail freight facilities. Therefore, modal shift is possible, but only at significant investment. There is also a minor negative effect in relation to the proximity of Bradford Wildlife Sites to the site and there is also uncertainty over the ecological value of the site itself.	
39	This site is suburban and Greenfield, therefore development of the site will result in the loss of soil resources. There is no railway nearby and therefore the site will not encourage a shift from road freight.	
41	This site has not been further considered in the site assessment because its limited size and shape is likely to preclude development.	N/A
44	This site is suburban and greenfield. A Bradford Wildlife Area lies immediately east and a golf links immediately north. Depending on the type of waste management technology chosen, development of the site could have adverse air quality, landscape and visual impacts on the wildlife site and the golf links.	
48	The site has no significant negative or significant positive effects. The rest of the effects are neutral, uncertain, minor negative or minor positive. The minor negative effects relate to the fact that the site is Greenfield and therefore redevelopment does not represent an efficient use of land and could result in loss of soil resources. The site adjoins a railway line but is at a distance from rail freight facilities. Therefore, modal shift is possible, but only at significant investment. There is also a minor negative effect in relation to the proximity of Bradford Wildlife Sites to the site and there is also uncertainty over the ecological value of the site itself.	
50	This site is brownfield and close to sensitive receptors - a Bradford Wildlife Area lies immediately north-east and, depending on the type of waste management technology selected, development of the site could have adverse air quality impacts on the wildlife site. However, there is a rail freight facility on site. The site is outside of a flood zone but is approximately 60m from a flood zone and flood risk could potentially be an issue in the future with climate change.	
51	This site has not been further considered in the site assessment because its limited size and shape is likely to preclude development.	N/A
53	This site is suburban and Greenfield, therefore development of the site will result in the loss of soil resources.	

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Site number	Commentary	Conclusion
56	This site is suburban and Greenfield, therefore development of the site will result in the loss of soil resources. It is located in a mixed residential and industrial suburban area and there is no railway in the site surrounds. The site will therefore not encourage a shift from road freight.	
57	This site is brownfield and close to sensitive receptors - a Bradford Wildlife Area lies immediately north-east and, depending on the type of waste management technology selected, development of the site could have adverse air quality impacts on this wildlife site.	
60	No constraints have been identified in relation to this site.	
61	This site is close to a railway line. However, there are Listed Buildings and a Conservation Area within 400m of the site, and development of the site may have an adverse visual impact on the settings on these.	
63	No constraints have been identified in relation to this site.	
71-74	These sites have been grouped together in the site assessment. Three major constraints are identified. The sites are located predominantly in Environment Agency Flood Zone 3. Site 71 is outside of a flood zone but is approximately 20m from flood zone 2 and flood risk could potentially be an issue in the future with climate change. The size of the site and, therefore, the likely scale of development would be likely to have a significant adverse effect on residential uses to the north, in Silsden. Also, a Conservation Area lies directly north of the site and development of the site would be likely to affect its setting.	
78	The site has no significant negative effects and one significant positive effect. The latter relates to the sites suitability for freight transport. The rest of the effects are neutral, uncertain, minor negative or minor positive. The minor negative effects relate to the fact that the site is near to two Bradford Wildlife Sites and it is visually prominent, although the site and its immediate surroundings are currently of low landscape quality.	
79	No constraints have been identified in relation to this site although it is close to a cycle path.	
81	No constraints have been identified in relation to this site.	
82	This site is brownfield and close to residential receptors. It is visible from its surroundings and a Conservation Area lies within 200m, therefore, development of the site may affect the setting of this designated site. There are also Listed Buildings within 300m.	
92	No constraints have been identified in relation to this site.	

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94	Site 94 is only suited to a pyrolysis or gasification plant. A significant negative potential impact is identified with regard to biodiversity because the site is within 3km of an SAC and SPA and therefore an Appropriate Assessment is likely to be required of a proposed development for pyrolysis or gasification with regards to air quality impacts on these European designated sites. It is unknown whether there are any health and safety considerations with regards to the proximity of residential and primary school uses to a pyrolysis or gasification plant. The site is not located near to a railway line or rail freight depot and will therefore not encourage a shift from road freight.	
95	Site 95 is only suited to a pyrolysis or gasification plant. The site is within a sensitive area with regards to receptors (adjacent to terraced housing) and with potential for a new chimney stack to affect the setting of Nidderdale AONB. A significant negative impact is identified with regard to biodiversity because the site is within 1km of the South Pennine Moors Phase 2 SPA and the South Pennine Moors SAC and within 4km of the North Pennine Moors SPA and SAC. The redevelopment of the site for pyrolysis or gasification is likely to require an Appropriate Assessment with regards to air quality impacts on these European designated sites. It is unknown whether there are any health and safety considerations with regards to the proximity of residential uses to a pyrolysis or gasification plant. The site is not located near to a railway line or rail freight depot and will therefore not encourage a shift from road freight.	
96	There are no constraints identified in relation to this site, although it is not located near to a railway line or rail freight depot and will therefore not encourage a shift from road freight.	
98	The site is not located near to a railway line or rail freight depot and will therefore not encourage a shift from road freight. The site is approximately 300m to the east of a Bradford Wildlife Site. This site could potentially affect the wildlife site if it were sensitive to air pollution, including dust. This would require assessment and mitigation as appropriate.	
100	There could be a risk of cumulative effects, particularly with regard to air quality because it is located within the centre of Bradford which experiences pockets of poor air quality and four Air Quality Management Areas (AQMA) have been declared. Environmental assessment and appropriate mitigation of a planning application for a waste management facility at this site would be required. The site is outside of the area at risk from flooding but is within 0.07m of an area of flood risk and therefore runoff on the site will need to be controlled so as to avoid exacerbating flood risk elsewhere.	
101	There could be a risk of cumulative effects, particularly with regard to air quality because it is located within the centre of Bradford which experiences pockets of poor air quality and four AQMA have been declared. Environmental assessment and appropriate mitigation of a planning application for a waste management facility at this site would be required.	

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Site number	Commentary	Conclusion
102	Runoff with need to be controlled on this site as it is next to a washlands area and the River Aire and the site should not increase flood risk elsewhere in the catchment. The site is within an area at risk from flooding but benefits from flood defences. Run-off will also need to be controlled to avoid water pollution in the river. There is a Bradford Wildlife Area across the river from this site, approximately 100m away on the other side of the River Aire. Whether the redevelopment of this site could affect the wildlife site may need to be assessed and mitigation put in place, particularly during construction. The site is not near to a railway line and therefore will not help to shift any freight from roads.	
104	The site is Greenfield and therefore the development will result in the loss of soil resources. There are mature trees present on the site. The condition and value of these trees is unknown. This would need to be assessed in more detail to understand the risk of habitat loss, should the trees be lost to development.	
108	This site has been excluded from further consideration because it is allocated for housing.	N/A
110	This site has been excluded from further consideration because it is allocated for housing.	N/A
112	HGVs visiting the site are likely to significantly affect nearby residential areas and this may not be mitigable, due to access to the site via a number of residential streets. The site is Greenfield and therefore development will result in loss of soil resources. There are some trees on the site. The extent of the tree coverage or value of the trees is unknown. This would need to be assessed in more detail to understand the risk of habitat loss, should the trees be lost to development. Trees on the site may be lost through development. If these cannot be retained this will result in a loss of habitat and biodiversity resource.	
114	Air quality assessment will be required and the site could be constrained by air quality within the Bradford area. HGVs visiting the site could adversely affect nearby residential areas and a school. An increase in HGVs on the B6145 close to the site could potential affect Listed Buildings along this road and assessment may be required with regards to this issue. The site is outside of a flood zone but is less than 100m from flood zone 2 and flood risk could potentially be an issue in the future with climate change.	
121	The site has no significant negative effects. A significant positive effect is recorded in relation to modal shift. There is a railway line within close proximity to the site and a working railway siding within the site. Minor negative effects are identified because there is a risk of bats being present in existing structures on site and there are two listed buildings c500m from the site. However, it is likely that the potential negative effects associated with bats and Listed Buildings can be mitigated if, through assessment, potential negative effects are identified. The rest of the effects are neutral, uncertain or minor positive. The rest of the effects are neutral, uncertain or minor positive.	

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Site number	Commentary	Conclusion
123	This site has not been further considered in the site assessment because it is further than 1km from the strategic road network and because part of the land is in a Conservation Area as well as being in a Site of Local Conservation Importance.	N/A
124	This site has not been further considered in the site assessment because it is further than 1km from the strategic road network.	N/A
126	This site has not been further considered in the site assessment because it is further than 1km from the strategic road network.	N/A
128	The site has not been considered further because it is within a minerals area of search and is of Local Conservation Importance.	N/A
130	The site has not been considered further because it falls outside the 1km distance from the strategic road network.	N/A
131	The site has not been considered further because it falls outside the 1km distance from the strategic road network.	N/A
132	The site is just over 3km from the South Pennine Moors Phase 2 SPA and the South Pennine Moors SAC. Depending on the proposed use of the site, e.g. whether it were to emit pollutants to the air etc, the proposed development may require Appropriate Assessment in accordance with the Habitats Regulations 2010. Mitigation would be required to avoid impacts on the sensitive receptors identified in the site assessment. The site may be large enough to ensure that any development can be located so that it does not adversely affect the farmhouse property which is on the southern boundary. There is some tree coverage on site although it is known how significant the coverage is or how valuable the trees are. This would need to be assessed in more detail to understand the risk of habitat loss, should the trees be lost to development. There is a listed building adjacent to the south of the site. The setting of this listed building may currently be affected by the site's use as a landfill. Use of the site for other waste management uses which involve the introduction of additional chimneys / stacks etc could also affect the setting of the listed building. The site is not near to a railway line or freight depot and therefore would not encourage a modal shift away from road transport. The site is outside of a flood zone but it within 50m of the flood zone and flood risk could potentially be an issue in the future with climate change.	
134	The site has not been considered further because it is within a minerals area of search and is of Local Conservation Importance.	N/A

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Site number	Commentary	Conclusion
135	The site has not been considered further because it is outside of the 1km distance to the strategic road network and it is designated as a Site of Local Conservation Importance.	N/A
136	The site is just over 3km from the South Pennine Moors Phase 2 SPA and the South Pennine Moors SAC. Depending on the proposed use of the site, (e.g. increasing the level of pollutants within air emissions), the proposed development may require Appropriate Assessment in accordance with the Habitats Regulations 2010. There is a minor watercourse and water body to the west of the site which, according to the Environment Agency website, experience some flooding but the site is outside of the area at risk from flooding. The site is former quarry and could have significant biodiversity potential. Ecological assessment would be required to ensure that the potential impacts of the development can be mitigated. The site is not near to a railway line or freight depot and therefore would not encourage a modal shift away from road transport.	
137	The site has not been considered further because it is outside of the 1km distance to the strategic road network and it is allocated for housing.	N/A
138	The site is approx. 1km from the South Pennine Moors Phase 2 SPA and the South Pennine Moors SAC. Depending on the proposed use of the site, (e.g. increasing the level of pollutants within air emissions), the proposed development may require Appropriate Assessment in accordance with the Habitats Regulations 2010. There is a Listed Building within approx. 700 m of the site. The setting of this listed building may currently be affected by the site's use as a quarry. Use of the site for other waste management uses which involve the introduction of additional chimneys / stacks etc. could also affect the setting of the listed building. The site is not near to a railway line or freight depot and therefore would not encourage a modal shift away from road transport.	
139	The site has not been considered further because it is a designated Minerals Area of Search.	N/A
140	Issues with sensitive receptors have been identified by GVA in the site assessment and are not repeated here. There are two Listed Buildings close to the eastern boundary of the site. These buildings may currently be affected by the current use of the site as a quarry. It is unknown whether they could be affected by the use of the site for waste management.	