

## **South Bradford Urban Area**

### **Sites Assessments**

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## Bradford South East

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

- EM46. Appropriate mitigation measures are referred to above with respect to the potential housing sites.
- 1.1.15 In addition, significant negative effects have been identified in relation to air quality (SA Objective 9) for sites EM1, EM12, EM46, EM53, EM54 and EM87. Appropriate mitigation measures are referred to above with respect to the potential housing sites.
- 1.1.16 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for all sites with the exception of EM1, EM87 and SE44/E. This is due to the loss of >0.4ha of greenfield land.
- 1.1.17 Significant positive effects have been identified for all sites (with the exception of SE44/E which scored minor positive for the economy SA Objective 19) in relation to employment (SA Objective 18) and economy (SA Objective 19).
- 1.1.18 Sites EM87 is the only sites which score positively (minor) in relation to biodiversity & geodiversity (SA Objective 6) and landscape & townscape (SA Objective 7), while the remainder score negatively (minor) or scored a negligible rating.
- 1.1.19 In relation to transport (SA Objective 10), sites EM3, EM14, EM46, EM53, EM54, and EM87 score positively (minor), while the remainder score negatively (minor).
- 1.1.20 In Bradford South East, there are also ten Discounted sites (SE/061, SE/064, SE/066, SE/070, SE/072, SE/077, SE/081, SE/104, SE/117, SE/122). There are three commitments (SE/088, SE/092 and SE/109). There are also six Alternative sites (SE/177, SE/178, SE/163, SE/164, SE/126 and SE/159). In relation to employment sites, there are three PO Reserve sites (EM85, EM92 and EM114) which are assessed below.

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

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

PO Ref	Site Ref	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SE47/H	SE/099	-	-	--	+	--	-	-	-	-	-	++	-	+	+	+/-	+	-	+	+
SE46/H	SE/100	-	-	--	+	-	-	-	-	-	-	++	-	+	+	+/-	+	-	+	+
SE25/H	SE/102	-	-	--	+	-	-	-	O	-	+	+	+/-	++	+	+/-	++	++	+	+
SE27/HC	SE/111	-	-	--	-	-	-	-	O	-	+	+	+/-	++	+	+/-	++	++	+	+
SE28/H	SE/114	-	-	-	+	-	-	-	O	-	+	+	+	++	+	+/-	++	++	+	+
SE29/H	SE/118	-	-	+/-	+	-	+	+	O	-	+	+	+	+	+	+/-	++	++	+	+
SE30/H	SE/128	-	-	--	+	-	-	-	O	-	+	+	-	+	+	+/-	+	+	+	+
SE31/H	SE/137	-	-	--	+	-	-	-	-	-	+	+	+	+	+	+/-	++	+	+	+

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

PO Ref	Site ref	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SE29/E	EM1	-	-	+/-	--	-	-	-	O	--	-	O	+	O	O	+	O	+	++	++
SE43/E	EM3	-	-	--	+	-	-	-	O	-	+	O	+	O	O	+/-	O	+	++	++
SE40/E	EM12	-	-	--	-	-	-	-	-	--	-	O	+	O	O	+/-	O	+	++	++
SE41/E	EM14	-	-	--	+	-	-	-	O	-	+	O	+	O	O	+/-	O	+	++	++
SE32/E	EM18	-	-	--	+	-	-	-	O	-	-	O	+	O	O	+/-	O	+	++	++
SE42/E	EM19	-	-	--	-	-	-	-	O	-	-	O	+	O	O	+/-	O	+	++	++
SE38/E	EM21	-	-	--	--	-	-	-	-	-	-	O	+	O	O	+/-	O	+	++	++
SE33/E	EM46	-	-	--	--	-	-	-	-	--	+	O	+	O	O	+	O	+	++	++
SE34/E	EM53	-	-	--	-	-	-	-	O	--	+	O	+	O	O	+/-	O	+	++	++
SE35/E	EM54	-	-	--	+	-	-	-	O	--	+	O	+	O	O	+/-	O	+	++	++
SE36/E	EM87	-	-	+/-	-	-	+	+	O	--	+	O	+	O	O	+/-	O	+	++	++
SE44/E	SE44/E	-	-	+	+	+/-	O	O	O	-	+/-	O	+	O	O	+/-	O	+	++	+
SE37/E	SE/099	-	-	--	+	-	-	-	-	-	-	O	+	O	O	+/-	O	+	++	++

Key:

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

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/001 – High Bridge Terrace, West Bowling	1.32	Vacant field	Greenfield	30 dwellings	Preferred Option: SE1/H

**Summary of assessment for SE/001:**

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is greenfield. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and in its current condition it could potentially be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Eastern perimeter of the site is adjacent to deciduous woodland priority habitat, which could be adversely affected by development at the site, such as through impacts on root zones.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is entirely situated within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 2.36km north at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan Policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		There are a range of key services and amenities located within 600m of site, including a convenience store 450m north on Parkside Road and those 150m south on the A6177.						
13 Social cohesion		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a diverse range of culture and leisure opportunities in all directions surrounding the site, particularly along the A6177 and the A6036, including pubs, restaurants, places of worship and community centres.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be within 800m of the nearest medical centre, Woodroyd Medical Centre. The site is 1.8km south-east of a general hospital, St Luke's Hospital. Residents would have excellent access to green space, being in the immediate vicinity of Bowling Park, providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, St Matthew's CE Primary School, is 500m west of the site. The nearest secondary school, Bradford Academy, is 1.2km north-east of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Staygate and Euroway Estate Employment Zones which are within 500m of the site.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

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

**Summary of assessment for SE/003:**

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A small, unnamed waterbody is 10m east of the site. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that, in its current condition, potentially makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		0	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 3.4km north-west at Bradford Interchange Railway Station. Site has limited access for pedestrians and cyclists, with a limited access to pedestrian footways and cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services	The nearest area of basic services and amenities, including a village store, appears to be 500m south on Kesteven Road. Residents may need to travel 1.2km west onto the A6177 in order to access a broader range of shops and services.							
13 Social cohesion		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would have good access to a range of culture and leisure opportunities including a church, takeaway outlet, bar and numerous outdoor leisure spaces.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 700m of the nearest medical centre, Holme Wood Health Centre. The site is 3.8km east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Carwood Primary School, is 430m north of the site. The nearest secondary school, Bradford Forster Academy, is 1.4km west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Cutler Heights Employment Zone, 750m west of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/005 – Cleckheaton Road	0.51	Vacant PDL plot that appears to be mostly reclaimed by nature.	Brownfield	16 dwellings	Preferred Option: SE3/H
<p><b>Summary of assessment for SE/005:</b>                      Major adverse effects due to proximity of the site to major hazards (middle and outer zones) are predicted in relation to the Health SA Objective. The site could deliver a major positive effect for residents on the transport SA Objective as a result of being within the target distances of both bus stops and a railway station.                      Minor positive effects were predicted for most other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to education facilities, local services and amenities, and employment areas. However, the site is adjacent to a railway track so residents may experience some disruption.                      The site is PDL but appears now to have a high percentage woodland cover, with the northern portion of the site coincident with the Railway Terrace / Raw Nook Local Nature Reserve. It is unclear if the new development would avoid the LNR. As such, minor adverse effects have been predicted for a range of natural environment themed SA Objectives, but there are no significant adverse effects predicted for the site.</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is PDL. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of the land resource subject to the potential effects on the MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low and medium risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it could be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL but appears to have been reclaimed by nature and currently contains various GI elements. It is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The northern portion of the site is coincident with the Railway Terrace / Raw Nook Local Nature Reserve. It is unclear if development could be laid out in a manner that avoids the LNR. New development could risk adversely affecting habitats and species within the LNR, such as through a direct loss of habitat or through disturbances. Site is 15m south-east of the Railway Terrace and Raw Nook LWS, and 130m south-west of the Toad Holes Beck, Oakenshaw LWS, which could be exposed to increased recreational disturbances as a result of development at the site.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of a PDL site which, in its current condition having been mostly reclaimed by nature, potentially makes a positive contribution towards the local landscape and townscape character. New development here could therefore potentially adversely affect the local character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects. There is also an existing building within the site and depending on the condition of this building there could be opportunities to enhance the visual amenity value of the site. Overall however, at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		0	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 250m south-west at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities, including a convenience store, appears to be 300m west along Cleckheaton Road.							
13 Social cohesion		+/-	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to railway track, which would be likely to impact on the quality of life of new residents as a result of noise and visual disturbances.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, churches and Woodlands Cricket Club along Cleckheaton Road and in Moorside, despite the fact that the immediate local area appears to house many logistics companies.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		--	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 1.2km north-east of the nearest GP surgery, Low Moor Medical Centre, putting it outside the target distance. The site is 3.7km south of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats, including Victoria Park and South Bradford Golf Club, with opportunities for outdoor exercise and community engagement which could improve both physical and mental health for the residents of the development. The site's proximity to major hazards (middle and outer zones), i.e. HSE hazardous installations, could give rise to a major negative effect on this SA Objective.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Low Moor CE Primary School, is 785m north-west of the site. The nearest secondary school, Appleton Academy, is 1.73km south-west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Euroway and Low Moor Employment Zones which are adjacent to the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/014 – Spen View Lane / Shetcliffe Lane, Bierley	3.77	Grazing	Greenfield	100 dwellings	SUE Site / Preferred Option: SE4/H
<p><b>Summary of assessments for SE/014:</b>                      Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. Minor adverse effects predicted for historic environment, in light of listed buildings within site boundary. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.                      The site is generally well located to provide residents with good access to buses, jobs, cultural spaces, and schools, with particularly good access to health facilities. For some key services and amenities, such as shops, residents may need to travel up to 1km.</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with the coal MSA. Site ALC is of Grade 3, which could potentially comprise BMV although this is uncertain. Development would result in the loss of a large (>0.4ha) parcel of greenfield and so would not constitute as an efficient use of land.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. There are some areas of medium risk of surface water flooding at the north east border of the site. Given the extent of this flood risk area relative to the size of the site, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. However, the site coincides with Natural England's Green Infrastructure corridor. Development on this large greenfield site would likely see a reduction in the site's biodiversity value and local habitat connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. The loss of greenfield could have negative impacts on the quality and character of the local area. However, given the site is bounded by existing built form and construction the alteration to character would be minor.							
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There is a grade II listed building (Lockwood Farmhouse) within the site boundary, there will likely be negative effects on setting and potentially physical impacts depending on how the site is designed – it may be possible to retain the building within the wider development.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 300m of several bus stops with frequent services. Low Moor Railway Station which is 2.1km southwest of the site. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
		-	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services							Site would provide residents with somewhat limited access to services, as residents would have to go further than 600m to access key services in Bierley (1km north) or Tong Street (1km north east).	
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
							Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.	
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							Site would benefit from excellent access to cultural and recreational spaces and places in and around the South Bierley area.	
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
							New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.	
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	
							Site is within 400m of the nearest GP surgery, Listonshells Day Centre and 1km of Cygen Hospital, Bierley 1km north. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRow network.	
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
							The nearest primary school, Newhall Park Community Primary School, is within 800m north west of the site. The nearest secondary school, Bradford Academy is 1.8km from the site, putting it outside the target range.	
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
							Site would provide residents with good access to a broad range of high quality and diverse employment opportunities with 11 Employment Zones within 5km.	
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
							The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.	

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/015B – Upper Castle Street	0.43	Greenfield	Greenfield	17 dwellings	Preferred Option: SE5/H
<p><b>Summary of assessment for SE/015B:</b>                      Significant adverse effect predicted for the air quality SA Objective as a result of the site being within the CAZ. In addition, major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is well located to provide residents with good access to buses, shops, jobs, and cultural spaces, with particularly good access to schools and health facilities.</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with the coal MSA. Site has urban grade ALC soils. Site is a small greenfield site and therefore development would be a slightly inefficient use of land.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. The western perimeter of the site runs adjacent to an area of surface water flood risk, which could potentially be just inside the site to a very minor extent. It is expected that this would be avoided through the layout of any development here. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. However, the site coincides with Natural England's Green Infrastructure corridor. Development on this greenfield site would likely see a reduction in the site's biodiversity value and local habitat connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. The loss of greenfield could have negative impacts on the quality and character of the local area. However, given the site is bounded by existing built form and construction the alteration to character would be minor.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements. The site is also situated within a CAZ, reduction of air quality in this area will negatively affect the achievement of air quality targets.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 160m of several bus stops with frequent services, and within 1.2km of Bradford Interchange Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	Site would new residents with excellent access to a diverse range of key services and amenities, along Manchester Road 500m west of the site.							



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. However, site is within 100m of a railway line, which could potentially impact on the quality of life of new residents here as a result of noise and visual disturbances.							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has good access to culture and leisure opportunities in the local area, along Manchester Road 500m west of the site and Bowling Park 500m south east of the site.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is within 700m of Parkland's Medical Practice and 800m of St Luke's Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRow network.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site within 600m of Bowling Park Primary School and Dixons City Secondary Academy.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities with 10 Employment Zones within 5km.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SE/027:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with the coal MSA. Site has urban grade ALC soils. Development would result in the loss of a large (>0.4ha) parcel of greenfield and so would not constitute as an efficient use of land.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. However, the site coincides with Natural England's Green Infrastructure corridor. Development on this large greenfield site would likely see a reduction in the site's biodiversity value and local habitat connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. The loss of greenfield could have negative impacts on the quality and character of the local area. However, given the site is adjacent to existing built form and construction the alteration to character would be minor.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in air pollution at the site in relation to existing levels, due to the construction and occupation of new homes and the associated transport movements and household pollution.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 150m of bus stops with frequent services. Bradford Interchange Railway Station is 2.5km south of the site. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	Site would offer residents good access to key services and amenities, being within a 250m walk of services and amenities along Rooley Road.							

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would offer residents with good access to cultural and leisure areas, being within a 250m walk of that varied array of cultural and leisure spaces along Rooley Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	
	Site is within 400m of the nearest GP surgery, Rooley Lane Medical Centre and 1km of Cygen Hospital, Bierley 1km south. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRow network.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Lower Fields Primary Academy, is within 800m south west of the site. The nearest secondary school, Bradford Academy is within 500m north of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Bradford 3km to the north of the site. Site is also within 5km of eleven Employment Zones surrounding Bradford.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/030 – Landscope Avenue, Holme Wood	0.60	Site appears to be a combination of hardstanding and car parking, with some areas of greenfield and grasses	Mix	20 dwellings	Preferred Option: SE7/H
<p><b>Summary of assessment for SE/030:</b>                      The site could deliver a major positive effect for residents on the education SA Objective as a result of being within the target distance for both primary and secondary education facilities.                      Minor positive effects were predicted for nearly all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, education facilities and employment areas.                      A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a site which is partially greenfield and contains some GI elements.</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is a mix of PDL and greenfield. ALC Grades at the site are Grade 3, which could include BMV, and 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is partial greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is partially PDL with existing hard standing. There may therefore be somewhat limited scope for new development at this location to alter the local townscape and landscape character. There could potentially be opportunities for enhancing the local character through new development of a high quality design. However, the site currently contains several trees and some open green space that are likely of high visual amenity value and, based on the risk that this could be lost as a result of new development, a minor adverse effect on the local character cannot be entirely ruled out at this stage.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 3.8km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of basic services and amenities, including a village store, appears to be 150m north on Kesteven Road. Residents may need to travel 750m south-east onto Tong Street in order to access a broader range of shops and services.							
13 Social cohesion		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, churches and parks along Tong Street.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 1km south-east of the nearest GP surgery, Holme Wood Health Centre, putting it outside the target distance. The site is 4.1km south-east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, including at adjacent Pit Hill Park, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Ryecroft Primary School, is 375m north-west of the site. The nearest secondary school, Tong Leadership Academy, is 850m south of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Cutler Heights Employment Zone, 1km west of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

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

**Summary of assessment for SE/031:**

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. Minor positive effects were predicted for most other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is greenfield. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. Site has a limited extent of land at a low risk of surface water flooding and a very limited extent at high and medium risk in the southernmost corner. It is expected that these areas could be avoided through a careful layout of development. However, development could also lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and it could potentially be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that, in its current condition, potentially makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 2.6km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
		+/-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

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12 Accessible services	There are a of local shops and services approximately 300m south-east of the site, including a local supermarket and pharmacy. Residents may have to travel 1km west on Wakefield Road or 1km south-west onto Tong Street to access a broader range of services and amenities to satisfy their daily needs.						
13 Social cohesion	++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure	+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, places of worship and parks along Tong Street and Wakefield Road.						
15 Safe & secure	+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health	++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 350m of the nearest medical centre, Holme Wood Health Centre. The site is 3.1km east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education	++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Knowleswood Primary School, is 550m south of the site. The nearest secondary school, Bradford Forster Academy, is 650m west of the site.						
18 Employment	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Cutler Heights Employment Zone which is adjacent to the site.						
19 Economy	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

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

**Summary of assessment for SE/032:**

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. Minor positive effects were predicted for most other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas. No major adverse effects have been predicted, but as a greenfield site, it could currently be of some biodiversity value and be making a positive contribution to the local landscape and townscape character. This would be lost in the development, so minor adverse effects were predicted for a range of natural environment themed SA Objectives.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
							Site is greenfield. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA.	
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
							Site is in FZ1. Site has a limited extent of land at a low risk of surface water flooding and a very limited extent at high and medium risk in the southernmost corner. It is expected that these areas could be avoided through a careful layout of development. However, development could also lead to an increase in impermeable surfaces, compared to current levels.	
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
							Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.	
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
							Site is greenfield containing various GI elements and it could potentially be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.	
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
							Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that, in its current condition, potentially makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.	
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
							Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.	
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
							Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.	
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
							Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 2.86km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.	
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
							The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.	
		+/-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services	There are a of local shops and services approximately 150m south of the site, including a local supermarket and pharmacy. Residents may have to travel 1.2km west on Wakefield Road or 1km south-west onto Tong Street to access a broader range of services and amenities to satisfy their daily needs.							
13 Social cohesion		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/033 – Land at Muirhead Fold, Holme Wood	0.60	Site appears to be a mix of hard standing and open greenspace	Mix	19 dwellings	Preferred Option: SE10/H
<p><b>Summary of assessment for SE/033:</b>                      The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. Minor positive effects were predicted for nearly all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and employment areas. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a partially greenfield site.</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is a mix of PDL and greenfield. ALC Grade at the site is Grade 4. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is partial greenfield containing various GI elements and it could potentially be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that, in its current condition, potentially makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 3.4km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of basic services and amenities, including a village store, appears to be 400m east on Kesteven Road. There is a broader range of shops and services 550m available south-east on Tong Street.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, churches and parks along Tong Street.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 650m of the nearest medical centres, either Holme Wood Health Centre or Tong Medical Practice, depending on location within the site. The site is 3.6km east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Ryecroft Primary Academy, is 350m north-east of the site. The nearest secondary school, Tong Leadership Academy, is 1.1km south-east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Cutler Heights Employment Zone which is 700m west of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SE/035:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with the coal MSA. Site has urban grade ALC soils. Site is PDL and would constitute an efficient use of land, depending on the potential impacts on the coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. A very limited extent in the western portion of the site is at a low and medium risk of surface water flooding, which would be expected to be avoided through the layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. However, the site coincides with Natural England's Green Infrastructure corridor. As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in air pollution at the site in relation to existing levels, due to the construction and occupation of new homes and the associated transport movements and household pollution.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 150m of bus stops with frequent services. Bradford Interchange Railway Station is 2.5km south of the site, putting it outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	Site would offer residents good access to key services and amenities, being within a 250m walk of services and amenities along Rooley Road.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would offer residents with good access to cultural and leisure areas, being within a 250m walk of that varied array of cultural and leisure spaces along Rooley Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is within 400m of the nearest GP surgery, Rooley Lane Medical Centre and 1km of Cygen Hospital, Bierley 1km south. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Newhall Community Primary School, is within 800m south west of the site. The nearest secondary school, Bradford Academy is within 500m north of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Bradford 3km to the north of the site. Site is also within 5km of eleven Employment Zones surrounding Bradford.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

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

**Summary of assessment for SE/038:**

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is PDL. ALC Grade at the site is 'Urban'. Site coincides with a sandstone MSA. Site would be an efficient use of the land resource subject to the potential effects on the MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing buildings. It is considered to be likely that the site is of limited biodiversity value in its current condition. New development here would be unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is PDL and contains existing buildings that appear to be in commercial use. There may therefore be limited scope for new development to adversely alter the local character. It is considered likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
8 Cultural heritage		0	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 3.66km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

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	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services	+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a	
	Key services and amenities are located within 400m of site on Tong Street.							
13 Social cohesion	++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a	
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure	+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a	
	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, churches and parks in both directions along Tong Street.							
15 Safe & secure	+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health	++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
	Residents would be within 600m of the nearest medical centre, Tong Medical Practice. The site is 3.8km south-east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education	++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
	The nearest primary school, Ryecroft Primary School, is 600m north-east of the site. The nearest secondary school, Tong Leadershup Academy, is 750m south-east of the site.							
18 Employment	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Tong Street Employment Zone which is 300m south-west of the site.							
19 Economy	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SE/048:**

A major adverse effect is predicted due to proximity of the site to chemical works (middle and outer zones). Minor adverse effects predicted for water resources and air quality SA Objectives, as predicted for nearly all other sites. Site has a small area of medium and high surface water flood risk in its eastern portion. The site is located adjacent to a Local Wildlife Site. The site would be a good opportunity to deliver biodiversity net gain and improvements to the local townscape character, given its current condition. The site is well located to provide residents here with good access to jobs, shops, and cultural spaces, with particularly good access to public transport options, schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ 1. Site has an area in its eastern portion that is at a medium and high risk of surface water flooding and it is uncertain if this would be entirely avoidable through a careful layout.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. Site is within 100m of a small lake north of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+/-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The site is situated entirely within a Natural England's GI network and is adjacent to a Local Wildlife Site. As this site is currently a 100% brownfield, development would present an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built form of the local area, the site would provide an opportunity to improve the local character.							
8 Cultural heritage		0	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of several bus stops with frequent services. Site is within 500m of Low Moor Railway Station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations being within a 500m walk of services and amenities along Checkheaton Road.							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							



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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations along Checkheaton Road.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		--	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 1.5km Low Moor Medical Centre and 4km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development. The proximity of the site to chemical works (middle and outer zones) could give rise to a major negative effect.							
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site is just over 800m north west of Woodlands CE Primary School, putting it outside of the desired range. Appleton Academy, which provides secondary education is 1.8km south west of the site, again putting it outside of the desired range.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 5km of nine Employment Zones.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

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

**Summary of assessment for SE/050A:**

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is a mix of greenfield and PDL. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is predominantly greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is partially PDL with existing hard standing that appears to be vacant and disused. There may therefore be somewhat limited scope for new development at this location to alter the local townscape and landscape character. Depending on the condition of the site, new development here could potentially be an opportunity to enhance the local character, such as through a high quality design. However, the site currently contains several trees and open greenfield that are potentially of high visual amenity value and, based on the risk that this could be lost as a result of new development, a minor adverse effect on the local character cannot be entirely ruled out at this stage.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 3.16km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Key services and amenities are located within 600m of site on Tong Street.						
13 Social cohesion		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, churches and parks in both directions along Tong Street and on the A6177.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be adjacent to the nearest medical centre, Tong Medical Practice. The site is 3.2km south-east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats, including nearby Knowles Park, with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, St Columba's Catholic Primary School, is 180m west of the site. The nearest secondary school, Bradford Forster Academy, is 1.2km north-west of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Tong Street and Cutler Heights Employment Zones which are within 400m of the site.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

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

**Summary of assessment for SE/051:**

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is predominantly greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a coal MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low, medium and high risk of surface water flooding along its southern perimeter. Through a careful layout is expected that these areas could be avoided. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is predominantly greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Within 160m east of the site are six Grade II Listed Buildings, as well as the II* Listed Building 'Ryecroft Hall'. Development at this large open greenfield site could potentially have an adverse effect on the setting of these sensitive heritage assets, although this would be limited to some extent by the existing presence of screening vegetation and built form.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 350m of the nearest bus stop. The nearest railway station is 3.98km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The nearest area of basic services and amenities, including a village store, appears to be 350m north on Kesteven Road. Residents may need to travel 800m south-east onto Tong Street in order to access a broader range of shops and services.						
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, churches and parks along Tong Street.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 1.1km east of the nearest GP surgery, Tong Medical Practice, putting it outside the target distance. The site is 4.3km south-east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, including at adjacent Pit Hill Park, which could improve both physical and mental health for the residents of the development.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Ryecroft Primary School, is 500m north-west of the site. The nearest secondary school, Tong High School, is 750m south of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Tong Street Employment Zone which is 1km south-west of the site.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

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

**Summary of assessment for SE/054:**

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is PDL. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of the land resource subject to the potential effects on the MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and there are some limited areas of the site are at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing (what appears to be) a derelict building. It is considered likely that the site is of limited biodiversity value in its current condition. New development here would be unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is PDL and contains an existing building that appears to be potentially derelict and to have fallen into a state of disrepair. It is considered to be likely that new development at the site would be an opportunity to ensure that this location has a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value or by ensuring that the new development is of a high quality design (as required by various Local Plan policies). This is somewhat dependent on the design and implementation of development.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 60m of multiple bus stops with frequent services. The nearest railway station is 3.4km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The nearest area of basic services and amenities, including a village store, appears to be 225m south-east on Kesteven Road. There is a broader range of shops and services available 800m south-east on Tong Street.						
13 Social cohesion		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, churches and parks along Tong Street.						
15 Safe & secure		+	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The new development would repurpose PDL with a derelict/partially burned pub with high-quality and secure development, and potentially improve pride in the local area. If the site were to not be allocated and redeveloped, the site would remain derelict which could exacerbate local crime rates.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be within 600m of the nearest medical centre, Holme Wood Health Centre. The site is 3.8km east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Ryecroft Primary School, is 160m south-east of the site. The nearest secondary school, Tong High School, is 1.2km south-east of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Tong Street and Cutler Heights Employment Zones which are within 900m of the site.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

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Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/055 – Ned Lane, Holme Wood (2)	3.73	Greenfield land	Greenfield 100%	98 dwellings	SUE Site/ Preferred Option: SE18/HC
<b>Summary of assessment for SE/055:</b> Significant adverse effects predicted due to the loss of greenfield land and residing within the green belt. Minor adverse effects predicted for air quality, biodiversity, landscape, transport and flood risk. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and educational facilities. With particularly good access to health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 3.							
4 Climate change resilience		-	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at medium risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there is no waterbody within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs, however the site is within the green belt. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3, SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are three Listed Buildings within 200m of the site (two are 50m east)- Grade II Listed Buildings, namely 'Number 16 and adjoining barn fronting road', 'Numbers 18 and 20 and adjoining barn' and '25, Ned Lane'. New development at this open greenfield site could potentially have an adverse effect on the setting of these sensitive heritage assets, although any effects would be limited by the existing presence of screening vegetation.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 3.4km north west at Bradford Interchange Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Residents at the site would have good access to key services and amenities including those on Broadstone Way.						
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 700m east of the nearest GP surgery, Holme Wood Health Centre. The site is 3.9km west of a hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Carewood Primary School, is 50m west of the site. The nearest secondary school, Bradford Forster Academy, is 1.5km west of the site, this is outside of the desired range.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 2km of the Cutler Heights, Tong Street and Law Street employment zones.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

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

**Summary of assessment for SE/057:** Significant adverse effects predicted due to the loss of greenfield land and residing within the green belt. Minor adverse effects predicted for air quality, biodiversity, landscape, transport, access to services and distance to educational facilities. The site is well located to provide residents with good access to outdoor spaces and leisure spaces, including pubs, cultural spaces, jobs and health facilities.

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 3.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is very low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there is a waterbody within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs, however the site is within the green belt. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 4.8km south west at Low Moor Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would not have good access to key services and amenities including the nearest supermarket being 1.5km west along Tong Street.							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 2.4km west of the nearest GP surgery, Tong Medical Practice, this is outside of the desired range. The site is 5.8km north west of the nearest hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.							
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, St John's CE Primary School, is 2km west of the site. The nearest secondary school, Tong Leadership Academy, is 2km west of the site, these are both outside of the desired range.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 2km of the Cutler Heights, Tong Street and Law Street employment zones.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/060 – Holme Lane/Raikes Lane	2.6	Greenfield land	Greenfield 100%	60 dwellings	Preferred Option: SE45/H
<b>Summary of assessment for SE/060:</b> Significant adverse effects predicted due to the loss of greenfield land and residing within the green belt. Minor adverse effects predicted for air quality, biodiversity, landscape, transport and flood risk. The site is well located to provide residents with good access to key services and amenities, including shops, cultural spaces, jobs and educational facilities. With particularly good access to health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 3.							
4 Climate change resilience		-	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at medium risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there is no waterbody within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs, however the site is within the green belt. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		0	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 600m of multiple bus stops with frequent services. The nearest railway station is 3.2km north west at Bradford Interchange Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Broadstone Way.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 1.7km north east of the nearest GP surgery, Tong's Medical Practice, this is outside of the desired range. The site is 4km west of the nearest hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Carrewood Primary School, is 400m south of the site. The nearest secondary school, Bradford Forster Academy, is 1.5km west of the site, this is outside of the desired range.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 2km of the Cutler Heights, Tong Street and Law Street employment zones.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

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Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/062 – Holme Lane/Raikes Lane	0.91	Greenfield land	Greenfield 100%	32 dwellings	Alternative
<b>Summary of assessment for SE/062:</b> Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, biodiversity, landscape and transport. The site is well located to provide residents with good access to jobs, services and health facilities, with significantly good access to educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 3.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		+/-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are multiple listed buildings within 100m around the site. Short term negative effects would come from the noise generated due to construction; however it is expected that the development would improve the visual setting of this PDL site and so would be a long term positive effect.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 600m of multiple bus stops with frequent services. The nearest railway station is 4.1km north west at Bradford Interchange Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Broadstone Way.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including being adjacent to Pit Hill Park.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 1.3km north east of the nearest GP surgery, Tong Medical Practice, this is outside of the desired range. The site is 4.4km north west of the nearest hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Ryecroft Primary Academy, is 450m north west of the site. The nearest secondary school, Tong Leadership Academy, is 1km south of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 1.5km from multiple employment zones in the south east of Bradford.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

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

**Summary of assessment for SE/069:**

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

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to health facilities and employment areas. However, the site's access to transport links, services and amenities, and educational facilities is somewhat limited, with residents being required to travel outside the target distances.

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a coal MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a limited extent of land at a low, medium and high risk of surface water flooding, partially associated with a small water body. Through a careful layout is expected that these areas could be avoided. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A small, unnamed waterbody runs through the centre of the site. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and hedgerow, and so the site is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The south-west corner of the site adjoins Odsal Wood, which is Ancient Woodland and includes deciduous woodland priority habitat. This woodland could be adversely affected by development at the site, such as through impacts on root zones.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is located 330m south of a CAZ and due to the number of dwellings proposed, development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
								Site is 780m from the nearest bus stops with frequent services. The nearest railway station is 5km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
								The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
								East of the site appears to be largely industrial, so residents would potentially need to travel up to 1.3km south-west to access key services and amenities to satisfy their daily needs.
13 Social cohesion		+/-	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
								Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is within 100m of the M606 in places, which would be likely to impact on the quality of life of new residents as a result of exposure to air pollution and noise and visual disturbances.
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
								Residents at the site would have access to a range of culture and leisure opportunities including pubs, restaurants and churches east of the site, along the A6036 and the A641. Bradford Bulls Rugby League Club, Bankfoot Cricket Club and Odsal Stadium are in close proximity to the site.
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
								The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
								Site is 1.5km south of the nearest GP surgery, Woodroyd Medical Practice, putting it outside the target distance. The site is 2.5km south of St Luke's Hospital. Residents would have excellent access to green space, including South Bradford Golf Club, providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
								The nearest primary school, Newhall Park Primary School, is 1km north-east of the site. The nearest secondary school, Bradford Academy, is 1.9km north-east of the site.
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
								The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Euroway Employment Zone
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
								The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.

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

**Summary of assessment for SE/076:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with coal and sandstone MSAs. Site has urban grade ALC soils. Site is large (>0.4ha) greenfield site and therefore development would not be considered an efficient use of land.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. However, the site coincides with Natural England's Green Infrastructure corridor, improved grassland habitat network and scrub woodland habitat network. Additionally, there are a number of allotment plots to the north of site. Development on this large greenfield site would likely see a reduction in the site's biodiversity value and local habitat connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. Site is a large greenfield site on raised land making the development slightly discordant with the surrounding area. The loss of greenfield would have negative impacts on the quality and character of the site from a loss of visual amenity to local residents.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 250m of the nearest bus stop. The nearest railway station, New Pudsey Station, is 2.5km north east, putting it outside the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	The site has somewhat limited access to range of services, with key services including the nearest supermarket and bank being just outside the 600m target distance. However, a number of services can be accessed on New Leeds Road which is just 500m north west of the site.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has good access to culture and leisure opportunities in the local area, including multiple places of worship, recreational areas and restaurants on New Leeds Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	The site is 950m from the nearest GP surgery, Bradford Moor Practice, putting it outside the desired distance. The site is within the target distance of a hospital being within 1.4km of Leeds Road Community Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is 400m south of Thornbury Primary Leadership Academy and within 500m of Laisterdyke Secondary Leadership Academy.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities with nine Employment Zones within 5km.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SE/079:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and at low risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site would have no adverse effects on a sensitive biodiversity designation. Site is situated entirely within a Natural England's GI network, as this site is currently a 100% brownfield, development would present an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built form of the local area, the site would provide an opportunity to improve the local character.							
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The site is within 50m of a Grade II listed building. However, intervening vegetation may reduce any impact upon its setting. Development at the site would be unlikely to have a discernible impact on any other heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of several bus stops with frequent services and is within 400m of Low Moor Railway Station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations being within a 500m walk of services and amenities along Checkheaton Road.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations along Checkheaton Road.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		--	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 1.5km east of Low Moor Medical Centre and 4km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development. Due to the proximity of the site to major hazards (middle and outer zones), a major negative effect is predicted.							
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site is 900m west of Woodlands CE Primary School, putting it outside of the desired range. Appleton Academy, which provides secondary education is 1.8km south west of the site, again putting it outside of the desired range.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 5km of nine Employment Zones.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SE/089:**

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is greenfield. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is greenfield and potentially of some biodiversity value in its current condition, which new development would be likely to adversely affect.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that, in its current condition, potentially makes a positive contribution towards the local landscape and townscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 1.8km south-west at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Key services and amenities are located within 350m of site on Tong Street.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, churches and parks in both directions along Tong Street.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 400m of the nearest medical centre, Tong Medical Practice. The site is 3.6km south-east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, St Columbas Catholic Primary School, is 500m north-west of the site. The nearest secondary school, Tong High School, is 975m south-east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Tong Street Employment Zone which is 150m south-west of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

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

**Summary of assessment for SE/092:**

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor positive effects were predicted for nearly all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and employment areas. As a greenfield site containing TPO woodland which would be lost, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives for this site.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is greenfield. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. There is an area of TPO woodland within the site, which could be adversely affected by new development here such as through a direct loss of trees or impacts on root zones.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is entirely situated within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult due to the pollution associated with the construction and occupation of new homes.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 1.35km north at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities is 400m south-west on Gaythorne Road and surrounding streets.							
		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a



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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a diverse range of culture and leisure opportunities in all directions surrounding the site including pubs, restaurants, places of worship and sports centres and clubs.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be within 600m of the nearest medical centre, Woodroyd Medical Centre. The site is 800km south-east of a general hospital, St Luke's Hospital. Residents would have excellent access to green space, being in the immediate vicinity of Bowling Park, providing outdoor exercise opportunities, which could improve both physical and mental health for the residents of the development.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Bowling Park Primary School, is 250m south of the site. The nearest secondary school, Dixons City Academy, is 525m south-east of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Bowling Employment Zone which is 100m west of the site.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/099 – Westgate Hill Street	28.7	Greenfield land	Greenfield 100%	542 dwellings	SUE site/Preferred Option: SE47/H
<b>Summary of assessment for SE/099:</b> Significant adverse effects predicted due to the loss of greenfield land, residing within the green belt and due to having a water body within the site boundary. Minor adverse effects predicted for air quality, biodiversity, landscape, transport, access to services and distance to educational facilities. The site is well located to provide residents with good access to outdoor spaces and leisure spaces, including pubs, cultural spaces, jobs and health facilities. This site is particularly positive for Bradford's housing requirements.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 3.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is very low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		--	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there is a waterbody within the site boundary. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs, however the site is within the green belt. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development would not have a discernible impact on Scheduled Monuments. There are two Listed Buildings within 100m of the site boundary - Grade II Listed Building 'barn at Shawfield Farm' and 'The Kings Arm Public House'. Tong Conservation Area is 900m north east of the site. It is likely that new development at this large site would alter the setting of these sensitive heritage assets, particularly as large swathes of the site are currently greenfield.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 4.9km south west at Low Moor Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		++	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a major positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		Residents at the site would not have good access to key services and amenities including the nearest supermarket being 1.5km west along Tong Street.						
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 2.4km west of the nearest GP surgery, Tong Medical Practice, this is outside of the desired range. The site is 5.6km north west of the nearest hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, St John's CE Primary School, is 2km west of the site. The nearest secondary school, Tong Leadership Academy, is 2km west of the site, these are both outside of the desired range.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 2km of the Cutler Heights, Tong Street and Law Street employment zones.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – South Bradford Urban Area

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 3.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is very low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there is a waterbody adjacent to both the north and south face of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs, however the site is within the green belt. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There is one Listed Building within the site boundary (Grade II Listed 'Barn to south west of Raikes Hall Farmhouse on opposite side of road'. There is also a cluster of five listed buildings to the north of the site (100m). It is likely that new development at this large site would alter the setting of these sensitive heritage assets, particularly as large swathes of the site are currently greenfield.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 600m of multiple bus stops with frequent services. The nearest railway station is 5km south west at Low Moor Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		++	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a major positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		Residents at the site would not have good access to key services and amenities including the nearest supermarket being 1.5km west along Tong Street.						
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 2.5km west of the nearest GP surgery, Tong Medical Practice, this is outside of the desired range. The site is located 5.1km from the nearest hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, St John's CE Primary School, is 2km west of the site. The nearest secondary school, Tong Leadership Academy, is 2km west of the site, these are both outside of the desired range.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 2km of the Cutler Heights, Tong Street and Law Street employment zones.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SE/102:**

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. Minor positive effects were predicted for most other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is predominantly greenfield. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that, in its current condition, is likely making a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 210m of multiple bus stops with frequent services. The nearest railway station is 2.67km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+/-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	There are a limited number of local shops and services approximately 300m east of the site, including a local supermarket and pharmacy, but industrial services are prevalent in the local area. Residents may have to travel 1km west on Wakefield Road or 850m south-west onto Tong Street to access a broader range of services and amenities to satisfy their daily needs.							
		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, places of worship and parks along Tong Street and Wakefield Road.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be within 250m of the nearest medical centre, Holme Wood Health Centre. The site is 3.1km east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Knowleswood Primary School, is 400m south of the site. The nearest secondary school, Bradford Forster Academy, is 700m west of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Cutler Heights Employment Zone which is adjacent to the site.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SE/111:**

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. Minor positive effects were predicted for most other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and employment areas. The site is partially greenfield, so is likely to be of some biodiversity and visual value in its current condition, and therefore minor adverse effects were predicted for a range of natural environment themed SA Objectives. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is a mix of PDL and greenfield. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Existing buildings within the site may present opportunities for reusing structures or construction materials.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a limited extent of land at a low and medium risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is partial greenfield. It currently contains various GI elements including trees and so the site is likely to be of some biodiversity value in its current condition. The site coincides with Natural England's Green Infrastructure corridor. Residential development here would likely reduce the site's biodiversity value and would reduce local habitat connectivity due to the likely loss of grassland							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is partial greenfield and contains GI elements of potentially high visual amenity, including trees, which would likely be lost in the development. It is unclear whether the building currently on site would be incorporated into the new development, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out, despite the fact the site is adjacent to existing built form which would help limit the magnitude of potential effects. The development could be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 2.94km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		+/-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		There are of local shops and services in approximately 100m north of the site including a local supermarket and pharmacy. However, residents may have to travel up to 1km west on Wakefield Road or 900m south-west onto Tong Street to access a broader range of services and amenities to satisfy their daily needs.						
13 Social cohesion		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, places of worship and parks along Tong Street and Wakefield Road.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be within 150m of the nearest medical centre, Holme Wood Health Centre. The site is 3.2km east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Knowleswood Primary School is 350m south-west of the site. The nearest secondary school, Bradford Forster Academy, is 850m west of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Cutler Heights Employment Zone which is 450m west of the site.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/114 – Somerton Drive, Holme Wood	0.27	Open green space	Greenfield	5 dwellings	Preferred Option: SE28/H
<p><b>Summary of assessment for SE/114:</b>                      The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education.                      Minor positive effects were predicted for nearly all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and employment areas.                      No major adverse effects have been predicted for the site, but minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is greenfield. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and in its current condition it could potentially be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that, in its current condition, potentially makes a positive contribution towards the local landscape and townscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		0	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 3.25km north-west at Bradford Interchange Railway Station. Site appears to be accessible via walking and cycling, the lack of designated cycle paths in the local area could potentially deter people from walking or cycling regularly.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities is 400m south of the site along Tong Street.							
		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion							Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.	
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, churches and parks along Tong Street.	
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
							The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.	
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
							Residents would be within 400m of the nearest medical centre, Tong Medical Practice. The site is 3.5km south-east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.	
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
							The nearest primary school, St Columba's Catholic Primary School is 400m south-west of the site. The nearest secondary school, Bradford Forster Academy, is 1.2km north-west of the site.	
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
							The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Cutler Heights and Tong Street Employment Zones which are both within 600m of the site.	
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
							The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.	

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/118 – Kaycell Street, Bierley	0.62	PDL, vegetation	60% Greenfield	23 dwellings	Preferred Option: SE29/H
<b>Summary of assessment for SE/118:</b>					
No significant adverse effects predicted for the site. Minor adverse effects predicted for water resources and air quality SA Objectives, as predicted for most sites. The site would be a good opportunity to deliver biodiversity net gains and improvements to the local character, given its current condition. The site is well located to provide residents with good access to shops, jobs, buses, and cultural spaces, with particularly good access to schools and health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with the coal MSA. Site has urban grade ALC soils. Site is PDL and would constitute an efficient use of land, depending on the potential impacts on the coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 150m of bus stops with frequent services. Bradford Interchange Railway Station is 2.5km south of the site, putting it outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	Site would offer residents good access to key services and amenities, being within a 250m walk of services and amenities along Rooley Road.							
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is within 100m of the A6177 which could potentially impact on the quality of life of new residents here as a result exposure to air pollution and noise and visual disturbances.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site would offer residents with good access to cultural and leisure areas, being within a 250m walk of that varied array of cultural and leisure spaces along Rooley Road.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	
		Site is within 400m of the nearest GP surgery, Rooley Lane Medical Centre and 1km of Cygen Hospital, Bierley 1km south. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Newhall Community Primary School, is within 800m south west of the site. The nearest secondary school, Bradford Academy is within 500m north of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents would have good access to employment opportunities in the centre of Bradford 3km to the north of the site. Site is also within 5km of eleven Employment Zones surrounding Bradford.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SE/128:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with the coal MSA. Site ALC is of Grade 3, which could potentially comprise BMV although this is uncertain. Development would result in the loss of a large (>0.4ha) parcel of greenfield and so would not constitute as an efficient use of land.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is adjacent to the Bierley Wood Local Wildlife Site, which is a priority habitat and part of the woodland habitat network, development here may indirectly impact these sites e.g. reduced air quality/disturbance. The site also coincides with Natural England's Green Infrastructure corridor. Development on this large greenfield site would likely see a reduction in the site's biodiversity value and local habitat connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. The loss of greenfield could have negative impacts on the quality and character of the local area. However, given the site is bounded by existing built form and construction the alteration to character would be minor.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 300m of several bus stops with frequent services. Low Moor Railway Station is 2km northwest of the site. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	Site would provide residents with somewhat limited access to services, as residents would have to go further than 600m to access key services in Bierley (1km north) or Tong Street (1km north east).							
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site would benefit from excellent access to cultural and recreational spaces and places in and around the South Bierley area.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 1km south of the nearest GP surgery, Rooley Lane Medical Practice and 2.8km north west of the nearest hospital, St Luke's Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Newhall Park Community Primary School, is within 800m north west of the site. The nearest secondary school, Bradford Academy is 1.3km from the site, putting it just outside the target range.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities with 11 Employment Zones within 5km.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/129 – Shetcliffe Lane	6.55	Greenfield land	Greenfield 100%	229 dwellings	Alternative
<b>Summary of assessment for SE/129:</b> Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, biodiversity and landscape. The site is well located to provide residents with good access to jobs, transport, services and health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 3.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 500m of multiple bus stops with frequent services. The nearest railway station is 2.5km north east at Low Moor Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Bierley Lane.							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure							Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Judy Woods to the south west.	
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
							The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.	
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
							Site is 1.1km south of the nearest GP surgery, Tong Medical Centre, this is outside of the desired range. The site is 3.3km south east of the nearest hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.	
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
							The nearest primary school, St John's CofE Primary School, is 750m north of the site. The nearest secondary school, Tong Leadership Academy, is 1.7km north east of the site, this is outside of the desired range.	
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
							Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 1km from multiple employment zones in the south east Bradford.	
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
							The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.	

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/177 – Brogden House Farm B, Bierley	5.8	Greenfield land/Green Belt	Greenfield 100%	203 dwellings	Alternative
<b>Summary of assessment for SE/177:</b> Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, landscape and educational facilities. The site is well located to provide residents with good access to jobs, services, transport and health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 3. Site is within the green belt.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site is adjacent to a priority habitat inventory.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 700m of multiple bus stops with frequent services. The nearest railway station is 2km south west at Low Moor Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Bierley Lane.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Bierley Hall Woods to the north west.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 1.6km south of the nearest GP surgery, Tong Medical Centre, this is outside of the desired range. The site is 3.4km south east of a hospital, St Luke's Hospital.						
		Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, St John's CofE Primary School, is 1km north of the site, which is outside of the desired range. The nearest secondary school, Tong Leadership Academy, is 1.9km north east of the site, this is also outside of the desired range.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 1km from multiple employment zones in the south east Bradford.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/green field split	Potential development	Status
SE/178 – Brogden House Farm A, Bierley	1.44	Greenfield land/Green Belt	Greenfield 100%	50 dwellings	Alternative
<b>Summary of assessment for SE/178:</b> Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, biodiversity, landscape, and educational facilities. The site is well located to provide residents with good access to jobs, services, transport and health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 3. Site is within the green belt.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 500m of multiple bus stops with frequent services. The nearest railway station is 1.9km south west at Low Moor Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Bierley Lane.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Bierley Hall Woods to the west.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 1.6km south of the nearest GP surgery, Tong Medical Centre, this is outside of the desired range. The site is 3.4km south east of a hospital, St Luke's Hospital.  Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, St John's CofE Primary School, is 1km north of the site, which is outside of the desired range. The nearest secondary school, Tong Leadership Academy, is 1.9km north east of the site, this is also outside of the desired range.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 1km from multiple employment zones in the south east Bradford.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SE/046:**

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, health facilities and employment areas. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site containing trees. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. There is a small surface water body 30m south of the boundary, which could be impacted by the development.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing <del>CSPR</del> and <del>DM Local Plan</del> policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Holme Beck is 30m south of the site. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and in its current condition it could potentially be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Black Carr Wood Local Wildlife Site (also Ancient Woodland) is 500m north east of the site and although not designated, the site is adjacent to Springfield Community Gardens. Park/ Shackleton Ancient Woodland is also 1.3km east of the site.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that, in its current condition, potentially makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are three Listed Buildings within 30m of the site- Grade II Listed Buildings, namely 'Number 16 and adjoining barn fronting road', 'Numbers 18 and 20 and adjoining barn' and '25, Ned Lane'. New development at this open greenfield site could potentially have an adverse effect on the setting of these sensitive heritage assets, although any effects would be limited by the exiting presence of screening vegetation.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of multiple bus stops with frequent services, including those along Stirling Crescent. The nearest railway station is 3km north east at New Pudsey Railway Station, which is outside the target distance. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths							

Sites assessments – South Bradford Urban Area

11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of basic services and amenities, including a village store, appears to be 500m south on Kesteven Road. Residents may need to travel 630m west to Broadstone Road in order to access a broader range of shops and services.							
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would have good access to a range of culture and leisure opportunities including a church, takeaway outlet and bar. The site has excellent access to numerous outdoor leisure spaces including Springfield Community Gardens, Valley Natural Play Park and an area of open space (with a children's play park) on Dane Hill Drive.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 750m of the nearest medical centre, Holme Wood Health Centre. The site is 3.9km west of a hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Carwood Primary School, is 250m north west of the site. The nearest secondary school, Bradford Forster Academy, is 2km west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Cutler Heights Employment Zone, 1km west of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SE/137:**

Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, health facilities and employment areas. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site, in close proximity to Ancient Woodland. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing GSPR and DM Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Holme Beck is 300m south of the site. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and Green Belt and in its current condition it could potentially be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Black Carr Wood Local Wildlife Site (also Ancient Woodland) is 250m north east of the site. Park/ Shackleton Ancient Woodland is also 1.5km south east of the site.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that, in its current condition, potentially makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are two Listed Buildings within the site boundary- Grade II Listed Buildings, namely 'Number 16 and adjoining barn fronting road' and 'Numbers 18 and 20 and adjoining barn'. It is unclear how these may be incorporated into new development here, but it is considered to be likely that new development at this open greenfield site would be likely to adversely alter the setting of these sensitive heritage assets, although any effects would be limited by the exiting presence of screening vegetation.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services, including those along Copgrove Road and Broadstone Way. The nearest railway station is 2.8km north east at New Pudsey Railway Station. Site good access for pedestrians; primary access for pedestrians and cyclists is along Ned Lane.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the							



Sites assessments – South Bradford Urban Area

							minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.	
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would provide residents with good access to the various services and amenities available on Broadstone Way which is within 600m of the site.							
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would have good access to a range of culture and leisure opportunities including a church, takeaway outlet and bar. The site has excellent access to numerous outdoor leisure spaces including Springfield Community Gardens, Valley Natural Play Park and an area of open space (with a children's play park) on Dane Hill Drive.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 730m of the nearest medical centre, Holme Wood Health Centre. The site is 3.9km east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Carwood Primary School, is 70m west of the site. The nearest secondary school, Bradford Forster Academy, is 1.4km west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Cutler Heights Employment Zone, 800m west of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/1 – Neville Rd / Lower Lane	1.57	Site is partially PDL for commercial uses, with the remainder of the site greened over and potentially greenfield	Mix	Employment	Preferred Option (retain): SE29/E
<b>Summary of assessment for EM/1:</b>					
<p>The site has been proposed for employment development, which would be likely to deliver a major boost to the range of local employment opportunities at this location whilst also providing a boost to the local economy. A major positive score has therefore been predicted for the employment and economy themed SA Objectives.</p> <p>A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being situated entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. An additional major adverse effect arises for the climate change resilience SA Objective due to a large area in the centre of the site at medium and high risk of surface water flooding. Due to the relative size of this area, it may be difficult to avoid. Minor positive effects were predicted for other socio-economic themed SA Objectives due to the additional benefits of a new employment site, such as the potential for increasing the local offering of services and amenities and opportunities to learn new skills.</p> <p>The site is a mix of PDL and greenfield. Minor adverse effects were predicted for a range of natural environment themed SA Objectives.</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is a mix of PDL and greenfield. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would likely be an efficient use of the land resource subject to the potential effects on the MSA.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. A large area in the centre of the site is at medium and high risk of surface water flooding which may be difficult to avoid due to the size of this area relative to the site's size. Development could also lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is a mix of PDL and greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is a mix of PDL and greenfield, and contains GI elements including trees, which would be lost in the development. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local townscape and landscape character cannot be ruled out.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is entirely situated within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is over 400m from the nearest bus stop. The nearest railway station is 1.8km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians and cyclists for cyclists.							
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.							
13 Social cohesion		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
	This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.							
14 Culture & leisure		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.							
15 Safe & secure		+	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The new development would repurpose a heavily littered PDL with high-quality and secure development, and potentially improve pride in the local area. If the site were to not be allocated and redeveloped, the site would remain derelict which could exacerbate local crime rates.							
16 Health		O	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site would provide new employment land that offers skills learning opportunities for local people and employees.							
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The proposed development would provide new employment opportunities in Bradford's city centre.							
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The proposed development would deliver 1ha+ of new employment space within the Bowling Employment Zone, that would contribute towards the long term success of Bradford's economy. Due to the site's location, the proposed development could also provide a boost to the vitality of Keighley centre.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for EM/3:**

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is predominantly greenfield. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is predominantly greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is predominantly greenfield and contains GI elements of potentially high visual amenity, including trees, which would be lost in the development. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local townscape and landscape character cannot be ruled out.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
ff9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 2.9km west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
	This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.							
14 Culture & leisure		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		O	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site would provide new employment land that offers skills learning opportunities for local people and employees.							
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The proposed development would provide new employment opportunities in local area.							
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The proposed development would deliver a new employment space that would contribute towards the long term success of Bradford's economy. The proposed development could also provide a significant boost to the vitality of local area.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for EM/12:**

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a coal MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. Site has a limited extent of land at a low risk of surface water flooding and a very limited extent at high and medium risk. It is expected that these areas could be avoided through a careful layout of development. However, development could also lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A very small, unnamed surface waterbody falls within the site's boundary. Development here could pose a risk to water quality. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The north western perimeter of the site adjoins deciduous woodland priority habitat. Odsal Wood Ancient Woodland, which is also an LWS, is 70m north west of the site and could be affected by development at the site such as through impacts on root zones, loss of functionally linked land, or potential effects on tree root zones.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site contains a large open greenfield area with GI elements of potentially high visual amenity, including trees, which would be lost in the development. To the north of the site is existing commercial premises, which may help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The Grade II Listed Building 'Rose Garth' is 175m east of the site. Development at this large open greenfield could potentially adversely alter the setting of this sensitive heritage asset, although this would be limited by the existing presence of screening vegetation and built form surrounding the Listed Building. In addition, there is a motorway between the site and this heritage asset.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within 300m of a CAZ, due to the size of the site, development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

Sites assessments – South Bradford Urban Area

	Site is over 400m from the nearest bus stop. The nearest railway station is 1.72km south-west at Low Moor Railway Station. Site has good access for pedestrians and cyclists for cyclists.							
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.							
13 Social cohesion		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
	This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.							
14 Culture & leisure		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of a new employment site would introduce new potential targets and victims of crime, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		O	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site would provide new employment land that offers skills learning opportunities for local people and employees.							
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The proposed development would provide new employment opportunities in Bradford.							
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The proposed development would deliver 1ha+ of new employment space within the Euroway Employment Zone, that would contribute towards the long term success of Bradford's economy. The proposed development could also provide a boost to the vitality of the local area.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for EM/14:**

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

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

A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site, which adjoins Tong Moor LNR and LWS. The southern perimeter is adjacent to Inmoor Dike, the water quality of which could be impacted by the development.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site's southern perimeter is adjacent to Inmoor Dike. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and in its current condition it could potentially be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The south-west corner of the site adjoins Tong Moor LNR and LWS, which could be exposed to increased recreational disturbances or losses of functionally linked land as a result of development at the site.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, development could result in the loss of open greenfield that, in its current condition, could potentially be making a positive contribution towards the local landscape and townscape character. The site is adjacent to existing similar built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 4.38km south-west at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.							



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
	This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.							
14 Culture & leisure		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		O	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site would provide new employment land that offers skills learning opportunities for local people and employees.							
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The proposed development would provide new employment opportunities in Bradford.							
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The proposed development would deliver 1ha+ of new employment space within the Westgate Hill Employment Zone, that would contribute towards the long term success of Bradford's economy. Due to the site's location, the proposed development could also provide a boost to the vitality of the local area.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for EM/18:**

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Toad Holes Beck, Oakenshaw LWS, which is also an area of deciduous woodland priority habitat, is 10m west of the site and could be indirectly adversely affected by development at the site.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, development could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the site is adjacent to existing similar built form, which would help to limit the magnitude of potential effects.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is over 400m from the nearest bus stop. The nearest railway station is 860m south-west at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
	This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.							
14 Culture & leisure		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		O	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site would provide new employment land that offers skills learning opportunities for local people and employees.							
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The proposed development would provide new employment opportunities in Bradford.							
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The proposed development would deliver a new employment space within the Euroway Employment Zone, that would contribute towards the long term success of Bradford's economy. The proposed development could also provide a boost to the vitality of the local area.							

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

**Summary of assessment for EM/19:**

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a coal MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low, medium and high risk of surface water flooding which through a careful layout is expected to be avoided. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A small, unnamed surface waterbody is 60m east of the site's boundary. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Toad Holes Beck, Oakenshaw LWS is 20m south of the site, which is also an area of deciduous woodland priority habitat. Railway Terrace / Raw Nook LNR, which is also an LWS, is 30m south west of the site. A separate area of deciduous woodland priority habitat is 15m east of the site. New development here could adversely affect the LWSs, LNR and areas of priority habitat, such as through increases in recreational disturbances (this would be limited given the potential development is employment land) or losses of functionally linked land.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, development could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, and it would therefore be likely to adversely alter the local townscape and landscape character, although the site is near existing similar built form, which would help to limit the magnitude of potential effects.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is over 400m from the nearest bus stop. The nearest railway station is 980m south-west at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.						
13 Social cohesion		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
		This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.						
14 Culture & leisure		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.						
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		O	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
		Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site would provide new employment land that offers skills learning opportunities for local people and employees.						
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The proposed development would provide new employment opportunities in Bradford.						
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The proposed development would deliver a new employment space within the Euroway Employment Zone, that would contribute towards the long term success of Bradford's economy. The proposed development could also provide a boost to the vitality of the local area.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for EM/21:**

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a coal MSA.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. An area covering approximately 15% of the site is at medium and high risk of surface water flooding and a slightly larger area is a low risk. It is unclear if this land could be entirely avoided through a careful layout of development. Development could also lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A small, unnamed surface waterbody is within the site's boundary. Development here could pose a risk to water quality. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and hedgerows. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, development could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the site is adjacent to existing similar built form, which would help to limit the magnitude of potential effects.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	70m south of the site is the Grade II Listed Building 'Cow Close Cottages'. 120m south is the Grade II Listed Building '1-4, Cow Close Lane'. New development at this large open greenfield site would be likely to adversely alter the setting of these sensitive heritage assets.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is over 400m from the nearest bus stop. The nearest railway station is 1.33km north at Low Moor Railway Station. There currently doesn't appear to be any access to the site for pedestrians and cyclists.							
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.						
13 Social cohesion		○	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
		This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.						
14 Culture & leisure		○	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.						
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		○	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
		Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site would provide new employment land that offers skills learning opportunities for local people and employees.						
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The proposed development would provide new employment opportunities in Bradford. However, it is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.						
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The proposed development would deliver a new employment space adjacent to an existing employment site, that would contribute towards the long term success of Bradford's economy. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy. The proposed development could also provide a boost to the vitality of the local area.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for EM/46:**

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

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

A second significant adverse effect has been predicted for the air quality SA Objective as a result of the site being partially within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the additional benefits of a new employment site, such as the potential for increasing the local offering of services and amenities and opportunities to learn new skills. In addition, a significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is predominantly greenfield. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. An area covering approximately 15% of the site is at medium and high risk of surface water flooding. It is unclear if this land could be entirely avoided through a careful layout of development. Development could also lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is predominantly greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is predominantly greenfield and contains GI elements of potentially high visual amenity, including trees, and development at this site would therefore be likely to adversely alter the local townscape and landscape character, although the site is surrounded by existing built form which would help to limit the magnitude of potential effects.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Northern perimeter of the site adjoins the Grade II Listed Building '2-34, Mortimer Row BD3'. New development at this open, predominantly greenfield site would be likely to alter the setting of this sensitive heritage asset.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site falls partially within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new employment development.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 2.17km west at Bradford Interchange Railway Station. Site has good access for pedestrians and cyclists.							



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.							
13 Social cohesion		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
	This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.							
14 Culture & leisure		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.							
15 Safe & secure		+	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The new development would repurpose a heavily littered PDL with high-quality and secure development, and potentially improve pride in the local area. If the site were to not be allocated and redeveloped, the site would remain derelict which could exacerbate local crime rates.							
16 Health		O	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site would provide new employment land that offers skills learning opportunities for local people and employees.							
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The proposed development would provide new employment opportunities in Bradford.							
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The proposed development would deliver a new employment space adjacent to the Bowling Employment Zone, that would contribute towards the long term success of Bradford's economy. The proposed development could also provide a boost to the vitality of the local area.							

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/53 – Land East of Sticker Lane	1.35	Greenfield plot covered in scrub and trees	Greenfield	Employment land	Preferred Option: SE34/E
<p><b>Summary of assessment for EM/53:</b>                      The site has been proposed for employment development, which would be likely to deliver a major boost to the range of local employment opportunities at this location whilst also providing a boost to the local economy. A major positive score has therefore been predicted for the employment and economy themed SA Objectives.                      A significant adverse effect has been predicted for the air quality SA Objective as a result of the site falling partially within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.                      Minor positive effects were predicted for other socio-economic themed SA Objectives due to the additional benefits of a new employment site, such as the potential for increasing the local offering of services and amenities and opportunities to learn new skills.                      The site is greenfield and contains various GI elements including trees. Minor adverse effects were predicted for a range of natural environment themed SA Objectives due to the potential impacts of new development on such a site.</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is greenfield. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low and medium risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the site is adjacent to existing built form which would help to limit the magnitude of potential effects.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is falls partially within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new employment development.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 275m of multiple bus stops with frequent services. The nearest railway station is 2.2km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.							
		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.						
13 Social cohesion		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
		This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.						
14 Culture & leisure		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.						
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		O	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
		Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site would provide new employment land that offers skills learning opportunities for local people and employees.						
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The proposed development would provide new employment opportunities in Bradford.						
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The proposed development would deliver a new employment space within 90m of the Bowling Employment Zone, that would contribute towards the long term success of Bradford's economy. The proposed development could also provide a boost to the vitality of the local area.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for EM/54:**

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is predominantly greenfield. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the site is adjacent to existing built form which would help to limit the magnitude of potential effects.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site falls entirely within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new employment development.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 275m of multiple bus stops with frequent services. The nearest railway station is 2km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.							
		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.						
13 Social cohesion		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
		This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.						
14 Culture & leisure		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.						
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		O	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
		Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site would provide new employment land that offers skills learning opportunities for local people and employees.						
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The proposed development would provide new employment opportunities in Bradford.						
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The proposed development would deliver a new employment space adjacent to the Bowling Employment Zone, that would contribute towards the long term success of Bradford's economy. The proposed development could also provide a boost to the vitality of the local area.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE44/E– Shetcliffe Lane	0.42	PDL with hardstanding and some vegetation	Brownfield	Employment land	Preferred Option: SE44/E
<b>Summary of assessment for SE44/E:</b>					
This site has been proposed for employment development, which would be likely to deliver a boost to the range of local employment opportunities at this location whilst also helping to provide a boost to the local economy. A major positive score has therefore been predicted for the employment SA Objectives.					
It is anticipated that effects on the natural environment-related SA Objectives would largely be neutral as the site is located within an existing urbanised industrial and commercial area. There may be the opportunity to enhance the development's impact on townscape character, visual amenity and biodiversity through high quality design and the delivery of biodiversity net gain.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is PDL comprising hardstanding and vegetation. The ALC Grade at the site is Urban. The site coincides with a Coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is located in FZ1. A small part of the site is at a low risk of surface water flooding. A small area of the site is at low risk from surface water flooding.							
5 Water resources		+/-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	There are no surface waterbodies present onsite or within 100m of the site. Site does not coincide with a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		○	n/a	n/a	n/a	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	New development at this site would be unlikely to result in any discernible effects on an ecological designation or land/feature of ecological value.							
7 Landscape & townscape		○	n/a	n/a	n/a	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	The site is not located within or in close proximity to any designated landscapes, such as the Nidderdale AONB and the Yorkshire Dales National Park. The site is not located in Green Belt land. The site is located with an existing commercial and industrial area. Development of this site is therefore likely to have a neutral effect on the local landscape and townscape.							
8 Cultural heritage		○	n/a	n/a	n/a	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at this site would be unlikely to have a discernible effect on any heritage assets of historic areas.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA. The CAZ is approximately 1km north west of the site. Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new business premises and the potential transport movements and pollution associated with this.							
10 Transport		+/-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	The site is within 200-400m of several bus stops along Tong Street. The nearest railway stations are Low Moor and Bradford Interchange, they are both approximately 3km from the site. There are good walking and cycling options for accessing the site.							
11 Housing		○	n/a	n/a	n/a	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site is allocated for employment and therefore will not provide a contribution towards Bradford's housing needs.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.							
13 Social cohesion		○	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		O	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site would provide new employment land that offers skills learning opportunities for local people and employees.							
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The proposed development would provide new employment opportunities.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The proposed development would deliver approximately 0.4ha of new employment space that would contribute towards the long term success and help to boost the vitality of the local economy.							

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

**Summary of assessment for SE/099:**

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is predominantly greenfield and so would not constitute an entirely efficient use of land. There will be a large (>0.4ha) loss of greenfield land. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 is not at risk from surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ. The northern extent of the site directly adjacent to Ringshaw Beck. Development here could pose a risk to water quality. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The development would not impact on any locally, nationally or internationally designated site.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park, however the site is within the green belt. Residential development at this site would result in the loss of a large open greenfield area of potential visual amenity value and also Green Belt land. It would therefore be likely to alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development would not have a discernible impact on Scheduled Monuments. There are two Listed Buildings within 100m of the site boundary - Grade II Listed Building 'barn at Shawfield Farm' and 'The Kings Arm Public House'. Tong Conservation Area is 800m north of the site. It is likely that new employment development at this large site would alter the setting of these sensitive heritage assets, particularly as large swathes of the site are currently greenfield.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development would not have a discernible impact on an AQMA or CAZ. Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new business premises and the potential transport movements and pollution associated with this.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services, including those along Westgate Hill Street. The nearest railway station is 4.9km south west at Low Moor Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		O	n/a	n/a	n/a	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site is allocated for employment and therefore will not provide a contribution towards Bradford's housing needs.							



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

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

**Summary of assessment for SE/063:**

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is greenfield. ALC Grade at the site is Grade 3, which could potentially include BMV soils. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Two small, unnamed surface waterbodies are within 100m of the site boundary. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Site is 130m north of the Tong Moor LWS and LNR, which could be exposed to increased recreational disturbances as a result of residential development at the site.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that, in its current condition, potentially makes a positive contribution towards the local landscape and townscape character. New development here would be likely to adversely affect this and to alter the local character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 5km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+/-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		There are a limited number of local shops and services in proximity to the site. There is a convenience store 600m south-west of site, otherwise residents are likely to be required to travel 1km south into Birkenshaw in order to access services and amenities to satisfy their daily needs.						
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site would have good access to a range of culture and leisure opportunities including a pub, takeaway and a number of outdoor leisure spaces.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 2km south-east of the nearest GP surgery, Tong Medical Practice, putting it outside the target distance. The site is 5.4km south-east of St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats, including at Pit Hill Park and East Bierley Golf Club, with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Birkenshaw CE Primary School, is 700m south of the site. The nearest secondary school, Tong High School, is 750m west of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including a number of Employment Zones in close proximity to the site, such as the Westgate Hill Street Employment Zone which is adjacent to the site.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

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

**Summary of assessment for EM/87:**

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is brownfield. ALC Grade at the site is Urban. Site coincides with a coal MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and parts of the site are at a low, medium and high risk of surface water flooding which through a careful layout is expected to be avoided. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		O	n/a	n/a	n/a	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	No surface waterbodies are present onsite. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+/-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is brownfield comprising hardstanding and some GI elements including trees. The site may therefore be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site. However, development of this site could present an opportunity to deliver biodiversity net gain. Employment development at this site is unlikely to affect any ecological designations. The nearest SSSI is over 7km from the site.							
7 Landscape & townscape		O	n/a	n/a	n/a	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site largely comprises hardstanding with some vegetation, including trees. It is surrounded by commercial development. Development at this site could therefore present an opportunity to enhance townscape character.							
8 Cultural heritage		O	n/a	n/a	n/a	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The nearest listed building is Grade II listed 'Main office building to premises occupied by Tanks and Drums Limited', which is approximately 240m west of the site. Due to intervening built form, any impact on setting is likely to be very minimal.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site falls entirely within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new employment land uses.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Within 100m of the site are approximately 6 bus stops. The nearest railway station is 1.6km north west at Bradford Interchange Station. Site has good access for pedestrians and cyclists.							
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.						
13 Social cohesion		○	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
		This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.						
14 Culture & leisure		○	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.						
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of a new employment site would introduce new potential targets and victims of crime, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		○	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
		Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site would provide new employment land that offers skills learning opportunities for local people and employees.						
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The proposed development would provide new employment opportunities in Bradford.						
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The proposed development would deliver a new employment space within the Bowling Employment Zone, that would contribute towards the long term success of Bradford's economy. The proposed development could also provide a boost to the vitality of the local area.						

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

**Summary of assessment for EM/85:**

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

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is PDL. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of the land resource subject to the potential effects on the MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has some limited areas at medium and high risk of surface water flooding, with a larger extent of area at low risk. Given the size of the site in relation to the areas of medium and high risk, it is expected that they could be somewhat avoided through a careful layout of development.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL and appears to be vacant hard standing. It is considered likely that the site is of limited biodiversity value in its current condition. New development here would be unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is PDL with vacant hard standing, and new development here may therefore be an opportunity to ensure that this location has a more positive influence on the local townscape character through the implementation of a high-quality design which incorporates GI elements of high visual amenity value.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site falls entirely within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new employment land uses.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 2.01km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.							
13 Social cohesion		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
	This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.							
14 Culture & leisure		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime and reduce littering at the site.							
16 Health		O	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site would provide new employment land that offers skills learning opportunities for local people and employees.							
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The proposed development would provide new employment opportunities in Bradford.							
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The proposed development would deliver a new employment space within the Bowling Employment Zone, that would contribute towards the long term success of Bradford's economy. The proposed development could also provide a boost to the vitality of the local area.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for EM/92:**

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

A significant adverse effect has been predicted for the air quality SA Objective due to the site being within 100m of the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult.

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is PDL. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of the land resource subject to the potential effects on the MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is at low risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL and appears to be vacant hard standing with one small building. It is considered to be likely that the site is of limited biodiversity value in its current condition. New development here would be unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is PDL with vacant hard standing and a small low-quality building, and new development here may therefore be an opportunity to ensure that this location has a more positive influence on the local townscape character through the implementation of a high-quality design which incorporates GI elements of high visual amenity value.							
8 Cultural heritage		+	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	South east perimeter of the site adjoins the Grade II Listed Building 'Former Dudley Hill Picture Palace'. New development and investment at this brownfield site, which appears to be in a derelict and disused condition, would be likely to help enhance the setting of this sensitive heritage asset.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is within 100m of a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new employment land uses.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 2.42km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.							
		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services								The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.
13 Social cohesion		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
								This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.
14 Culture & leisure		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
								Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.
15 Safe & secure		+	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
								The new development would repurpose a heavily littered PDL with high-quality and secure development, and potentially improve pride in the local area. If the site were to not be allocated and redeveloped, the site would remain derelict which could exacerbate local crime rates.
16 Health		O	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
								Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
								Site would provide new employment land that offers skills learning opportunities for local people and employees.
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
								The proposed development would provide new employment opportunities in Bradford.
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
								The proposed development would deliver a new employment space within the Bowling Employment Zone, that would contribute towards the long term success of Bradford's economy. The proposed development could also provide a boost to the vitality of the local area.

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for EM114:**

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is predominantly greenfield. Site is predominantly ALC Grade 3.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a limited extent of land at a low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	There are no surface waterbodies present within the site boundary or within 100m of the site. Development at the site would be expected to result in an increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	The site is greenfield containing various GI elements including trees and hedgerows and it is likely to be of some biodiversity value in its current condition. New development here could reduce the biodiversity value of the site and reduce local ecological connectivity. A GI corridor is identified towards the north west of the site and ecological features are noted towards the east of the site.							
		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
7 Landscape & townscape		Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, new development at this site could result in the significant loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees and hedgerows, and it would therefore be likely to adversely alter the local landscape character to a significant extent. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a major adverse effect on the local landscape cannot be ruled out.						
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
		The Grade II Listed Buildings 'Cow Close Cottages and Cow Close Farm' are within the north-eastern section of the site. It is unclear how this area of the site would be incorporated into any wider development or landscaping. However, it is considered to be likely that new employment development on this predominantly greenfield site would adversely alter the setting of these sensitive heritage assets.						
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
		Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new business premises would be expected to result in a major increase in air pollution in relation to existing levels due to pollution associated with these businesses and transport movements, which are likely to be of significant scale and mainly HGV and private vehicle orientated, given its proximity to the nearby motorway junction.						
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
		Site is under 400m from a high frequency bus corridor. The nearest railway station, Low Moor Railway Station, is approximately one mile from the site to the north. Site has limited access for pedestrians and major cycle infrastructure (national route 66) is a little under 1 mile from the site.						
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.						
13 Social cohesion		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
		This site would situate new employment development at a location where it is within close proximity to housing and separated from similar and existing uses of scale. The total effect (divisive and cohesion factors) is considered neutral.						
14 Culture & leisure		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.						
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		-	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
		Site is proposed for employment purposes and is situated within both the inner and middle COMAH Zones due to its proximity to Nufarm Chemical Works. Treated as whole area – occupancy / population levels will need to be limited within the inner zone.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site would provide new employment land that offers skills learning opportunities for local people and employees.						
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The proposed development would provide new employment opportunities in Bradford. However, it is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.						
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The proposed development would deliver a new employment space that would contribute towards the long term success of Bradford's economy. The proposed development could also provide a boost to the vitality of the local area.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SE/064:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is within a coal MSA. Site is predominantly grade 3 ALC and has the potential to contain BMV soils. Site is a large greenfield site (>0.4ha) and therefore would be considered an inefficient use of the land resource.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is predominantly in FZ1, some areas along the site's southern boundary coincide with FZ2 and FZ3a however it is expected that with careful planning these areas could be avoided. There are small patches of medium surface water flood risk on the western perimeter of the site. Development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. A surface waterbody, in the form of a run-off stream, is within the site boundary, the quality of this waterbody could therefore be affected by the construction and occupation of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site's eastern perimeter coincides with Deciduous Woodland Priority Habitat site and there are a number of trees within the site boundary which may be lost as a result of development. Additionally, the site is situated entirely within a Natural England's GI network. Development here would reduce the site's biodiversity value and would reduce local habitat connectivity due to the loss of a large area greenfield.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development would not impact on an AONB or National Park. The loss of a large greenfield site could adversely alter the local character and diminish the tranquillity for existing residents. Given the residential development would be adjacent to existing built form the alteration to character is not expected to be significant.							
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are two Grade II listed buildings within the site boundary (Lower Woodlands Farmhouse and Barn to east of Lower Woodlands Farmhouse). It is unknown whether these buildings will be retained as part of the development. However, development here would negatively impact on the character of these assets.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of several bus stops with frequent services. Site is within 1km of Low Moor Railway Station, however some residents would likely be situated within the 800m target distance. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	L	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site's contribution to Bradford's housing needs is currently unknown. It would be expected that the site would make a minor positive contribution towards satisfying Bradford's housing needs, depending on the amount, types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations being within a 500m walk of services and amenities along Checkheaton Road.							
		+/-	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion								Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to the M606 which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
								Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations along Checkheaton Road.
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
								The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
								Site is over 2km from the closest GP Surgery, Low Moor Medical Centre. Site is within 5km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
								Site is within 600m north west of Woodlands CE Primary School. Appleton Academy, which provides secondary education is 2.3km south west of the site, again putting it outside of the desired range.
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
								Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 5km of nine Employment Zones.
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
								The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/066 – Wilson Road, Wyke	3.33	Disused open space – mixture of hard standing and vegetated areas with horse grazing	Brownfield	No yield as currently in HSE zone.	Discounted
<b>Summary of assessment for SE/066:</b>					
No significant adverse effects predicted for the site. Whilst the site is technically PDL, it appears to have been ‘taken over’ by nature and so minor adverse effects have been predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on such land. The site is well located to provide residents here with good access to buses, jobs, health facilities, and cultural spaces, with particularly good access to schools. Residents may need to travel up to 1km to access some services, such as shops.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. SE/066 is on a landfill site and therefore there are likely to be issues with soil contamination which would need to be remediated before development could commence. The ALC grade for this area is Urban.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption. As a former landfill site, the water resources within the site could potentially be contaminated, which could pose a threat to human health, particularly during construction.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site would have no adverse effects on a sensitive biodiversity designation. However, due to the present vegetated state of the site, development could reduce the site’s biodiversity value and decrease local ecological connectivity.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built form of the local area, the site could provide an opportunity to improve the local character.							
8 Cultural heritage		O	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development would be unlikely to have a discernible impact on any heritage assets or historic areas.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 500m of a bus stop with frequent services and is within 1km of Low Moor Railway Station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	L	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site’s contribution to Bradford’s housing needs is currently unclear. It would be expected that the site would make a minor positive contribution towards satisfying Bradford’s housing needs, depending on the amount, types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site offers residents with limited access to key services and amenities, being 1km from services and amenities along the B6379 in Wyke Centre.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		The site offers residents with good access leisure areas including Wyke Park which is within 600m of the site.						
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is within 1.1km of Sunny Bank Medical Practice, putting it outside the desired range. Site is within 4.5km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		Site is within 800m of Appleton Academy which provides primary and secondary education.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site is within 300m of Low Moor Employment Zone and 1.1km of Euroway industrial site, providing residents with good access to a broad range of employment opportunities.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						



Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/072 – Carr House Gate, Wyke	3.66	Greenfield land	Greenfield 100%	128 dwellings	Discounted
<b>Summary of assessment for SE/072:</b> Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, biodiversity, cultural heritage and landscape. The site is well located to provide residents with good access to jobs, services and transport and health facilities with significantly good access to educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is 3.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are multiple listed buildings adjacent to the site. Short term negative effects would come from the noise generated due to construction; however it is expected that the development would detract from the current greenfield setting.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 500m of multiple bus stops with frequent services. The nearest railway station is 1.6km north east at Low Moor Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Woodside Road.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Judy Woods to the south west.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 950m north of the nearest GP surgery, Sunny Bank Medical Centre, this is outside of the desired range. The site is within 4.5km of a hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The site is adjacent to Appleton Academy, which is both a primary and secondary educational facility.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 1.5km from multiple employment zones in the south of Bradford, including being only 800m south west from the Low Moor employment zone.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SE/077:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with the coal MSA. Site is a large (>0.4ha) greenfield site and so would not constitute an efficient use of land. The site is predominately on urban land with small areas of Grade 4 land on the western perimeter.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. However, development on this greenfield site would likely see a reduction in the site's biodiversity value and local habitat connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. The loss of a large area of greenfield would be likely to have negative impacts on the quality and character of the local area.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 150m of a bus stop with frequent services. Site is 1.65km west of Low Moor Railway Station, putting it outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site's contribution to Bradford's housing needs is currently unknown. It would be expected that the site would make a minor positive contribution towards satisfying Bradford's housing needs, depending on the amount, types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		-	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	Site would offer residents with limited access to key services and amenities, being 1.4km from the closest services and amenities along the B6379 in Wyke Centre.							
		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site would offer residents with good access to leisure areas, being within close proximity to of an array of leisure spaces including Harold Park and the countryside, via local footpaths.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is within 800m of Low Moor Medical Practice and 4km of St Luke's Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRow network.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is within 850m of Appleton Academy which provides primary and secondary education.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities, with Low Moor Employment Zone within 500m and within 5km of Bradford City Centre.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SE/081:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and at low risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site would have no adverse effects on a sensitive biodiversity designation. Site is situated entirely within a Natural England's GI network (Spen Valley Greenway & Canal Road), as this site is currently a 100% brownfield, development would present an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built form of the local area, the site would provide an opportunity to improve the local character.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		+/-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is not situated within a CAZ or an AQMA, however the site is only 20m south of an AQMA and so may indirectly affect the air quality within it, making reaching air quality targets more difficult, however as its current use is as a motor company it would be difficult to say whether development would see an improvement or impairment of air quality standards.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of several bus stops with frequent services. Site is 2.2km from Low Moor Railway Station, putting it outside target distance for a railway station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site's contribution to Bradford's housing needs is currently unknown. It would be expected that the site would make a minor positive contribution towards satisfying Bradford's housing needs, depending on the amount, types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations being within a 500m walk of services and amenities along Manchester Road.							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD).							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations along Manchester Road.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is within 800m Wibsey Surgery and 2km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site is within 800m of Wibsey Primary School to the west and Bankfoot Primary School to the north. Co-op Academy Grange is 1.2km northwest of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 3km of Bradford City Centre and 5km of 10 Employment Zones (e.g. Paradise Green and Thornton Road).							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SE/117:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is a small, mixed use site and could constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and at low risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site would have no adverse effects on a sensitive biodiversity designation. Site is partially situated within Natural England's GI network and the loss of some vegetation could reduce the site's biodiversity value and ecological connectivity. Residential development here would likely reduce the site's biodiversity value and would reduce local habitat connectivity due to the loss of vegetated areas.							
7 Landscape & townscape		+/-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. Development, if in-keeping with the existing built form of the local area, the site could provide an opportunity to improve the local character. However, the loss of a small picnic area at the east of the site could slightly diminish tranquillity at the site.							
8 Cultural heritage		O	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in air pollution at the site in relation to existing levels, due to the construction and occupation of new homes and the associated transport movements and household pollution.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 80m of the nearest bus stops with frequent services. The site is 2km east of Bradford Interchange Railway Station, putting it outside of the desired range. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site's contribution to Bradford's housing needs is currently unknown. It would be expected that the site would make a minor positive contribution towards satisfying Bradford's housing needs, depending on the amount, types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations being within 100m of Stickler Lane, 400m of a supermarket and within 150m of the site.							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at this site would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to A617, which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations along Sticker Lane to the east and Leeds Road to the north.						
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 1.1km from Barkerend Health Centre, outside of the preferred 800m range. Site is 1.1km from Leeds Road Community Hospital to the north west of the site. Residents would have excellent access to green spaces and a diverse range of natural and semi-natural habitats with opportunities for outdoor exercise and socialising.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		Site is 300m West of Fearnville Primary School and 1km South of Laisterdyke Leadership Academy.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 5km of 11 Employment Zones.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						



Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SE/122:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute an efficient use of land depending on potential impacts on the MSA. Being a large industrial site, the introduction of new housing would constitute an efficient form of land use. Site is entirely situated within a coal MSA. The ALC grade of the land is urban.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is within FZ1 and not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development would have no adverse effects on a sensitive biodiversity designation and development would provide an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built form of the local area, the site would provide an opportunity to improve the local character.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at this site would not impact on a Conservation Area. Development at site would be unlikely to have a discernible impact on any heritage assets or historic areas.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	The site is entirely situated within a CAZ and so development could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of a bus stops with frequent services. Site is 1.8km of Bradford Interchange Railway Station, which has frequent services. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site's contribution to Bradford's housing needs is currently unknown. It would be expected that the site would make a minor positive contribution towards satisfying Bradford's housing needs, depending on the amount, types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations, being within a 200m walk of services and amenities along Leeds Road.							
		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site offers residents with good access to cultural and leisure areas, being within 500m walk of a varied array of cultural and leisure spaces along Leeds Road.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 800m south of Barkerend Health Centre. Site is within 750m of Leeds Road Community Hospital. Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally, including Bradford Moor Gold Club and Seymour Park.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is within 800m of Feversham Primary Academy. Site is 1.4km north of Bradford Foster Academy.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, with the centre of Bradford 1.5km to the west of the site and ten other employment sites within 5km.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/164 – Whitehall Road, Wyke	0.15	Site appears to be comprised of a residential garden and some existing buildings	Mix	4 dwellings (based on 35dph)	Alternative
<b>Summary of assessment for SE/164:</b> The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. Minor positive effects were predicted for nearly all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and employment areas. No major adverse effects have been predicted for the site, but minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a partial greenfield site.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is a mix of PDL and greenfield. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. It is unclear if the buildings within the site perimeter would be incorporated into new development here and, if so, they would present opportunities for reusing structures or construction materials.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a limited extent of land at a low risk of surface water flooding which is expected to be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is partial greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is largely greenfield and contains GI elements of potentially high visual amenity, including trees, and residential development at this site would therefore be likely to adversely alter the local townscape and landscape character although the site is adjacent to existing built form which would help to limit the magnitude of potential effects.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 1.8km north-east at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

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12 Accessible services	The nearest area of key services and amenities appears to be 600m west along Griffe Road.						
13 Social cohesion	+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure	+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and a community centre in the centre of Wyke.						
15 Safe & secure	+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health	++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 800m of the nearest medical centre, Sunnybank Medical Centre. The site is 5.4km south of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, including at Cleckheaton Golf Club, which could improve both physical and mental health for the residents of the development.						
17 Education	++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Worthinghead Primary School, is 650m north of the site. The nearest secondary school, Appleton Academy, is 1.2km north-west of the site.						
18 Employment	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of employment opportunities in the south of Bradford, including the Low Moor Employment Zone 1.3km north, as well as slightly further afield towards the regional city to the north.						
19 Economy	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SE/159:**

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is predominantly greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a coal MSA. It is unclear if the buildings within the site perimeter would be incorporated into new development here and, if so, they would present opportunities for reusing structures or construction materials.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low, medium and high risk of surface water flooding along its southern perimeter which through a careful layout is expected to be avoided. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is predominantly greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is predominantly greenfield and contains GI elements of potentially high visual amenity, including trees, and development at this site would therefore be likely to adversely alter the local townscape and landscape character. The site is near to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 1.63km north-east at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The nearest area of key services and amenities appears to be 600m west along Griffie Road.						
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and a community centre in the centre of Wyke.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be within 800m of the nearest medical centre, Sunnybank Medical Centre. The site is 5.3km south of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, including at Cleckheaton Golf Club, which could improve both physical and mental health for the residents of the development.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Worthinghead Primary School, is 450m north of the site. The nearest secondary school, Appleton Academy, is 1.2km north-west of the site.						
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with good access to a broad range of employment opportunities in the south of Bradford, including the Low Moor Employment Zone 1.2km north, as well as slightly further afield towards the regional city to the north. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/126 – Wyke Lane, Oakenshaw	5.26	Agricultural fields delineated by hedgerow and trees	Greenfield, Green Belt	184 dwellings (based on 35dph)	Alternative
<b>Summary of assessment for SE/126:</b>					
<p>The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy, as well as the location of the site in relation to transport links and local services and amenities.</p> <p>A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a large, 100% greenfield and Green Belt site which contains trees and is adjacent to Judy Wood LWS, which is also an area of Ancient Woodland and deciduous woodland priority habitat. There are a number of small waterbodies within 100m of the site; development here would pose a risk to the water quality of these. 200m north of the site is a Grade II* Listing Building and given the size of the site and that it sits upon raised ground, development here could minorly adversely alter the setting of this sensitive heritage asset.</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A number of small waterbodies, particularly in Low Wood, are within 100m of the site. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The south-western perimeter of the site adjoins Judy Wood LWS, which is also an area of Ancient Woodland and deciduous woodland priority habitat. New development at the site could adversely affect this sensitive woodland, such as through a loss of functionally linked land or construction effects on root zones. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the site is adjacent to existing built form which would help to limit the magnitude of potential effects.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	200m north of the site is the Grade II* Listed Building 'Woodside Cottage, Woodside Farmhouse'. Development of this large open greenfield, with sits atop raised ground that is likely viewable from a distance, could potentially adversely alter the setting of this sensitive heritage asset.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
10 Transport		Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 2.14km north-east at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities appears to be 400m east along Griffe Road.							
13 Social cohesion		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and a community centre in the centre of Wyke.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 700m of the nearest medical centre, Sunnybank Medical Centre. The site is 5km south of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The Site is 500m south-west of Appleton Academy which provides primary and secondary education.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with good access to a broad range of employment opportunities in the south of Bradford, including the Low Moor Employment Zone 1.3km north-east, as well as slightly further afield towards the regional city to the north. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.							



Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/070 – The Knowle, Whitehall Road, Wyke	1.78	Site is a mix of hardstanding and buildings as well as greenfield and open space	Mix (predominantly Green Belt)	61 dwellings (based on 35dph)	Discounted
<b>Summary of assessment for SE/070:</b>					
<p>The site could deliver a major positive effect for residents on the health SA Objective as a result of being within the target distances for all necessary health facilities.</p> <p>Minor positive effects were predicted for nearly all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, education facilities and employment areas.</p> <p>A significant adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a largely greenfield and Green Belt site containing trees and hedgerows, There is a small waterbody 25m east of the site, the water quality of which could be impacted by the development. There is a limited extent of land at low, medium and high risk of surface water flooding in part associated with the waterbody, but it is expected that this could be avoided through careful layout of the development.</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is a mix of PDL and greenfield. ALC Grades at the site are Grade 3, which could include BMV soils, and 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a limited extent of land at a low, medium and high risk of surface water flooding, partially associated with a small water body. Through a careful layout is expected that these areas could be avoided. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	A small, unnamed waterbody is 25m east of the site. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is partially greenfield containing various GI elements including trees and hedgerows. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is largely greenfield and on Green Belt land which contains GI elements of potentially high visual amenity, including trees, and development at this site would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 1.8km north at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The nearest area of key services and amenities appears to be 600m west along Griffie Road.						
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and a community centre in the centre of Wyke.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be within 800m of the nearest medical centre, Sunnybank Medical Centre. The site is 5.4km south of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, including at Cleckheaton Golf Club, which could improve both physical and mental health for the residents of the development.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Worthing Head Primary School, is 675m north of the site. The nearest secondary school, Appleton Academy, is 1.25km north-west of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with good access to a broad range of employment opportunities in the south of Bradford, including the Low Moor Employment Zone 1.3km north, as well as slightly further afield towards the regional city to the north.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

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

**Summary of assessment for SE/104:**

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is greenfield. ALC Grade at the site is predominantly Grade 3, which could include BMV soils. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ. The site is approximately 100m north of a small, unnamed stream, at its closest point. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. An area of TPO woodland is 25m north of the site, which could be exposed to increased recreational disturbances, or potentially construction related impacts on root zones, as a result of development at the site.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Northern corner of the site adjoins the Lower Wyke Conservation Area. 20m north of the site is the Grade II Listed Building 'Blankney Grange Farmhouse and Barn'. New development at this large open greenfield site would be likely to adversely alter the setting of the nearby Listed Building and Conservation Area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 3.04km north-east at Low Moor Railway Station. Site appears to be accessible via walking and cycling, although the local topography (site is on a hill), and the lack of designated cycle paths in the local area, could potentially deter people from walking or cycling regularly.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The nearest area of key services and amenities appears to be 500m south-west on Birkby Lane in the centre of Bailiff Bridge.						
13 Social cohesion		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site would have good access to a range of culture and leisure opportunities including a church, pub and the local countryside.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 1.3km south of the nearest GP surgery, Sunnybank Medical Centre, putting it outside the target distance. The site is 6.4km south of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, including at Crow Nest Park Golf Club, which could improve both physical and mental health for the residents of the development.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Bailiff Bridge Junior and Infant School, is 600m south-west of the site. The nearest secondary school, Lightcliffe Academy, is 1.2km south-west of the site.						
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with good access to a broad range of employment opportunities in the south of Bradford and Brighthouse, including the Low Moor Employment Zone 2.4km north, as well as slightly further afield towards the regional city to the north. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SE/088:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is PDL and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+/-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site would have no adverse effects on a sensitive biodiversity designation. Site is situated entirely within a Natural England's GI network. The site is partially vegetated; therefore development here could reduce the biodiversity value of the site, however as the remaining area is brownfield, development could also present an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built form of the local area, the site would provide an opportunity to improve the local character.							
8 Cultural heritage		O	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of several bus stops with frequent services and is within 600m of Low Moor Railway Station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations being within a 500m walk of services and amenities along Checkheaton Road.							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure							Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations along Checkheaton Road.	
15 Safe & secure		+	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
							The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.	
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
							Site is 1.6km east of Low Moor Medical Centre and 4km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development	
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
							Site is 800m west of Woodlands CE Primary School, putting it outside of the desired range. Appleton Academy, which provides secondary education is 1.7km south west of the site, again putting it outside of the desired range.	
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
							Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 5km of nine Employment Zones.	
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
							The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.	

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/109 – Shetcliffe Lane	3.47	Open field	Greenfield	106 dwellings	Commitment: SE26/H

**Summary of assessment for SE/109:**

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is greenfield. ALC Grades at the site are Grade 4 and Grade 5. Site coincides with a coal MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is at low risk of surface water flooding, with a very limited area at medium risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ. The site is approximately 100m north of High Royds Beck, at its closest point. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 3.5km north-west at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
		+/-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services							There are a number of local shops and services in proximity to the site, including a post office in the centre of Bierly. However, to access a broader range of services and amenities, residents may need to travel 1km north-west towards the Goose Hill area.	
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
							Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.	
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants and churches along Tong Street and Bierley Lane.	
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
							The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.	
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
							Residents would be within 800m of the nearest medical centre, Tong Medical Practice. The site is 3.3km south-east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.	
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
							The nearest primary school, St John's CE Primary School is 275m north-east of the site. The nearest secondary school, Bradford Academy, is 1.5km north-west of the site.	
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
							The site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Tong Street and Law Street Employment Zones which are within 650m of the site.	
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
							The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.	



Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SE/163 – Ned Lane, Holme Wood	54.25	Greenfield land/Green Belt	Greenfield 100%	1,899 dwellings	Alternative
<b>Summary of assessment for SE/163:</b> Significant adverse effects predicted due to the loss of greenfield land, water resources and biodiversity. Minor adverse effects predicted for air quality, water resources, biodiversity, landscape, cultural heritage, transport and access to educational facilities. The site is well located to provide residents with good access to jobs, services and health. Most adverse effects are due to the significant size of the site, a resident in one area may have suitable access to all amenities whilst a resident at the other end of the site might have poorer access, however the size of the site and amount of potential dwellings is also a significant benefit of the site.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with coal and sandstone MSA's. ALC Grade at the site is 3. Site is within the Green Belt.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		--	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there is a waterbody within the site boundary (Holme Beck). Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity as there are multiple grassland habitat networks within the site.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are multiple listed buildings within 100m around the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would also detract from the current greenfield setting.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 1.1km of multiple bus stops with frequent services, this is outside of the desired range. The nearest railway station is 3.8km north at New Pudsey Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		++	P	LT	IR	L	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site would make a major positive contribution towards satisfying Bradford's housing needs and with the amount of land could potentially make a major positive contribution, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Broadstone Way.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Black Carr Wood to the north, Springfield community gardens to the west and Holme Wood which the site surrounds.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 2.3km north east of the nearest GP surgery, Tong Medical Practice, this is outside of the desired range. The site is within 4.8km of a hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.							
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Ryecroft Primary Academy, is 1.5km south west of the site, which is outside of the desired range. The nearest secondary school, Tong Leadership Academy, is 2.1km south of the site, also outside of the desired range.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 2km from multiple employment zones in the south east of Bradford and in Bradford city centre.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

## Bradford South West

- 1.1.21 Thirty-nine Preferred Option potential housing sites and three potential employment sites have been identified within Bradford South West.
- 1.1.22 Significant negative effects have been identified in relation to climate change resilience (SA Objective 4) for sites SW/035, SW/057, and SW/139 due to potential flood risk. Proposals are to incorporate sustainable urban drainage to help mitigate flood risk. Alternative site layouts are to be explored with a view to avoiding the areas of highest flood risk.
- 1.1.23 Significant negative effects have been identified in relation to air quality (SA Objective 9) for sites SW/029, SW/031, SW/036, SW/043, SW/048A, SW/052, SW/139 and SW/148. Development proposals should demonstrate how any adverse impacts on any nearby Air Quality Management Areas and/or Clean Air Zones (CAZ) will be avoided and how positive impacts will be delivered. In addition, a mitigation programme is to be prepared for development within CAZs.
- 1.1.24 Significant negative effects have been identified in relation to transport (SA Objective 10) for SW/124. Development proposals are to facilitate high rates of walking and cycling for accessing the site and travelling to key services and amenities. In addition, development proposals are to provide clear, safe and amenable walking links between the site and nearby bus stops. Major developments are to support community transport infrastructure, where feasible.
- 1.1.25 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for sites SW/10A (smaller site), SW/10B, SW/002, SW/005B, SW/006, SW/007, SW/013, SW/017, SW/021B, SW/022, SW/034A, SW/34B, SW/045, SW/057, SW/059, SW/060, SW/065, SW/066, SW/124, SW/139 and SW/155. This is largely due to the loss of >0.4ha of greenfield land.
- 1.1.26 The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage for a number of sites in south west Bradford. These sites have scored a major negative in relation to the biodiversity and geodiversity SA Objective.
- 1.1.27 Significant beneficial effects have been identified in relation to transport (SA Objective 10) for site SW/048A and in relation to social cohesion (SA Objective 13) for sites SW/013, SW/031, SW/033, SW/108, SW/119, SW/122 and SW/134.
- 1.1.28 Significant beneficial effects have been identified in relation to health (SA Objective 16) for sites SW/002, SW/013, SW/10A (smaller site), SW/017, SW/029, SW/031, SW/033, SW/036, SW/043, SW/052, SW/057, SW/065, SW/066, SW/088, SW/098, SW/108, SW/119, SW/122, SW/139, SW/148, SW/155, and SW/160.
- 1.1.29 Significant beneficial effects have been identified in relation to education (SA Objective 17) for sites SW/10B, SW/002, SW/013, SW/017, SW/029, SW/031, SW/033, SW/035 SW/036, SW/043, SW/048A, SW/052, SW/057, SW/060, SW/061B, SW/066, SW/098, SW/108, SW/122, SW/124, SW/139, SW/148, SW/155, SW/156, and SW/160.
- 1.1.30 Sites SW/005B, SW/006, SW007, SW/045 and SW/059 are the only sites which score negatively (minor) in relation to education (SA Objective 17).
- 1.1.31 While the majority of sites are likely to have a beneficial or neutral effect on cultural heritage (SA Objective 8), sites SW/002, SW/10A (smaller site), SW/013, SW/022, SW/034A, SW/34B, SW/035, SW/036, SW/045, SW/059, SW/066, SW/124, SW/139 and SW/10B score negatively (minor). Green infrastructure within or adjacent to these sites should be preserved and enhanced as much as practicable to screen potential negative impacts on setting and maximise positive impacts.
- 1.1.32 With regards to the potential employment sites, significant negative effects have been identified in relation to air quality (SA Objective 9) for all sites. Development proposals should demonstrate how any adverse impacts on any nearby Air Quality Management Areas and/or Clean Air Zones (CAZ) will be avoided and how positive impacts will be delivered. In addition, a mitigation programme is to be prepared for development within CAZs. A major adverse

effect is predicted in relation to land and buildings (SA Objective 3) for EM/8 due to the loss of greenfield land.

1.1.33 Significant positive effects have been identified in relation to employment (SA Objective 18) and economy (SA Objective 19) for EM12 and EM8, whilst for SE/047 a minor positive has been predicted for SA Objective 19.

1.1.34 In Bradford South West, there is also one Discounted site (SW/026), five Commitments (SW/075, SW/142, SW/150, SW/157 and SW/158), nine Rejected sites (SW/001, SW/040, SW/054, SW/055, SW/100, SW/105, SW/111, SW/159 and SW/161) and four Alternatives (SW/039, SW/10A, SW/10B and SW/034B) These are assessed below.

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

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

PO Ref	Site Ref	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SW35/H	SW/139	-	-	--	--	-	-	-	-	--	+	+	+	+	+	+/-	++	++	+	+
SW37/H	SW/148	-	-	+/-	-	-	+/-	+	O	--	+	+	+	+	+	+/-	++	++	+	+
SW39/H	SW/155	-	-	--	+	-	-	-	O	-	+	+	+	+	+	+/-	++	++	+	+
SW40/H	SW/156	-	-	+/-	+	-	+	+	O	-	+	+	+	+	+	+/-	+	++	+	+
SW43/H	SW/160	-	-	+/-	+	-	+	+	+	-	+	+	+	+	+	+/-	++	++	+	+

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

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

Key:

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

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/002:**

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. In addition, the HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The loss of open views at the site could adversely affect the local Conservation Area. Site is well located to provide residents with good access to shops, jobs, buses, and cultural spaces, with particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with the coal and sandstone MSA. Site has urban grade ALC soils. Development would result in the loss of a large (>0.4ha) parcel of greenfield and so would not constitute as an efficient use of land.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. Site has a band of medium to high surface water flood risk that runs through the centre of the site. It is unclear if this land could be entirely avoided through a careful layout of development given the number of dwellings being considered at the site. Development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The site coincides with Natural England's Green Infrastructure corridor (which is not a constraint). Development on this large and predominantly greenfield site would likely see a reduction in the site's biodiversity value and local habitat connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. The loss of greenfield could have negative impacts on the quality and character of the local area. However, given the site is adjacent to existing built form and construction the alteration to character would be minor.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Site adjacent to Clayton Conservation Area and is in proximity to a number of Listed Buildings. The loss and development of open space, open views and greenfield which contains some high quality visual elements, in proximity to the Conservation Area and Grade II Listed Buildings, could have a negative impact on their setting.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 250m of bus stops with frequent services. Bradford Forster Square Railway Station is 4.5km north east of the site, putting it outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Site would offer residents good access to key services and amenities along Bradford Road adjacent to the site and the wider Clayton area.						
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site would offer residents with good access to cultural and leisure areas, being within 500m of a varied array of cultural and leisure spaces along Bradford Road and the wider Clayton area.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is within 300m of Cowgill Surgery and 4km of St Luke's Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRow network.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is within 400m of Clayton St John C of E Primary School and 800m of Beckfoot Thornton Secondary School to the north.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents would have good access to employment opportunities with five Employment Zones within 5km of the site to the east around Bradford.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/005B:**

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with the coal and sandstone MSA. Site has Grade 4 ALC soils. Development would result in the loss of a large (>0.4ha) area of greenfield and so would not constitute as an efficient use of land.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. However, the site's north western corner coincides with Natural England's Green Infrastructure corridor. Residential development here would reduce the site's biodiversity value and would reduce local habitat connectivity due to the loss of greenfield. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. The loss of greenfield could have negative impacts on the quality and character of the local area and cause a minor negative impact on the local residents and users of PROWs e.g. Great Northern Trail in the loss of visual amenity.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 500m of bus stops with frequent services. Bradford Interchange Railway Station is 5.5km east of the site, putting it outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would offer residents good access to key services and amenities in the wider Clayton area.							
		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site would offer residents with good access to cultural and leisure areas, being within 800m of a varied array of cultural and leisure spaces in the wider Clayton area.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	
		Site is over 1km from the closest GP Surgery, Cowgill Surgery, putting it outside of the desired range. Site is within 5km of St Luke's Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRow network.						
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is within 1km of Clayton Village Primary School and 1.3km of Beckfoot Thornton Secondary School, both of which are outside the desired range.						
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents would have good access to employment opportunities with five Employment Zones within 5km of the site to the east around Bradford. However, is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/006:**

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with the coal and sandstone MSA. Site has Grade 4 ALC soils. Development would result in the loss of a large (>0.4ha) area of greenfield and so would not constitute as an efficient use of land.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low, medium and high risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The site coincides with Natural England's Green Infrastructure corridor. Residential development here would reduce the site's biodiversity value and would reduce local habitat connectivity due to the loss of greenfield. The site is located approximately 4.7km east of the South Pennine Moors SAC/SPA/SSSI. The site falls within the South Pennine Moors SAC/SPA/SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. The loss of greenfield could have negative impacts on the quality and character of the local area and cause a minor negative impact on the local residents and users of PRoWs e.g. Great Northern Trail in the loss of visual amenity.							
8 Cultural heritage		0	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 500m of bus stops with frequent services. Bradford Interchange Railway Station is 5.75km east of the site, putting it outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	Site would offer residents good access to key services and amenities in the wider Clayton area.							
		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site would offer residents with good access to cultural and leisure areas, being within 800m of a varied array of cultural and leisure spaces in the wider Clayton area.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is over 1km from the closest GP Surgery, Cowgill Surgery, putting it outside of the desired range. Site is within 5km of St Luke's Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.						
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is within 1km of Clayton Village Primary School and 1.6km of Beckfoot Thornton Secondary School, both of which are outside the desired range.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents would have good access to employment opportunities with five Employment Zones within 5km of the site to the east around Bradford.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/007 – Brook Lane, Clayton	1.12	Grazing	Greenfield	35 dwellings	Preferred Option: SW/4/H

**Summary of assessment for SW/007:**

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with the coal and sandstone MSA. Site has Grade 4 ALC soils. Development would result in the loss of a large (>0.4ha) area of greenfield and so would not constitute as an efficient use of land.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The site coincides with Natural England's Green Infrastructure corridor. Residential development here would reduce the site's biodiversity value and would reduce local habitat connectivity due to the loss of greenfield. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. The loss of greenfield could have negative impacts on the quality and character of the local area and cause a minor negative impact on the local residents and users of PRowS e.g. Great Northern Trail in the loss of visual amenity.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 500m of bus stops with frequent services. Bradford Interchange Railway Station is 5.75km east of the site, putting it outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	Site would offer residents good access to key services and amenities in the wider Clayton area.							
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure	Site would offer residents with good access to cultural and leisure areas, being within 800m of a varied array of cultural and leisure spaces in the wider Clayton area.							
15 Safe & secure	+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a	
16 Health	+	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b	
17 Education	-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b	
18 Employment	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b	
19 Economy	+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b	

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/10A – Langberries, Clayton (smaller site)	6.95	Greenfield land/Green Belt	Greenfield 100%	150 dwellings	Preferred Option: SW5/H

**Summary of assessment for SW/10A:**

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

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

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

Minor adverse effects predicted for air quality, landscape, cultural heritage and access to educational facilities. The site is well located to provide residents with good access to jobs, services, transport and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal and a sandstone MSA. ALC Grade at the site is grade 4. Site is within the Green Belt.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. There are also multiple grassland habitat networks within the site boundary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are multiple listed buildings surrounding the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would also detract from the current greenfield setting.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 500m of multiple bus stops with frequent services. The nearest railway station is 4.9km north east at Bradford Interchange Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Residents at the site would have good access to key services and amenities including those on Highgate Road.						
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Horton Bank country park to the east of the site.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Mayfield Medical Centre is approximately 320m north east of the site. The site is within 4km of a hospital, Bradford Royal Infirmary. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Clayton Village Primary School, is 570m north east of the site. The nearest secondary school, Beckfoot Thornton School, is 1.4km north of the site, this is outside of the desired range.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 4km from multiple employment zones in the south Bradford and Bradford city centre.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/10A – Langberries, Clayton (full site)	16.11	Greenfield land/Green Belt	Greenfield 100%	362 dwellings	Alternative
<b>Summary of assessment for SW/10A:</b> Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, landscape, cultural heritage and access to educational facilities. The site is well located to provide residents with good access to jobs, services, transport and health facilities. Significant positive effects are predicted in relation to health and education SA Objectives, largely due to the proximity of facilities and services to the site.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal and a sandstone MSA. ALC Grade at the site is grade 4. Site is within the green belt.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. There are also multiple grassland habitat networks within the site boundary.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are multiple listed buildings surrounding the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would also detract from the current greenfield setting.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 500m of multiple bus stops with frequent services. The nearest railway station is 5.5km north east at Bradford Interchange Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Highgate Road.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Horton Bank country park to the east of the site.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Mayfield Medical Centre is approximately 440m north of the site. The site is within 4km of a hospital, Bradford Royal Infirmary. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Clayton Village Primary School, is 600m north of the site. The nearest secondary school, Beckfoot Thornton School, is 750m north of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 4km from multiple employment zones in the south Bradford and Bradford city centre.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/10B – Highgate Grove, Clayton Heights (full site)	4.47	Greenfield land/Green Belt	Greenfield 100%	101 dwellings	Alternative
<b>Summary of assessment for SW/10B:</b> Significant adverse effects predicted due to the loss of greenfield land and biodiversity. Minor adverse effects predicted for air quality, cultural heritage, landscape, water resources and access to educational facilities. The site is well located to provide residents with good access to jobs, services, transport and health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal and a sandstone MSA. ALC Grade at the site is grade 4. Site is within the green belt.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there is a waterbody within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. There are also multiple grassland habitat networks within the site boundary.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are multiple listed buildings surrounding the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would also detract from the current greenfield setting.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 500m of multiple bus stops with frequent services. The nearest railway station is 5.5km north east at Bradford Interchange Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services							Residents at the site would have good access to key services and amenities including those on Highgate Road.	
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
							Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.	
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Horton Bank country park to the east of the site.	
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
							The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.	
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
							Site is 1km south of the nearest GP surgery, Dr NG Walker- Cowgill Surgery, this is outside of the desired range. The site is within 4km of a hospital, Bradford Royal Infirmary. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.	
17 Education		-	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
							The nearest primary school, Clayton Village Primary School, is 1.1km north of the site, this is outside of the desired range. The nearest secondary school, Beckfoot Thornton School, is 1.9km north of the site, this is outside of the desired range.	
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
							Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 4km from multiple employment zones in the south Bradford and Bradford city centre.	
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
							The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.	

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/013:**

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. Site is well located to provide residents with good access to shops, jobs, buses, and cultural spaces, with particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with the coal and sandstone MSA. Site has urban grade ALC soils. Development would result in the loss of a large (>0.4ha) parcel of greenfield and so would not constitute as an efficient use of land.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development here would likely reduce the site's biodiversity value and would reduce local habitat connectivity due to the loss of greenfield. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. The loss of greenfield could have negative impacts on the quality and character of the local area. However, given the site is adjacent to existing built form and construction the alteration to character would be minor.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Site is within 100m of a Grade II listed building and is within 300m of Clayton Conservation Area. The loss and development of a large greenfield site in proximity to these assets may have a negative impact on their setting.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 250m of bus stops with frequent services. Bradford Forster Square Railway Station is 4.3km north east of the site, putting it outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	Site would offer residents good access to key services and amenities along Bradford Road adjacent to the site and the wider Clayton area.							
		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site would offer residents with good access to cultural and leisure areas, being within 500m of a varied array of cultural and leisure spaces along Bradford Road and the wider Clayton area.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is within 500m of Cowgill Surgery and 4km of St Luke's Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRow network.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is within 400m of Clayton St John C of E Primary School and 1.2km of Beckfoot Thornton Secondary School to the north.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents would have good access to employment opportunities with five Employment Zones within 5km of the site to the east around Bradford.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/017 – Frensham Drive	0.81	Green open space	Greenfield, Green Belt	26 dwellings	Preferred Option: SW8/H
<b>Summary of assessment for SW/017:</b>					
The site could deliver a major positive effect for residents on the health SA Objective as a result of being within the target distances for all necessary health facilities.					
Minor positive effects were predicted for a range of other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, education facilities and employment areas.					
A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.					
The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.					
Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site which adjoins deciduous woodland priority habitat and TPO woodland.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is greenfield. ALC Grade at the site is 'Urban'. Site coincides with sandstone and coal MSAs.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low and medium risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ. The site is approximately 25m west of a small stream in Horton Bank Country Park. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and it is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Western perimeter of the site adjoins Horton Bank Country Park LWS, which is also an area of deciduous woodland priority habitat. Northern perimeter of the site adjoins TPO woodland. New development at the site could lead to adverse effects on the nearby LWS, priority habitat and TPO woodland such as through increases in recreational disturbances or direct construction effects on root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the site is adjacent to existing built form which would help to limit the magnitude of potential effects.							
8 Cultural heritage		0	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 300m of multiple bus stops with frequent services. The nearest railway station is 4.22km north-east at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Residents would need to travel 1km east towards Great Horton Road to access a broad range of services and amenities.						
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants and churches surrounding the site, particularly along Great Horton Road.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Residents would be within 350m of the nearest medical centre, Horton Bank Top Practice. The site is 3.2km south-west of a general hospital, St Luke's Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats, including at adjacent Horton Bank Country Park, with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Hollingwood Primary School, is 400m north-east of the site. The nearest secondary school, Buttershaw Business & Enterprise College, is 1.6km south-east of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including the Paradise Green Employment Zone which is 950m north-east.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

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

**Summary of assessment for SW/021B:**

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. Site is well located to provide residents with good access to shops, jobs, buses, cultural spaces, schools, and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site coincides with a coal and sandstone MSA. Site is a large (>0.4ha) greenfield site and so would not constitute an efficient use of land. Site is located within urban grade ACL.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development would result in the loss of a large greenfield site within Natural England's G1 Corridor and would therefore reduce the site's biodiversity value and ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development would not impact on an AONB or National Park. The loss of a large greenfield site could adversely alter the local character and diminish the tranquillity for existing residents. Given the residential development would be adjacent to existing built form the alteration to character is not expected to be significant.							
8 Cultural heritage		0	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area. There are several Grade II Listed Buildings within 300m (northwest) of the site, however due to existing residential properties the development is likely to be screened and therefore unlikely to have a negative impact on the setting of these assets.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 65m of a bus stop with frequent services. Site is over 5km from Low Moor Railway Station, putting it outside target distance for a railway station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site has somewhat limited access to key services and amenities. The site is approximately 1km east of Queensbury which offers a broad range of key services and amenities.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a



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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion							Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.	
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							Site would offer new residents with excellent access to culture and leisure spaces and activities. The site is within 400m of Foster Park and footpaths that lead to the local countryside.	
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
							The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.	
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
							Site is approximately 1.4km east of The Willows Medical Centre and 1.2km west of Westwood Park Community Hospital. Site would provide residents with good access to outdoor exercise opportunities via Fosters Park and the local PRoW network, which could improve both physical and mental health for the residents of this development.	
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
							Site is within 550m (west) of Stocks Lane Primary School and is within 1.4km (northeast) of Queensbury Academy Secondary School.	
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
							Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 3km of Paradise Green Employment Zone and within 6km of Bradford City Centre, providing residents with good access to a broad range of employment opportunities.	
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
							The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.	

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

**Summary of assessment for SW/022:**

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, health and education facilities, and employment areas, although residents may need to travel beyond the target distance to access services and amenities. As an open greenfield and Green Belt site, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. There are 14 Grade II Listed Buildings within 260m of the site; development here has the potential to adversely alter the settings of these sensitive heritage assets, although this may be limited by the presence of screening vegetation and built form.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is greenfield. ALC Grade at the site is Grade 4. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and in its current condition it could potentially be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that, in its current condition, potentially makes a positive contribution towards the local landscape and townscape character. The site is adjacent to existing built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect cannot be ruled out.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are 14 Grade II Listed Buildings within 260m of the site, to its north-west along New House Lane and Highgate Road. New development at this open greenfield site could potentially alter the setting of some of these sensitive heritage assets, although this would be limited by the existing presence of screening vegetation and particularly by built form.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 270m of multiple bus stops with frequent services. The nearest railway station is 5.18km south-east at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

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SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		There are a very limited number of local shops and services in proximity to the site. Residents would likely need to travel 1.3km west into Queensbury to access services and amenities to satisfy their daily needs.						
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, churches and parks along Highgate Road and in Queensbury.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 1.2km south-west of the nearest GP surgery, Horton Bank Top Practice, putting it outside the target distance. The site is 4.4km south-west of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Stocks Lane Primary School, is opposite the north-eastern perimeter of the site. The nearest secondary school, Queensbury Academy, is 1.7km south-west of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the Queensbury and Westwood Park; at the Paradise Green Employment Zone which is 2.4km north-east; and slightly further afield towards the regional city in the north-east.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

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Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/029 – Dirkhill Road	0.73	Site appears to be entirely covered in trees, including some TPO protected woodland.	Predominantly greenfield	50 dwellings	Preferred Option: SW11/H
<b>Summary of assessment for SW/029:</b>					
Significant adverse effects predicted for the air quality SA Objective due to the site being within a CAZ. No other significant adverse effects predicted. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site is predominantly covered in trees, including mature trees. Site is well located to provide residents with good access to shops, jobs, buses, and cultural spaces, with particularly good access to health facilities and schools.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield; however, it is entirely covered with mature trees. Site coincides with a coal MSA. The ALC of the site is of urban grade.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and are at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The site is covered entirely with mature vegetation and trees and approximately 20% of the site is designated as TPO woodland. Development would result in the loss of most trees on site and would therefore reduce the site's biodiversity value and reduce local ecological connectivity. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. The loss of a large area of mature vegetation could adversely alter the local character. However, given that the residential development would be surrounded by existing built form, the alteration to character would be minor.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at site would be unlikely to have a discernible impact on any heritage assets or historic areas.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4,	9a – 9c
	Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in air pollution at the site in relation to existing levels, due to the construction and occupation of new homes and the associated transport movements and household pollution.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 250m of a bus stop with frequent services. The closest railway, Bradford Interchange Railway Station, is 1.5km east of the site, putting it outside the desired range. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations along Great Horton Road approximately 300m north of the site.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion							Development would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.	
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							Site offers residents with good access to cultural and leisure areas, including those along Great Horton Road and Horton Park Avenue Road, including Horton Park and Park Avenue Cricket Ground.	
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
							New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.	
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
							Site is 300m north east of Horton Park Surgery and is within 800m of St Luke's Hospital . Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally, including Little Horton Park.	
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
							Site is adjacent to Copthorne Primary School and within 700m of Dixons Trinity Academy.	
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
							Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, including being within 5km of 10 RUDP E6 employment zones.	
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
							The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.	

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/031:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. The ALC of the site is of urban grade.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and are at low risk of surface water flooding.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development would not impact on a sensitive biodiversity designation. The site is predominantly hardstanding however there are a number of mature trees along the site's perimeter. Providing the trees are retained, development could provide an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area. Whilst there could be a loss of open views, the site in its current condition appears to be derelict and in disrepair and overall new development here would be considered to be likely to deliver enhancements to the local townscape character.							
8 Cultural heritage		+	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is adjacent to the Little Horton Green Conservation Area, within which is a range of Listed Buildings. New development at SW/031 would be a good opportunity to deliver enhancements to the setting of this important heritage area.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in air pollution at the site in relation to existing levels, due to the construction and occupation of new homes and the associated transport movements and household pollution.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of multiple bus stops with frequent services. The closest railway, Bradford Interchange Railway Station, is 1.4km north east of the site, putting it outside the desired range. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		Site would have excellent access to a diverse range of services and amenities in highly accessible locations. Site is within 500m of Manchester Road and within 800m of West Bowling, Great Horton and the south of Bradford city centre.						
13 Social cohesion		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site offers residents with good access to cultural and leisure areas, including those along Horton Park Avenue Road, including Horton Park and Park Avenue Cricket Ground.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is within 250m of Little Horton Lane Medical Surgery and is within 400m of St Luke's Hospital. Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally, including Little Horton Park.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is within 200m of All Saints C of E Primary School and within 600m of Dixons Trinity Academy.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, including being within 5km of 10 RUDP E6 employment zones.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/033 – Cannon Mills, Cannon Mills Lane / Union Road, Great Horton	4.99	PDL, market, hard standing and vegetation	95% Brownfield	281 dwellings	Preferred Option: SW13/H

**Summary of assessment for SW/033:**

No significant adverse effects predicted for the site. Minor adverse effects predicted for air quality and water resources SA Objectives, as predicted for most sites. SW/033 would be a good opportunity to deliver biodiversity net gain, improvements to the local townscape character and improvements to the setting of local heritage assets, as well as new investment to better preserve the Listed Building within the site which appears to be in disrepair. Site is well located to provide residents here with good access to shops, jobs, cultural spaces, and buses, with particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is a large mix use site and would constitute as an efficient use of land, depending on the potential impacts on the coal and sandstone MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. The ALC grade for this area is Urban.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is at low risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+/-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Residential development here would be a chance to improve the biodiversity of a site with low biodiversity value. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built form of the local area, the site would provide an opportunity to improve the local character.							
8 Cultural heritage		+	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There is Grade II listed within the site boundary (Main Block to Cannon Mill). The development could result in the conversion of this building. The building appears to have fallen into disrepair, the residential development at this site could bring new investment that could enhance the condition of the building and better preserve it for future generations.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 220m of multiple bus stops with frequent services. Access to a railway station is somewhat limited, the nearest being 2.5km north-east at Bradford Interchange Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site has good access to the range of services in along Great Horton Road, adjacent to the site.							



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD).							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has good access to culture and leisure opportunities along Great Horton Road to the south and Spencer road to the north, including the local church, public houses and parks.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site has good access to a GP surgery, the nearest being Mughal Medical Centre 500m north east. The site is within the target distance of a hospital, with St Luke's Hospital 1.5km east. The site would provide residents with excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site is 500m south west of Horton Grange Primary School and 800m south of Dixons Kings Academy.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 1km of one Employment zone and 5km of nine Employment Zones within 5km around Bradford.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/034A:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with the coal MSA. Development would result in the loss of a large greenfield site (>0.4ha) and so would not constitute as an efficient use of land. Site is entirely situated on Grade 4 ALC land.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a medium and high risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The SW corner of SW/34A adjoins Ancient Woodland (which is also TPO woodland) and adjoins a small part of the Judy Woods Local Wildlife Site. These designated areas are also identified as Deciduous Woodland Priority Habitat. The development of 7.8 ha of greenfield would be likely to reduce the biodiversity value of the site and could diminish the connectivity of the local ecological network, although the development would not directly lead to the loss of land within any designation. The site falls within a South Pennine Moors SAC/SPA/SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. The development would result in the loss of 7.8ha of greenfield currently used for agriculture grazing which could adversely impact the local townscape character and diminish the tranquillity for existing residents.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is located a short distance to the north of Royds Hall, a Grade II* Listed Building, and the estate buildings which include the Grade II* Listed stable/coach house and the Grade II Listed cottages, garden structures and outbuildings. The development of this particular site is not within the immediate setting of these heritage assets, however in terms of views of the heritage assets and the ability for them to be read as a distinct and important group, the development of this site would be likely to have a minor effect on their setting. It should be noted that this is an allocated housing site in the RUDP which has also had a detailed planning consent for housing development							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 400m of several bus stops with frequent services. Site is 2.5km west of Low Moor Railway Station, putting it outside the target distance. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, HO3, HO12	12a
	Site would provide residents with somewhat limited access to services, as residents would have to travel further than 600m to access key services along Halifax Road.							
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would benefit from excellent access to cultural and recreational spaces, with Bradford Park Avenue FC, Harold Park and Judy Woods Local Wildlife Site all within 600m of the site.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 1.1km from the nearest GP surgery, The Parklands Medical Centre, putting it outside of the target distance. St Luke's Hospital is 4km north of the site. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRow network.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The site is within 400m of Woodside Primary School and Children's Centre. Site is 1.9km north west of Appleton Academy, putting it outside the target range.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 1.5km of Low Moor Employment area, 5km of Bradford City Centre and 3km of Euroway industrial site which would provide residents with a wide range of diverse employment opportunities.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/034B – Land south of Fenwick Drive	8.35	Greenfield land/Green Belt	Greenfield 100%	219 dwellings	Alternative
<b>Summary of assessment for SW/034B:</b> Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, water resources, landscape and cultural heritage. The site is well located to provide residents with good access to jobs, services, transport and health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a coal MSA. ALC Grade at the site is grade 4. Site is within the green belt.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there is a waterbody within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. There is also a grassland habitat network within the site boundary.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are multiple listed buildings directly south of the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would also detract from the current greenfield setting.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 500m of multiple bus stops with frequent services. The nearest railway station is 2.3km east at Low Moor Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Halifax Road.							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Harold Park to the north east.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 1.2km west of the nearest GP surgery, Low Moor Medical Centre, this is outside of the desired range. The site is within 4km of a hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Woodside Academy, is 450m north of the site. The nearest secondary school, Appleton Academy, is 1.4km north of the site, this is outside of the desired range.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 4km from multiple employment zones to the east in south Bradford and Bradford city centre.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/035:**

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. The ALC of the site is of urban grade.							
4 Climate change resilience		--	P	LT	IR	H	SC2, SC6, SC10, EN5, EN7	4a – 4e
	Approximately 20% of the site is within FZ2 and is at a medium risk of surface water flooding with some areas of high surface water flood risk at the southern perimeter which encroaches slightly into FZ3a and FZ3b. Careful layout of development should be able to avoid this risk. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. A small stream runs adjacent to the eastern perimeter of the site, which is a connected to the Middle Brook that runs adjacent to the southern perimeter of the site. The quality of this waterbody could therefore be affected by the construction and occupation of the site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The south of the site is within a grassland habitat network (semi-improved grassland) and runs adjacent to wetland habitat network (beck). Site is also within a Natural England Green Infrastructure Corridor. Despite being PDL, the site has substantial areas of vegetation and therefore the development of this site would be likely to reduce the site's biodiversity value and local ecological connectivity. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SC1, SC6, EN4, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. Development at this large open greenfield would be likely to result in a minor adverse effect on the local character, such as due to a loss of open views.							
8 Cultural heritage		-	P	LT	IR	M	SC1, SC6, EN3, EN5, DS3	8a, 8b
	Site is 70m north of the Grade II Listed Building 'Sam's Mill by Middle Brook'. Development at this large greenfield could potentially result in a minor adverse alteration to the setting of this heritage asset.							
9 Air quality		-	P	LT	IR	H	SC2, DS4, TR1, TR3, HO9	9a – 9c
	Development would not impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of a bus stop with frequent services. The closest railway, Bradford Forster Square Railway Station, is 3km from site putting it outside the desired range. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations along Thornton Road with various amenities within Victoria Shopping Park.							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site offers residents with good access to cultural and leisure areas along Thornton Road including public houses and eateries.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none. At the same time, it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, thereby helping to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 1km east of the nearest GP Surgery, Lower Grange Medical Centre. Site is approximately 1.3km south of Bradford Royal Infirmary Hospital. Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is within 500m of Crossley Hall Primary School and within 1.2km of Dixons Allerton Academy and Dixons Kings Academy.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, including being within 5km of 6 RUDP E6 employment zones.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/036:**

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being entirely situated within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. Minor positive effects were predicted for almost of the other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and employment areas.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is PDL. Site coincides with coal and sandstone MSAs. ALC Grade at the site is 'Urban'.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. Site has a limited extent of land at a low risk of surface water flooding and a very limited extent at medium risk. It is expected that these areas could be avoided through a careful layout of development. However, development could also lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+/-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing self-seeded vegetation which may be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Equally, new development at this site could provide an opportunity to enhance any biodiversity onsite.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is PDL with hardstanding that has been greened over and appears derelict. Given its current condition, it is considered likely that a new development at the site would provide an opportunity to enhance the local townscape character, such as by incorporating GI elements of high visual amenity value and ensuring that the new development is of a high quality design (as required by various Local Plan policies).							
8 Cultural heritage		+/-	P	LT	IR	M	SC1, SC6, EN3, EN5, DS3	8a, 8b
	Eastern perimeter of the site adjoins the Grade II Listed Building 'Main Block and Wing to Harold Laycock Mills Fronting Summerville Road'. New development at this vacant plot of previously developed land that has greened over would alter the setting of this sensitive heritage asset. However, the listed building is bordered by other development and a sensitively designed scheme could improve the setting of the listed building.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is entirely situated within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 275m of multiple bus stops with frequent services. The nearest railway station is 1.67km north-east at Bradford Forster Square Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities appears to be 350m south-west on Woodhead Road.							



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a diverse range of culture and leisure opportunities surrounding the site and particularly along Great Horton Road, including pubs, restaurants, sports clubs and mosques.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 250m of the nearest medical centre, Park Grange Medical Centre. The site is 1.4km north-west of a general hospital, St Luke's Hospital. Residents would have adequate access to green space, being 850m north of Horton Park, providing outdoor exercise opportunities which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Co-op Academy Princeville, is 300m north-west of the site. The nearest secondary school, Dixons Kings Academy, is 850m west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including Thornton Road Employment Zone which adjacent to the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/039 – Cemetery Road, Great Horton	2.7	Greenfield land	Greenfield 50%/PDL 50%	71 dwellings	Alternative
<b>Summary of assessment for SW/039:</b> Significant adverse effects predicted due to the loss of greenfield land, biodiversity and flood risk. Minor adverse effects predicted for air quality and water resources. The site is well located to provide residents with good access to jobs, services, transport and health facilities, with significantly good access to educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is mixed PDL and Greenfield, however due to the size of the site development would consist of the loss of >0.4ha of greenfield land. Site coincides with a sandstone MSA. ALC Grade at the site is grade 4 and urban. There is also a landfill within the site boundary.							
4 Climate change resilience		--	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is partially within FZ2 and FZ3. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there is a waterbody within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. There are also multiple grassland habitat networks and a wetland habitat network adjacent to the site boundary. There is also a woodland habitat network within the site boundary.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		+/-	P	LT	IR	L	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There is a listed building within the site boundary. Short term negative effects would come from the noise generated due to construction, however as the current site is mixed PDL and greenfield, it is difficult to say whether the long term effects on setting would be positive or negative.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 500m of multiple bus stops with frequent services. The nearest railway station is 3km east at Bradford Forster Square Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services	Residents at the site would have good access to key services and amenities including those at Victoria Shopping centre.							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including West Park to the north east.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 1.2km north east of the nearest GP surgery, Kensington Street Health Centre, this is outside of the desired range. The site is within 1.5km of a hospital, Bradford Royal Infirmary. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school, Lidget Green Primary School, is 400m south of the site. The nearest secondary school, Dixons Kings Academy, is 800m south east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 4km from multiple employment zones to the east in south Bradford and Bradford city centre.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/043:**

Significant adverse effect predicted for the air quality SA Objective as a result of the site being within the CAZ. No other significant adverse effects predicted. Site would be a good opportunity to deliver improvements to the local townscape character as well as the setting of the mill, which is a local landmark, adjacent to the site's southern perimeter. Site is well located to provide residents here with good access to shops, jobs, cultural spaces, and buses, with particularly good access to schools and health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. The ALC of the site is of urban grade.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and are at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+/-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Approximately 90% of the site is covered in scrub like vegetation, therefore development of the site could reduce the site's biodiversity value and reduce ecological connectivity. However, the site is heavily littered, and development could also provide an opportunity to improve the quality of the greenspace within the site. The site falls within a SSSI Impact Risk. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
	Site would not affect an AONB or National Park. The development would result in the loss of a large, vegetated area. However, given the residential development would be surrounded by existing built form and the current site is heavily littered, the development would be likely to provide an opportunity to improve the effect of the site on the local character.							
8 Cultural heritage		+	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	The mill adjacent to the site's southern perimeter is a landmark building of local significance, despite not being a Listed Building. Development at SW/043 would like to an opportunity to deliver enhancements to the setting of this important building.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in air pollution at the site in relation to existing levels, due to the construction and occupation of new homes and the associated transport movements and household pollution.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of multiple bus stops with frequent services. The closest railway, Bradford Interchange Railway Station, is 1.7km north east of the site, putting it outside the desired range. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations along Little Horton Lane, Canterbury Avenue and Manchester Road, each within 500m of the site.							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site offers residents with good access to cultural and leisure areas, including Trident Park those along Horton Park Avenue.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is within 400m of Little Horton Lane Medical Surgery and is within 600m of St Luke's Hospital. Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally, including Little Horton Park.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is within 500m of Newby Primary School and within 600m of Dixons City Academy.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, including being within 5km of 10 RUDP E6 employment zones.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

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

**Summary of assessment for SW/047:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. The ALC of the site is of urban grade.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	A small area towards the site's eastern perimeter coincides with FZ2. There is a limited extent of low and medium surface water flood risk within the site that would be avoidable through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. However, whilst the site is PDL is appears to have been almost entirely reclaimed by nature and it almost entirely vegetated. It also falls within Natural England's Green Infrastructure corridor. Development here could therefore see a reduction in the site's biodiversity value and local habitat connectivity.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							
8 Cultural heritage		+/-	P	LT	IR	L	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is adjacent to the site is the Hattersley Church of St Joseph Grade II Listed Building. As the site is a vacant PDL plot, new development of a high-quality with due consideration for local heritage that incorporates GI elements could improve the contribution of the site to the setting of the Listed Building and the character area. This is somewhat dependent on implementation, and there is a risk that the loss of open views could adversely the alter the setting of nearby sensitive heritage assets.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA. The construction and occupation of new business premises would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated transport movements. The site is also situated within a CAZ, reduction of air quality in this area will negatively affect the achievement of air quality targets.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Site is within 100m of several bus stops with frequent services, and within 1.1km of Bradford Interchange Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.						
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.						
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
		Site would offer new occupants excellent access to a diverse range of key services and amenities, along Manchester Road.						
13 Social cohesion		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
		This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities						
14 Culture & leisure		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
		Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New business development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		O	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
		Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site would provide new employment land that offers skills learning opportunities for local people and employees.						
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The proposed development would provide new employment opportunities in Bradford.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The proposed development would deliver new employment space that would contribute towards the long term success of Bradford's economy. The proposed development could also provide a boost to the vitality of the local area.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/048A:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. The ALC of the site is of urban grade.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. Site appears to be of limited biodiversity value in its current condition, being PDL with grassy areas, and so new development here would be a good opportunity to deliver biodiversity net gains.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements. The site is also situated within a CAZ, reduction of air quality in this area will negatively affect the achievement of air quality targets.							
10 Transport		++	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 100m of several bus stops with frequent services, and within 600m of Bradford Interchange Railway Station. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SC4, SC10, EC5, HO3, HO12	12a
	Site would new residents with excellent access to a diverse range of key services and amenities, along Manchester Road. Site is also within 800m of Bradford City Centre which would provide residents to access to a wide variety of services.							
13 Social cohesion		+/-	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. However, site is adjacent to the A641 which would be likely to impact on the quality of life of new residents here as a result of exposure to air pollution and noise and visual disturbances						
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site has access to some culture and leisure opportunities in the local area, along Manchester Road 500m. Site is also within 800m of Bradford City Centre which provides access to a wide range of culture and leisure opportunities.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is within 350m of Parkland's Medical Practice and 650m of St Luke's Hospital. Site would provide new residents with somewhat limited access to public open spaces for outdoor exercise opportunities.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site within 300m of Rainbow Primary School and 600m of Dixons Trinity Secondary Academy.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities with 10 Employment Zones within 5km.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/052 – Quaker Lane, Southfield Lane	0.39	Field surrounded by housing	Greenfield	18 dwellings	Preferred Option: SW20/H

**Summary of assessment for SW/052:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site coincides with the coal MSA. Development would result in the loss of a small greenfield site and so would not constitute as an efficient use of land. Site is entirely situated on urban grade ALC land.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and is at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. The development would result in the loss of a small greenfield area, however due to the nature of the greenspace (mown grass), the site is likely to have limited biodiversity value. Despite this, the loss of green space may reduce connectivity of the local ecological network.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development would have no effect on an AONB or National Park. Development would result in the loss of a small greenfield and potentially GI elements. It would therefore be difficult to avoid adverse impacts on the local character, although the residential development would be unlikely to discord with the adjacent to existing residential built form.							
8 Cultural heritage		0	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in air pollution at the site in relation to existing levels, due to the construction and occupation of new homes and the associated transport movements and household pollution.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 250m of several bus stops with frequent services. Site is over 2km from Bradford Interchange Railway Station, putting it outside target distance for a railway station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have somewhat limited access to a diverse range of services and amenities in highly accessible locations being 800m from services and amenities along Great Horton Road							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD).							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would have excellent access to a diverse range of culture and leisure opportunities, including pubs, restaurants and parks. A broader cultural and leisure offering is accessible in the centre of Bradford, although this is up to 2km north east.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 600m south east of The Ridge Medical Centre and 1.3km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site is 360m south of Horton Park Primary School and 300m north of Co-op Academy Grange.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 5km of 10 RUDP E6 employment zones.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/057:**

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site is a large (>0.4ha) greenfield site and so would not constitute an efficient use of land. Site is entirely situated on Grade 4 ALC land and coincides with a Coal MSA.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Approximately 30% of the site, along the southern and western perimeter, is within FZ2 and FZ3, including FZ3b. A similar area is at low risk of surface water flooding and approximately 10% of site is at medium or high risk of surface water flooding. The site is also entirely greenfield and therefore the development is likely to increase surface water runoff and may increase flood risk.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not within a GWPZ. Pitty Beck, a small watercourse, runs along the southern and western perimeter of the site, the quality of this waterbody could therefore be affected by the construction and occupation of the site. The development would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The development of the site would result in the loss of a large (>0.4ha) greenfield site which falls entirely within Natural England's GI network (Pitty and Clayton Becks) and the grassland habitat network. The site's southern and western perimeter and north-western corner also fall within the woodland habitat network. The development would reduce the site's biodiversity value, ecological connectivity and new residents at the site could place additional public access associated pressure on the woodland habitat network surrounding the site's southern and western perimeter. Additionally, TPO woodland just within the site's north-western boundary and adjacent to the site's southern perimeter could be impacted by the construction and occupation of new homes at the site. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. The loss of a large greenfield site could adversely alter the local character and diminish the tranquillity for existing residents. Given the residential development would be adjacent to existing built form the alteration to character is not expected to be significant.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The site is within 100m of bus services and is approximately 4.1km west of the closest train station, Bradford Forster Square, which has frequent services. The site is highly accessible for pedestrians and generally accessible for cyclists, although there is a lack of local cycling paths.						
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
		Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		-	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
		The site has somewhat limited access to key services and amenities. The site is approximately 1km south of Allerton Road which offers a broad range of key services and amenities.						
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		The site would offer new residents with good access to culture and leisure spaces and activities. The site is within 700m of several areas of open greenspace, Thornton Recreation Centre and Lower Grange Community Centre and playground.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is approximately 350m south of Lower Grange Medical Centre and within 2km of Bradford Royal Infirmary. The site would provide residents with good access to exercise opportunities several areas of open greenspace within 1km of the site and Thornton Recreation Centre approximately 700m west.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is approximately 800m southwest of Dixons Allerton Academy which provides both primary and secondary education facilities and is 650m east of Beckfoot Thornton Secondary Education facility.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities, being approximately 1.3km west of Thornton Road Employment Zone and is within 4km of Bradford City Centre.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/060:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with the coal and sandstone MSA. Site is a large (>0.4ha) greenfield site and so would not constitute an efficient use of land. Site is located within urban grade ACL.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The development of this site would result in the loss of a large greenfield site with areas of tree and hedgerow cover and would therefore reduce the site's biodiversity value and ecological connectivity. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. The loss of a large greenfield site could adversely alter the local character and diminish the tranquillity for existing residents. Given the residential development would be adjacent to existing built form the alteration to character is not expected to be significant.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 300m of several bus stops with frequent services. Site is 2.4km south west of Bradford Forster Square Railway Station, putting it outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	Site would offer residents with good access to key services and amenities, being within 600m of services and amenities in Victoria Shopping Centre.							
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							Site would offer residents with good access to leisure areas, being within close proximity to an array of cultural and leisure spaces along Ingleby Road.	
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
							New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.	
16 Health		+	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
							Site is 800m west of Park Grange Medical Centre, putting it outside the 800m target distance. Site is within 2km of Bradford Royal Infirmary Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRow network.	
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
							Site is within 550m of Lidget Green Primary School and is adjacent to Dixons Kings Secondary Academy.	
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
							Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford and is within 5km of 6 RUDP E6 employment zones	
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
							The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.	

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/061B**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with the coal and sandstone MSA. Site is a large (>0.4ha) brownfield site and so would constitute an efficient use of land depending on impacts on the MSA. Site is entirely situated on urban grade ALC land.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+/-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The site is situated entirely within a Natural England's GI network, as this site is currently a 100% brownfield, development would present an opportunity to enhance the biodiversity value of the site. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. Site could enhance the local townscape through replacing a disused brownfield/open space with high-quality housing.							
8 Cultural heritage		○	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 200m of several bus stops with frequent services. Site is 2.6km south west of Bradford Forster Square Railway Station, putting it outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	Site would offer residents with good access to key services and amenities, being within 600m of services and amenities in Victoria Shopping Centre.							
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		Site would offer residents with good access to leisure areas, being within close proximity to an array of cultural and leisure spaces along Ingleby Road.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
16 Health		+	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	
		Site is 1.1km south of Kensington Street Health Centre, putting it outside the 800m target distance. Site is within 2km of Bradford Royal Infirmary Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRow network.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is within 500m of Lidget Green Primary School and 400m of Dixons Kings Secondary Academy.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford and is within 5km of 6 RUDP E6 employment zones						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/065 – Lingdale Road, Woodside	0.61	Two plots of amenity greenspace	Greenfield	19 dwellings	Preferred Option: SW25/H

**Summary of assessment for SW/065:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with the coal MSA. Site consists of two small Greenfield plots and so would not constitute an efficient use of land. Site is entirely situated on Grade 4 ALC land.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is at low risk of surface water flooding.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. Site is approximately 55m from Park Dam, the quality of this waterbody could therefore be affected by the construction and occupation of the site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. The development would result in the loss of open space that appears to be covered in mown grass and so the site is likely to have limited biodiversity value. Development here may be an opportunity to enhance the biodiversity value of the site.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. The development would result in the loss of a small area of open space currently covered in grass that appears to be well kept. New development here could therefore result in a minor adverse effect on the local townscape character.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 200m of several bus stops with frequent services. Site is 2.5km west of Low Moor Railway Station, putting it outside the target distance. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	The site has somewhat limited access to key services and amenities, with residents having to travel over 600m to Halifax Road to access a broad range of key services and amenities.							
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would benefit from excellent access to cultural and recreational spaces, with Bradford Park Avenue FC, Harold Park and Judy Woods Local Wildlife Site all within 600m of the site.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 800m west of The Parklands Medical Centre, putting it outside of the target distance. St Luke's Hospital is 4km north of the site. Residents at the site would have excellent access to outdoor exercise opportunities, including Harold Park and Judy Woods Local Wildlife Site.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The site is within 350m of Woodside Primary School and Children's Centre. Site is 1.4km north west of Appleton Academy, putting it outside the target range.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 1.5km of Low Moor Employment area, 5km of Bradford City Centre and 3km of Euroway industrial site which would provide residents with a wide range of diverse employment opportunities.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/083:**

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. The site would be a good opportunity to deliver improvements to the local character as well as the setting of nearby heritage assets. Site is well located to provide residents here with good access to shops, jobs, cultural spaces, health facilities, schools, and buses, although the site is not within the target distance of all facilities for any SA Objective.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Development would result in the loss of predominantly Brownfield land and therefore would be considered an efficient use of land. The site is situated on urban land and coincides entirely with a Coal and Sandstone MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Excluding the two areas of semi-demolished buildings, the site falls entirely within semi-improved grassland habitat. The development of the site would result in the loss of a small area of greenspace covered in shrubs and trees, and therefore would reduce the site's biodiversity value and reduce the local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site comprises of unmanaged vegetation, two semi-demolished buildings and is vulnerable to littering. The development would result in changes to the local townscape which could provide an opportunity to enhance the local area.							
8 Cultural heritage		+	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is adjacent to two Grade II Listed Buildings. Given the site's current condition, new development here could be a good opportunity to enhance the setting of these sensitive heritage assets.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 150m of bus services and is approximately 3.5km west of the closest train station, Bradford Interchange, which has frequent services. The site is accessible for pedestrians and generally accessible for cyclists, although there is a lack of local cycling paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
							Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.	
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
							Site would provide residents with excellent access to key services and amenities, including Quora Retail Park 150m west of the site.	
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
							Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.	
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							Site has access to some culture and leisure opportunities in the local area, being within 400m of Scholemoor Community Centre, Brackenhill Park and Field Sports and Social Club.	
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
							New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.	
16 Health		+	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
							Site is approximately 1km west of Great Horton Clinic and is 2.6km west of St Luke's Hospital. The site would provide residents with good access to outdoor exercise opportunities via Brackenhill Park and Field Sports and Social Club.	
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
							Site is approximately 375m southeast of St Anthony's Catholic Primary School. Site is 2.1km north of Buttershaw Business and Enterprise College, putting it outside of the 1.2km target distance.	
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
							Site would provide residents with good access to a broad range of high quality and diverse employment opportunities, being within 100m of Paradise Green Employment Zone and is within 3.5km of Bradford City Centre	
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
							The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.	

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/088:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Pla policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with the coal MSA. SW/088 is a large (>0.4ha) site with over 50% brownfield land cover and so would constitute an efficient use of land depending on impacts on the MSA. Site is entirely situated on urban grade ALC land.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There are areas of TPO woodland in the south western corner and a small area in the south eastern corner of the site, however it is expected that with careful planning these areas could be avoided. Approximately 80% of the site is vegetated with mature trees and scrubland. Development of this site would result in the loss of vegetation and tree cover which would reduce the biodiversity value of the site and reduce the connectivity of the local ecological network.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. Site could enhance the local townscape through replacing a disused brownfield/open space with high-quality housing.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Site is approximately 50m from a Grade II Listed Building, however due to the existing surroundings of this Listed Building, it is unlikely that the development will have an adverse impact.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 100m of several bus stops with frequent services. Site is 1.4km west of Low Moor Railway Station, putting it outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	Site would offer residents with limited access to key services and amenities, being 1.4km from the closest services and amenities along the B6379 in Wyke Centre.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Pla policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would offer residents with good access to leisure areas, being within close proximity to of an array of leisure spaces including Harold Park and the countryside, via local footpaths.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is within 150m of Low Moor Medical Practice and 3.5km of St Luke's Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRow network.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is within 250m of Hilltop C of E Primary School. Site is 1.3km from Appleton Academy which provides secondary education, putting it just outside the desired range.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities, with Low Moor Employment Zone within 500m and within 5km of Bradford City Centre.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/098:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and is at low risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built form of the local area, the site would provide an opportunity to improve the local character.							
8 Cultural heritage		+	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	The site is within Great Horton Conservation Area and is in proximity to a number of Listed Buildings in the Conservation Area, including the Grade II* Listed Building '670 and 670A, Great Horton Road' approximately 50m north of the site. New development at the site would be likely to alter the setting of these sensitive heritage assets and the historic area. However, given the site's existing use and condition, it is considered to be likely that new development would be an opportunity to enhance and improve their setting.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 250m of several bus stops with frequent services. Site is over 2km from Bradford Interchange Railway Station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations being within a 600m walk of services and amenities along Great Horton Road							



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD).							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would have excellent access to a diverse range of culture and leisure opportunities, including pubs, restaurants and parks. A broader cultural and leisure offering is accessible in the centre of Bradford, although this is up to 2km north east of the site.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is within 200m of Great Horton Clinic and 1.8km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site is within 200m of St Oswald Church of England Primary Academy. Co-op Academy Grange is 850m south east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 5km of 10 RUDP E6 employment zones.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/108:**

The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. Site is well located to provide residents with good access to jobs, buses, and cultural spaces, with particularly good access to schools and health facilities. Residents here may need to travel over 600m for daily shopping needs.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site coincides with a coal MSA. Site would result in the loss of a small area of greenfield and therefore would be considered a slightly inefficient use of land. Site is located within urban grade ACL.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The development would result in the loss of a small greenfield area, however due to the nature of the greenspace (mown grass), the site is likely to have limited biodiversity value. Despite this, the loss of green space may reduce connectivity of the local ecological network. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development would not impact on an AONB or National Park. The loss of a small area of greenspace could adversely alter the local character and diminish the tranquillity for existing residents. Given the residential development would be adjacent to existing built form the alteration to character is not expected to be significant.							
8 Cultural heritage		0	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of several bus stops with frequent services. Site is over 3km from Low Moor Railway Station, putting it outside target distance for a railway station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site has somewhat limited access to key services and amenities, with residents having to travel over 600m to Halifax Road to access a broad range of key services and amenities.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would offer new residents with excellent access to culture and leisure spaces and activities, being within a 600m walk of an array of cultural and leisure spaces including Wibsey Park and the park and playing fields on Farfield Avenue.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is within 400m of The Ridge Medical Practice and is 4km south west of St Luke's Hospital. Site would have excellent access to outdoor exercise opportunities, including Wibsey Park and the park and playing fields on Farfield Avenue, which could improve both physical and mental health for the residents of this development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site is 500m south west of Revvy Hill Primary School and is 600m west of Buttershaw Business and Enterprise College.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 3km of Low Moor Employment area and 5km of Bradford City Centre which would provide residents with a wide range of diverse employment opportunities.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/119 – Former Odsal Clinic 55 Odsal Road	0.21	PDL, a single standing house and unkept grounds	Brownfield	5 dwellings	Preferred Option: SW31/H
<b>Summary of assessment for SW/119:</b> No significant adverse effects predicted for the site. This PDL site would be a good opportunity to deliver improvements to the local character. The site appears to be of some biodiversity value in its current condition, which could be jeopardised by new development here. Site is well located to provide residents with good access to shops, jobs, buses, schools, and cultural spaces, with particularly good access to health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and is not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site would have no adverse effects on a sensitive biodiversity designation. Approximately half of the site appears to be greened over, with trees and hedgerow within the site boundary that could be impacted by the construction and occupation of new homes at this site. New development here has the potential to result in a minor reduction of the site's ecological value.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built form of the local area, the site would provide an opportunity to improve the local character.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of several bus stops with frequent services. Site is 1.8km north of Low Moor Railway Station, putting it outside target distance for a railway station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05d's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Site would have excellent access to a diverse range of services and amenities in highly accessible locations being within a 500m walk of services and amenities along Manchester Road.						
13 Social cohesion		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD).						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations along Manchester Road.						
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is within 800m Wibsey Surgery and 2km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		Site is within 800m of Wibsey Primary School to the west and Bankfoot Primary School to the north. Co-op Academy Grange is 1.3km northwest of the site, putting it outside the desired range.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 3km of Bradford City Centre and 5km of 10 Employment Zones (e.g. Paradise Green and Thornton Road).						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/122:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site coincides with a coal MSA. Site is brownfield and located within urban grade ACL. Development would therefore be an efficient use of the land resource depending on impacts on the MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site would have no adverse effects on a sensitive biodiversity designation. In its current condition, the site appears to be of limited biodiversity value although there is a small area of hedgerow/scrub. New development may be an opportunity to deliver biodiversity net gains at the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
	Development would not impact on an AONB or National Park. Development of the site would have the potential to enhance the local character by replacing abandoned buildings / buildings that have fallen into disrepair with high quality residential developments.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of several bus stops with frequent services. Site is over 3km from Low Moor Railway Station, putting it outside target distance for a railway station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05d's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site would provide residents with good access to key services and amenities along Halifax Road which is within 200m south of the site.							
13 Social cohesion		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site would offer new residents with excellent access to culture and leisure spaces and activities, being within a 600m walk of an array of cultural and leisure spaces including Wibsey Park and the park and playing areas along Farfield Avenue.						
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is within 550m of The Ridge Medical Practice and is 4km south west of St Luke's Hospital. Site would have excellent access to outdoor exercise opportunities, including Wibsey Park and the park and playing fields on Farfield Avenue, which could improve both physical and mental health for the residents of this development.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		Site is 350m south west of Farfield Primary School and is 700m south west of Buttershaw Business and Enterprise College.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 3km of Low Moor Employment area and 5km of Bradford City Centre which would provide residents with a wide range of diverse employment opportunities.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/124:**

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

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is predominantly greenfield. There is an area of hard standing and buildings in the centre of the site, and towards the south west portion of the site. It is unclear how these areas may be incorporated into the development and the extent to which they may present opportunities for reusing existing structures or construction materials. ALC Grades at the site are Grade 4 and 'Urban'. Site coincides with coal and sandstone MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is a large greenfield containing various GI elements including trees and hedgerows. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The south-east corner of the site adjoins deciduous woodland priority habitat, which could be adversely affected by development at the site such as through direct effects on root zones. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the site is adjacent to existing built form which would help to limit the magnitude of potential effects.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The south-west corner of the site adjoins two Grade II Listed Buildings, namely '176-182, Bradford Road' and '160-164, Bradford Road'. There are a further five Grade II Listed Buildings in proximity to the south-west corner of the site. The Clayton Conservation Area is 35m west of the site. New development at this large open greenfield site would be likely to adversely alter the setting of these sensitive heritage assets and the Conservation Area, unless mitigated via the use of landscaping and buffer areas.							



## Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		--	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is over 400m from the nearest bus stop. The nearest railway station is 4.5km east at Bradford Forster Square Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+/-	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Due to the size of the site, residents located in the south-west corner of the site would have good access to key services and amenities in Clayton, however those in the north-east are likely to need to travel up to 1km south-west onto Bradford Road or into Clayton to satisfy their daily needs							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a range of culture and leisure opportunities in Clayton including pubs, restaurants, churches and a library. A broader cultural and leisure offering is available on the A6177, although this is up to 2.5km east of the site.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Less than half of residents would be within 800m of the nearest medical centre, Cowgill Surgery, putting most of the site outside the target distance. The site is 2.5km south-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Residents at this site would be within 800m of either Clayton CE Primary School or St Anthony's Catholic School. The nearest secondary school, Beckfoot Thornton School, is within 1.1km of the site to the north-west.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Paradise Green Employment Zone which 1.2km east of the site, as well as slightly further afield towards the regional city in the east. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.							

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/134 – Meadway, Wibsey	0.19	Small plot adjacent to recreational area	60% brownfield / 40% greenfield	7 dwellings	Preferred Option: SW34/H
<b>Summary of assessment for SW/134:</b>					
No significant adverse effects predicted for this site. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield, as well as due to the Ancient Woodland and LWS adjoining the site. Site is well located to provide residents with good access to shops, jobs, buses, cultural spaces, health facilities and schools, although the site is not within the target distance of all facilities for any SA Objective (i.e. no major positive scores recorded).					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with the coal MSA. Site has over 50% brownfield land cover and only a small area of greenfield, so development would constitute an efficient use of land depending on impacts on the MSA. Site is entirely situated on Grade 4 ALC land.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The southern edge of SW/134 adjoins Ancient Woodland (which is also TPO woodland) and adjoins a small part of the Judy Woods Local Wildlife Site. These designated areas are also identified as Deciduous Woodland Priority Habitat. The development could reduce the biodiversity value of the site and could diminish the connectivity of the local ecological network although would not lead to the direct loss of land designated for biodiversity importance.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. The development would result in the loss of a small area of open space and green infrastructure, which could adversely impact the local townscape character, although the residential development would be within/adjacent to an existing residential area.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 200m of several bus stops with frequent services. Site is 2.7km west of Low Moor Railway Station, putting it outside the target distance. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford’s housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	The site would provide residents with good access to key services and amenities along Halifax Road which is within 550m north of the site.							
13 Social cohesion		++	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site would benefit from excellent access to cultural and recreational spaces, with Bradford Park Avenue FC, Harold Park and Judy Woods Local Wildlife Site all within 600m of the site.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 1.1km from the nearest GP surgery, The Parklands Medical Centre, putting it outside of the target distance. St Luke's Hospital is 4km north of the site. Residents at the site would have excellent access to outdoor exercise opportunities, including Harold Park and Judy Woods Local Wildlife Site.						
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The site is within 500m of Woodside Primary School and Children's Centre. Site is 1.9km north west of Appleton Academy, putting it outside the target range.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 1.5km of Low Moor Employment area, 5km of Bradford City Centre and 3km of Euroway industrial site which would provide residents with a wide range of diverse employment opportunities.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/139:**

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. A major adverse effect arises for the climate change resilience SA Objective due to approximately 50% the site falling within the active flood zones FZ2 and FZ3b, with small areas in FZ3a. An additional significant adverse effect has been predicted for the air quality SA Objective as a result of the site being entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and employment areas. The site is a mix of PDL and greenfield land and in proximity to several areas of TPO woodland and deciduous woodland priority habitat. Minor adverse effects have been predicted on a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on such a site. There is a Grade II Registered Park/Garden 75m south of the site, and Little Horton Conservation Area is 165m east, the settings of which could be adversely altered by development at this site.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
		Site is a mix of PDL and greenfield. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA.						
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
		Approximately 50% of the site falls within FZ2 and FZ3b, with small parcels within FZ3a. Site has a limited extent of land at a low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.						
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
		Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.						
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
		Site is a mix of PDL and greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Site is in proximity to several small areas of TPO woodland, deciduous woodland priority habitat and several TPO trees north and south of the site. New development at the site could potentially lead to minor indirect adverse effects on these through, for example, increases in recreational disturbances. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.						
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
		Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the site is adjacent to existing built form which would help to limit the magnitude of potential effects. To further reduce the impact, development at this site would be expected to retain key trees.						
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
		75m south of the site is Horton Park, a Grade II Registered Park/Garden. 165m east of the site is the Little Horton Green Conservation Area, within which are several Listed Buildings. New development at this site could potentially alter the setting of these sensitive heritage assets.						
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
		Site is entirely situated within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.						

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 250m of the nearest bus stop. The nearest railway station is 1.62km north-east at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities appears to be 350m north-west along the A6177.							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have excellent access to a range of culture and leisure opportunities including pubs, restaurants, sports clubs and places of worship along the A6177 and Great Horton Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 250m of the nearest medical centre, Horton Park Health Centre. The site is 750m west of a general hospital, St Luke's Hospital. Residents would have excellent access to green space, including Horton Park, providing outdoor exercise opportunities which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Copthorne Primary School, is 280m north-west of the site. The nearest secondary school, Dixons City Academy, is 1km south-east of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including Thornton Road, Paradise Green and Bowling Employment Zones which are all within 900m of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

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

**Summary of assessment for SW/148:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. There are areas of the site at a medium and high risk of surface water flooding, in the site's western and northern portions. Given the extent of this flood risk relative to the size of the site, it is expected that it would be avoided through the layout of development.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+/-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. The site's perimeter is bordered by mature trees; however it is expected that with careful planning these could be retained. Development could also provide an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built form of the local area, the site would provide an opportunity to improve the local character.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Site is adjacent to the southern perimeter of Horton Park, a Registered Park/Garden. Great Horton Conservation Area is 60m west of the site. The site is almost entirely bounded by mature trees and so it is considered to be unlikely that new development at the site would result in a discernible adverse effect on the setting of the nearby sensitive heritage assets.							
9 Air quality		--	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development is within a CAZ and would likely make it difficult to achieve clean air targets due to an increase in air pollution at the site in relation to existing levels, due to the construction and occupation of new homes and the associated transport movements and household pollution.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 250m of several bus stops with frequent services. Site is over 2km from Bradford Interchange Railway Station, putting it outside target distance for a railway station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							

## Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations being within a 600m walk of services and amenities along Great Horton Road							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD).							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would have excellent access to a diverse range of culture and leisure opportunities, including pubs, restaurants and parks. A broader cultural and leisure offering is accessible in the centre of Bradford, although this is up to 2km north east of the site.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 250m west of The Ridge Medical Centre and 1.2km south west of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site is within 200m of Horton Park Primary School and 800m of Co-op Academy Grange which provides secondary education.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 5km of 10 RUDP E6 employment zones.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

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

**Summary of assessment for SW/155:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
Site coincides with the coal MSA. Site is a large (>0.4) greenfield site and so would not constitute an efficient use of land. Site is entirely situated on Grade 4 ALC land.								
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
Site is in FZ1 and approximately 10% of the site is at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.								
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
Site is not within a GWPZ. No surface water bodies are within, adjacent to or within 100m of the site. The development would be likely to result in a minor increase in water consumption.								
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
There would be no sensitive biodiversity designations directly impacted by development on the site. However, development on this large greenfield site would likely see a reduction in the site's biodiversity value and local habitat connectivity.								
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
Developments would have no effect on an AONB or National Park. The development would result in the loss of a large area of green infrastructure, which could adversely impact the local townscape character, although the residential development would be within/adjacent to an existing residential area.								
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
The site (access road) is within 100m of two Grade II Listed Buildings. However, to the existing built form and vegetation in the vicinity, the development is unlikely to have an adverse impact on the setting of the Listed Buildings.								
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.								
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
Site is within 50m of a bus stop with frequent services. Site is 2.2km west of Low Moor Railway Station, putting it outside the target distance. The site is highly accessible for pedestrians and generally accessible for cyclists, although there is a lack of local cycling paths. The site has a public footpath with a 5m buffer running down the East side, adjacent to St Winefride's Catholic Primary School.								
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.								
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
The site good access to key services and amenities, being 600m south of Fair Road / High Street (Wibsey) which offers residents a broad range of key services and amenities.								
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.								



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would benefit from excellent access to cultural and recreational spaces. Site is within 500m of Buttershaw St Cricket Club, Bradford Park Avenue FC and two churches (St Pauls Church and St Theresa and St Winefride RC Church).							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 300m north of Parklands Medical Practice and within 3km (south) of St Luke's Hospital. The site would provide residents with good access to outdoor exercise opportunities at the two local parks (Wibsey Park and Harold Park).							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is within 200m of both St Paul's C of E and St Winefride's Catholic Primary Schools and is within 1.1km from Buttershaw Business and Enterprise College.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being within 1.1km of Low Moor Employment Zone and is within 4km of Bradford City Centre.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/156:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with the coal and sandstone MSA. Site is a large (>0.4ha) brownfield site and so would constitute an efficient use of land depending on impacts on the MSA. Site is entirely situated on urban grade ALC land.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. The sit appears to have greened over but is over very limited biodiversity value. New development here could be an opportunity to deliver biodiversity net gains.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. Site could enhance the local townscape through replacing a disused brownfield/open space with high-quality housing.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 250m of several bus stops with frequent services. Site is 2.5km south west of Bradford Forster Square Railway Station, putting it outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	Site would offer residents with good access to key services and amenities, being within 600m of services and amenities in Victoria Shopping Centre.							
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would offer residents with good access to leisure areas, being within close proximity to an array of cultural and leisure spaces along Ingleby Road.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 900m north west of Park Grange Medical Centre, putting it outside the 800m target distance. Site is within 2km of Bradford Royal Infirmary Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRow network.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is within 350m of Lidget Green Primary School and is adjacent to Dixons Kings Secondary Academy.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford and is within 5km of 6 RUDP E6 employment zones							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/158:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site coincides with a coal MSA. Site is brownfield and located within urban grade ACL. Development would therefore be an efficient use of the land resource depending on impacts on the MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site would have no adverse effects on a sensitive biodiversity designation. The site appears to be comprised of mown grass and is of low biodiversity value. New development here could be an opportunity to deliver biodiversity net gains.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development would not impact on an AONB or National Park. Development of the site would have the potential to enhance the local character by replacing abandoned buildings / buildings that have fallen into disrepair with high quality residential developments.							
8 Cultural heritage		0	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of several bus stops with frequent services. Site is over 3km from Low Moor Railway Station, putting it outside target distance for a railway station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site has somewhat limited access to key services and amenities, with residents having to travel over 600m to Halifax Road to access a broad range of key services and amenities.							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure	Site would offer new residents with excellent access to culture and leisure spaces and activities, being within a 600m walk of an array of cultural and leisure spaces including Wibsey Park and the park and playing areas along Farfield Avenue.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is within 250m of The Ridge Medical Practice and is 3km south west of St Luke's Hospital. Site would have excellent access to outdoor exercise opportunities, including Wibsey Park and the park and playing fields on Farfield Avenue, which could improve both physical and mental health for the residents of this development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site is 350m south of Revvy Hill Primary School and is adjacent to Buttershaw Business and Enterprise College.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 3km of Low Moor Employment area and 5km of Bradford City Centre which would provide residents with a wide range of diverse employment opportunities.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/160:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and is at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built form of the local area, the site would provide an opportunity to improve the local character.							
8 Cultural heritage		+	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	There is one Grade II Listed Building on site (Premises owned by Hire Power Limited). The development could result in the conversion of this building. The building appears to have fallen into disrepair, the residential development at this site would bring new investment that could enhance the condition of the building and better preserve it for future generations							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 250m of several bus stops with frequent services. Site is over 2km from Bradford Interchange Railway Station, putting it outside target distance for a railway station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations being within a 600m walk of services and amenities along Great Horton Road							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion								Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD).
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
								Site would have excellent access to a diverse range of culture and leisure opportunities, including pubs, restaurants, and parks. A broader cultural and leisure offering is accessible in the centre of Bradford, although this is up to 2km north east of the site.
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
								The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
								Site is 250m south east of Great Horton Clinic and 1.6km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
								Site is within 250m of St Oswald Church of England Primary Academy and 800m west of Co-op Academy Grange.
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
								Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 5km of 10 RUDP E6 employment zones.
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
								The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/10B - Highgate Grove, Clayton Heights	1.76	Open green space	Greenfield	50 dwellings	Preferred Option: SW6/H

**Summary of assessment for SW/10B:**

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site could deliver a major positive effect for residents on the education SA Objective as a result of being within the target distance for both primary and secondary education facilities. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Minor positive effects were predicted for nearly all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and local services and amenities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a site which is partially greenfield and contains some GI elements.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing <u>Local Plan</u> GSPR and DM policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is greenfield. Site coincides with a coal MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ but is 40m west of Horton Bank Pumping Station and Reservoir and 225m west of the unnamed lake within Horton Bank Country Park. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and within Green Belt. In its current condition, the site could potentially be of some biodiversity value. TPO woodland lies 120m north east and 70m south of the site. Horton Bank Country Park (within 100m of the site) is designated as a Local Wildlife Site. A small section of Horton Bank Country Park is also designated as a Local Geological Site. There is a cluster of TPO trees 200m north. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield <u>and Green Belt land</u> that, in its current condition, potentially makes a positive contribution towards the local landscape and townscape character.							
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are numerous Grade II Listed Buildings within 300m of the site, to its north along Lane End and to its south on Highgate Road. The closest of which is 100m south of the site Grade II Listed Building '12-18 Back Lane'. New development at this open greenfield site could potentially alter the setting of some of these sensitive heritage assets, although this would be limited by the existing presence of screening vegetation and particularly by built form.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d



Sites assessments – South Bradford Urban Area

	Site is within 400m of multiple bus stops with frequent services, along Highgate Road. The nearest railway station is 4.8km east at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The main key services and amenities are located on Highgate Road, within 600m of the site. There is a Boots Pharmacy 470m east of the site. However, the main key area for services would be in Queensbury, 1.5km west of the site.							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, churches and parks along Highgate Road and in Queensbury.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 500m west of the nearest GP surgery, Horton Bank Practice. The site is 3.6km north east of a general hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The site is in a good location for accessing numerous schools. The nearest primary school, Stocks Lane Primary School, is 450m south west from the site. The nearest secondary school, Jaamiatul Imaam Muhammad Zakaria is located 130m north of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the Queensbury and Westwood Park; at the Paradise Green Employment Zone which is 1.5km south east; and slightly further afield towards the regional city in the north-east.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/045- Fall Top Farm, Clayton	5.28	Open green space	Greenfield	120 dwellings	SUE site/Preferred Option: SW18/H

**Summary of assessment for SW/045:**

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. Site is well located to provide residents with good access to shops, jobs, buses, cultural spaces, and health facilities. Site is outside of the target distances for schools.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing <a href="#">Local Plan</a> <a href="#">GSPR</a> and <a href="#">DM</a> policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site coincides with the coal and sandstone MSA. Site has Grade 4 ALC soils. Development would result in the loss of a large (>0.4ha) area of greenfield and so would not constitute as an efficient use of land. At the north of the site, there is a landfill site and therefore there are likely to be issues with soil contamination which would need to be remediated before development could commence							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low, medium and high risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and within Green Belt. In its current condition, the site could potentially be of some biodiversity value. The site coincides with Natural England's Green Infrastructure corridor and TPO woodland and TPO trees lie within 200m of the site. Residential development here would reduce the site's biodiversity value and would reduce local habitat connectivity due to the loss of greenfield. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield <a href="#">and Green Belt land</a> that, in its current condition, potentially makes a positive contribution towards the local landscape and townscape character.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There is one Grade II Listed Buildings 200m east of the site (6-12 Brook Lane). There are a further three Grade II Listed Buildings within 250m of the site. New development at this open greenfield site could potentially alter the setting these Listed Buildings.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of bus stops with frequent services, including those within 200m on The Avenue. Bradford Interchange Railway Station is 5.5km east of the site, putting it outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							

Sites assessments – South Bradford Urban Area

11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would offer residents good access to key services and amenities in the wider Clayton area, however some services are outside the desired range (600m). All services are accessible within 1km.							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would offer residents with good access to cultural and leisure areas within 800m of a varied array of cultural and leisure spaces in the wider Clayton area							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 800m west of the nearest GP surgery, Cowgill Surgery Thornaby Drive. Site is within 5km of St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		-	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site is 900m west of the nearest primary school, of Clayton Village Primary School. Site is and 1.3km of Beckfoot Thornton Secondary School, both outside the desired range.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities with five Employment Zones within 5km of the site to the east around Bradford.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/059 (part)- Baldwin Lane	2.92	Open green space	Greenfield	57 dwellings	Preferred Option: SW22/H

**Summary of assessment for SW/059 (part):**

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield and Green Belt, containing trees. Minor positive effects were predicted for a range of socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and leisure opportunities. However, access to both primary and secondary schools and some services is somewhat limited due to the distances involved.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing <u>Local Plan</u> , <u>GSPZ</u> and <u>DM</u> policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site coincides with the coal and sandstone MSA. Site has Grade 4 ALC soils. Development would result in the loss of a large (>0.4ha) area of greenfield and so would not constitute as an efficient use of land.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and within Green Belt, containing various GI elements including trees. In its current condition, the site could potentially be of some biodiversity value. The site coincides with Natural England's Green Infrastructure corridor and TPO woodland and TPO trees lie within 100m of the site. Residential development here would reduce the site's biodiversity value and would reduce local habitat connectivity due to the loss of greenfield. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield, <u>Green Belt land and land</u> that contains GI elements of potentially high visual amenity, including trees. In its current condition, potentially makes a positive contribution towards the local landscape and townscape character.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There is three Grade II Listed Buildings within 200m of the site (the closest of which is the Grade II Listed Building 'Langberries Farmhouse'). New development at this open greenfield site could potentially alter the setting these Listed Buildings.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of two bus stops with frequent services, located along Baldwin Lane. Bradford Interchange Railway Station is 5km east of the site, putting it outside of the desired range. The site has good access for pedestrians along Baldwin Lane, but somewhat limited for cyclists with a limited amount of cycle paths.							

Sites assessments – South Bradford Urban Area

11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would offer residents good access to key services and amenities in the wider Clayton area, however some services are outside the desired range (600m). All services are accessible within 1km.							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would offer residents with good access to cultural and leisure areas within 800m of a varied array of cultural and leisure spaces in the wider Clayton area.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 800m west of the nearest GP surgery, Cowgill Surgery Thornaby Drive. Site is within 5km of St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		-	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site is 900m north west of the nearest primary school, of Clayton Village Primary School. Site is and 1.7km north of Beckfoot Thornton Secondary School, both outside the desired range.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities with five Employment Zones within 5km of the site to the east around Bradford.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/066 – Land to south of Abb Scott Lane (Abb Scott Lane, Low Moor)	6.77	Open space	Greenfield	30 dwellings	Preferred Option: SW26/H
<p><b>Summary of assessment for SW/066:</b>                      Site is well located to provide residents here with good access to jobs, cultural spaces, buses, and schools, with particularly good access to health facilities. Residents here may need to travel up to 1.4km for daily shopping needs.</p> <p>A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a site which is partially greenfield. There are three Grade II Listed Buildings within 30m of the site; development on this open site could adversely alter the settings of these sensitive heritage assets.</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Pla policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides with the coal MSA. SW/066 is a large (>0.4ha) site and there will be loss of greenfield land making this an inefficient use of land.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. There is a band of low and medium surface water flood risk that is within the site's boundary. It is likely that the areas could be avoided through careful planning, however it is unclear if all land at risk could be entirely avoided through a careful layout of development given the number of dwellings being considered at the site. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. Along the sites south western perimeter is Park Dam and within 100m lies another waterbody- and unnamed lake in Harold Park. Development here could pose a risk to water quality. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is greenfield and adjacent to Green Belt. Site (south eastern edge) is within 100m of a cluster of TPO trees. TPO woodland lies 30m north and 200m south east of the site. There is also priority woodland habitat adjoining the sites southern boundary. The site is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. New development at the site could adversely affect the TPO woodlands and adjoining priority habitat woodland, such as through effects on root zones.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Residential development at this site could result in the loss of open greenfield, and it would therefore be likely to adversely alter the local townscape and landscape character.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is approximately 30m from three Grade II Listed Buildings. New development at this open greenfield site would be likely to adversely alter the setting of these sensitive heritage assets.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 100m of several bus stops with frequent services. Site is 1.4km west of Low Moor Railway Station, putting it outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Pla policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	Site would offer residents with limited access to key services and amenities, being 1.4km from the closest services and amenities along the B6379 in Wyke Centre.							
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at the site would situate new residents with high quality housing within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would offer residents with good access to leisure areas, being within close proximity to of an array of leisure spaces including Harold Park and the countryside, via local footpaths.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is within 150m of Low Moor Medical Practice and 3.5km of St Luke's Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRow network.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site is within 300m of Hilltop C of E Primary School. Site is 1.1km from Appleton Academy which provides secondary education.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities, with Low Moor Employment Zone within 300m and within 5km of Bradford City Centre.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

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

**Summary of assessment for EM/8:**

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is predominantly greenfield. ALC Grade at the site is 'Urban'. Site coincides with sandstone and coal MSAs.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The northern perimeter of the site overlaps slightly with land in FZ2 and FZ3a and FZ3b, associated with Bradford Beck. The same area is also at high risk of surface water flooding. It is expected that these areas would be avoided through a careful layout of development. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Bradford Beck is adjacent to the site's northern perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is predominantly greenfield containing various GI elements including trees and scrub. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Bradford Beck, a watercourse adjoining the site's northern perimeter, is also likely an important biodiversity asset and ecological corridor that could be adversely affected by new development at this greenfield site, such as through an increased risk of pollution through surface run-off.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of a predominantly greenfield site that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the site is adjacent to existing built form which would help to limit the magnitude of potential effects.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is adjacent to a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new businesses.							



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10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 2.37km east at Bradford Forster Square Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.							
13 Social cohesion		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
	This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.							
14 Culture & leisure		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		O	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site would provide new employment land that offers skills learning opportunities for local people and employees.							
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The proposed development would provide new employment opportunities in Bradford.							
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The proposed development would deliver a new employment space within the Thornton Road Employment Zone, that would contribute towards the long term success of Bradford's economy. The proposed development could also provide a boost to the vitality of the local area.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/112 – Between Clayton Lane and Lister Arms	0.52	PDL with scrub and trees with a small area of hardstanding	Brownfield	Employment land	Preferred Option: SW47/E
<p><b>Summary of assessment for EM/112:</b>                      The site has been proposed for employment development, which would be likely to deliver a major boost to the range of local employment opportunities at this location whilst also providing a boost to the local economy. A major positive score has therefore been predicted for the employment and economy themed SA Objectives.                      A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being entirely within the CAZ. Development here could potentially make achieving air quality improvement targets within the CAZ more difficult.                      Minor positive effects were predicted for other socio-economic themed SA Objectives due to the additional benefits of a new employment site, such as the potential for increasing the local offering of services and amenities and opportunities to learn new skills.                      Minor adverse effects were predicted for a range of natural environment themed SA Objectives, largely due to the potential impacts of new development on green infrastructure within this brownfield site. The eastern perimeter overlaps very slightly with land in FZ2 and FZ3a, but given the comparative size of the site, it is expected that it would be avoided through a careful layout of development. There is a Grade II Listed Building adjoining the south-western corner of the site, and three more within 100m; development here could adversely alter the settings of these sensitive heritage assets.</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is brownfield. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The eastern perimeter overlaps very slightly with land in FZ2 and FZ3a. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development. Site has a limited extent of land at a low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is brownfield containing various GI elements including trees and scrub. The site may therefore be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the site is surrounded by existing built form which would help to limit the magnitude of potential effects.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	South-west corner of the site adjoins the Grade II Listed Building 'Church of St Joseph (Roman Catholic)'. Three other Grade II Listed Buildings are within 100m east of the site. New development at this open, vegetated brownfield site would be likely to adversely alter the setting of the Grade II Listed church adjacent to the site, and potentially the Listed Buildings eastwards.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site falls entirely within a CAZ, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new businesses.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

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	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 1.1km north-east at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		O	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site is allocated for employment land and therefore will not provide a contribution towards Bradford's housing needs.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The provision of new employment development here could potentially help to enhance the local offering of key services and amenities.							
13 Social cohesion		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
	This site would situate new employment development at a location where it is in proximity to similar and existing uses, and where it would be unlikely to adversely affect the cohesion of residential communities.							
14 Culture & leisure		O	n/a	n/a	n/a	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	None
	Site is proposed for employment development and would be unlikely to have a discernible effect on the local offering of cultural or leisure facilities.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of a new employment site would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		O	n/a	n/a	n/a	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	None
	Site is proposed for employment purposes and so it would be unlikely to have a discernible effect on this SA Objective.							
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	Site would provide new employment land that offers skills learning opportunities for local people and employees.							
18 Employment		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The proposed development would provide new employment opportunities in Bradford.							
19 Economy		++	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The proposed development would deliver a new employment space, within 30m of the Bowling Employment Zone, that would contribute towards the long term success of Bradford's economy. The proposed development could also provide a boost to the vitality of the local area.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/026:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site coincides with a coal MSA. Site is a mixed site and would result in the loss of a small area of greenfield and therefore would be considered a slightly inefficient use of land. Site is located within urban grade ACL.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site would have no adverse effects on a sensitive biodiversity designation. The development would result in the loss of a small greenfield area, however due to the nature of the greenspace (mown grass), the site is likely to have limited biodiversity value. Despite this, the loss of green space may reduce connectivity of the local ecological network.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development would not impact on an AONB or National Park. The loss of a small area of greenspace could adversely alter the local character and diminish the tranquillity for existing residents. Given the residential development would be adjacent to existing built form the alteration to character is not expected to be significant.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 100m of several bus stops with frequent services. Site is over 3km from Low Moor Railway Station, putting it outside target distance for a railway station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site has somewhat limited access to key services and amenities, with residents having to travel over 600m to Halifax Road to access a broad range of key services and amenities.							
13 Social cohesion		++	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site would offer new residents with excellent access to culture and leisure spaces and activities, being within a 600m walk of an array of cultural and leisure spaces including Wibsey Park and the park and playing fields on Farfield Avenue.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is adjacent to The Ridge Medical Practice and is 3.5km south west of St Luke's Hospital. Site would have excellent access to outdoor exercise opportunities, including Wibsey Park and the park and playing fields on Farfield Avenue, which could improve both physical and mental health for the residents of this development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site is 400m south of Revvy Hill Primary School and is 250m west of Buttershaw Business and Enterprise College.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 3km of Low Moor Employment area and 5km of Bradford City Centre which would provide residents with a wide range of diverse employment opportunities.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/142:**

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is greenfield. ALC Grade at the site is 'Urban'. Site coincides with coal and sandstone MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the site is adjacent to existing built form which would help to limit the magnitude of potential effects.							
8 Cultural heritage		O	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 5.86km north-east at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	There are a very limited number of local shops and services in proximity to the site. Residents would likely need to travel up to 950m west into Queensbury to access services and amenities to satisfy their daily needs.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion								Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
								Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, churches and parks along Highgate Road and in Queensbury.
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
								The construction and occupation of new homes would introduce new potential targets and victims of crime, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
								Site is 1.3km west of the nearest GP surgery, The Willows Medical Centre, putting it outside the target distance. The site is 4.6km south-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
								The nearest primary school, Stocks Lane Primary School, is 550m east of the site. The nearest secondary school, Queensbury Academy, is 1.25km south-west of the site.
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
								Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the Queensbury and Westwood Park; at the Paradise Green Employment Zone which is 2.5km north-east; and slightly further afield towards the regional city in the north-east.
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
								The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/150:**

The site could deliver major positive effects for residents on both the health and education SA Objectives as a result of being within the target distances for all necessary health facilities and centres for primary and secondary education. A significant adverse effect has been predicted for the air quality SA Objective as a result of the site being adjacent to the CAZ and to an AQMA. Development here could potentially make achieving air quality improvement targets more difficult. Minor positive effects were predicted for nearly all other socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and employment areas. As a PDL site, there are opportunities here for achieving biodiversity net gains and enhancing the local townscape character, depending on the design and implementation of the development. The only minor adverse effect predicted is related to an increase in water consumption, which has been predicted at nearly all sites.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is PDL. Existing buildings within the site may present opportunities for reusing existing structures or materials. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of the land resource subject to the potential effects on the MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and has a very limited extent of land at a low risk of surface water flooding. Given the size of the site in relation to the areas, it is expected that it would be avoided through a careful layout of development.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing buildings. It is considered to be likely that the site is of limited biodiversity value in its current condition. New development here would be unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	The site is PDL and contains an existing building; it is unclear how this may be incorporated into the development, but given the current condition of the site, new development here may be an opportunity to ensure that this location has a more positive influence on the local townscape character through the implementation of a high-quality design which incorporates GI elements of high visual amenity value.							
8 Cultural heritage		0	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would be unlikely to have a discernible effect on any sensitive heritage asset or historic area.							
9 Air quality		--	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Site is adjacent to a CAZ and an AQMA, therefore development at this location could make achieving air quality improvement targets increasingly difficult, due to the pollution associated with the construction and occupation of new homes.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 250m of multiple bus stops with frequent services. The nearest railway station is 2.35km north-east at Low Moor Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.							



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site would be within 300m of areas of key services and amenities on Manchester Road and Thornton Lane, both to the north.							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, places of worship and a recreational ground, particularly north and south along Manchester Road.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Residents would be within 800m of either Woodroyd Medical Centre or The Ridge Medical Practice, depending on location within the site. The site is 1.4km south of a general hospital, St Luke's Hospital. Residents would have adequate access to green space, being 1.2km east of Bowling Park, providing outdoor exercise opportunities which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Bankfoot Primary School, is 145m north-east of the site. The nearest secondary school, Co-op Academy Grange, is 950m north-west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Bradford, including Staygate Employment Zone which is 500m east of the site.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/157 – Blamires Street	0.29	Commercial/ industrial hard standing and buildings	Brownfield	9 dwellings	Commitment: SW41/HC
<b>Summary of assessment for SW/157:</b>					
<p>The site could deliver a major positive effect for residents on the education SA Objective as a result of being within the target distance for both primary and secondary education facilities.</p> <p>A major adverse effect arises for the climate change resilience SA Objective due to two large areas of land at medium and high risk of surface water flooding across the centre of the site and along the south-eastern perimeter. Given the relatively small size of the site, these may be difficult to avoid but may be possible.</p> <p>Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, local services and amenities, and health facilities.</p> <p>As a PDL site, there are opportunities here for achieving biodiversity net gains and enhancing the local townscape character, depending on how the development is designed and implemented.</p> <p>The only minor adverse effects predicted for the site are related to increases in air pollution and water consumption, which have been predicted at nearly all sites.</p>					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is PDL. Existing buildings within the site may present opportunities for reusing existing structures or materials. ALC Grade at the site is 'Urban'. Site coincides with a coal MSA. Site would be an efficient use of the land resource subject to the potential effects on the MSA.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. Site has a large band of land across the centre of the site that is at medium and high risk of surface water flooding and another area of high and medium risk along the south-eastern perimeter. These areas may be difficult to avoid given the site's relatively small size but may be possible.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ and is not within 100m of a surface waterbody. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing buildings. It is considered likely that the site is of limited biodiversity value in its current condition. New development here would be unlikely to result in any discernible effects on a biodiversity designation and would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. The site is PDL with existing buildings that appear to be industrial/commercial. Given the apparent condition of the site currently, there may be scope for a new development at this location to enhance the local townscape character, such as by incorporating GI elements of high visual amenity value and by ensuring that the new development is of a high quality design.							
8 Cultural heritage		+	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Eastern perimeter of the site adjoins the Grade II Listed Building '808, Great Horton Road'. Given the site current use and condition of the site, new development would be likely to present a good opportunity for enhancing the setting of this sensitive heritage asset.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 150m of multiple bus stops with frequent services. The nearest railway station is 3.26km north-east at Bradford Interchange Railway Station. Site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is located within 600m of key services and amenities in both directions along the A647.							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to a diverse range of culture and leisure opportunities, particularly along the A647, including pubs, restaurants and places of worship.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently no residential receptors, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	Site is 950m south-west of the nearest medical centre, The Ridge Medical Practice, putting it outside the target distance. The site is 2.2km south-west of a general hospital, St Luke's Hospital. Residents would have adequate access to green space, being 1km south-east of Horton Park, providing outdoor exercise opportunities which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Brackenhill First School, is 250m north-east of the site. The nearest secondary school, Co-op Academy Grange, is 1.1km east of the site.							
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Paradise Green Employment Zone which is 550m north of the site and the city centre to the north-east. It is uncertain the extent to which residential development would reduce employment opportunities at this location.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.							

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/055:**

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

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

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

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is greenfield. ALC Grade at the site is Grade 4. Site coincides with a coal MSA. Small section in the north-west of the site coincides with a sandstone MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The northern perimeter of the site slightly overlaps with land in FZ2 and FZ3b and land at a low medium and high risk of surface water flooding, associated with Middle Brook. It is expected that these areas could be avoided through a careful layout of development. However, development could also lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Middle Brook is adjacent to the site's northern perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is a large greenfield containing various GI elements including trees. The site is therefore likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site falls within a SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character, although the site is adjacent to existing built form which would help to limit the magnitude of potential effects.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	230m south-east of the site is the Registered Park/Garden 'Former Dudley Hill Picture Palace'. New development at this large open greenfield site could potentially have an adverse effect on the setting of this highly sensitive heritage asset/historic area. This would be limited by the existing presence of screening vegetation and built form, as well as the topography.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		--	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is over 400m from the nearest bus stop. The nearest railway station is 3.7 km east at Bradford Forster Square Railway Station. There currently does not appear to be any access to the site for pedestrians and cyclists.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		-	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents would need to travel 900m south to Bradford Road to access a broad range of key services and amenities.						
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site would have good access to a range of culture and leisure opportunities including a pub and numerous outdoor greenspaces.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		The majority of residents would be within 800m of the nearest GP surgery, Lower Grange Medical Centre, leaving some out of the target distance; additionally, the medical centre is on the opposite side of a river, Middle Brook. The site is 2km south of a general hospital, Bradford Royal Infirmary. Residents would have good access to green space, being 800m south of Ladyhill Park, providing outdoor exercise opportunities which could improve both physical and mental health for the residents of the development.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		Residents would be within 800m of a primary school, either Lidget Green Primary School to the east, Crossley Hall Primary School to the north-east, or St Anthony's Catholic Primary School to the south. The nearest secondary schools are Dixons Kings Science Academy, is 1.1km north, or Beckfoot Thornton School, 1.1km west of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in Bradford, including the Thornton Road Employment Zone which 1km east of the site, as well as slightly further afield towards the regional city in the east. It is uncertain the extent to which the loss of agricultural land could impact on employment opportunities in agriculture in the local area.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.						

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/001 – Town End Road, Clayton	1.63	Greenfield land/Green Belt	Greenfield 100%	57 dwellings	Rejected
<b>Summary of assessment for SW/001:</b> Significant adverse effects predicted due to the loss of greenfield land. Minor adverse effects predicted for air quality, cultural heritage, biodiversity and landscape. The site is well located to provide residents with good access to jobs, services, transport and significantly good access to health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is Greenfield and would consist of the loss of >0.4ha of greenfield land. Site coincides with a sandstone MSA. ALC Grade at the site is urban and grade 4. Site is within the green belt.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is adjacent to a historic conservation area and there are multiple listed buildings to the south and west of the site boundary. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would also detract from the current greenfield setting.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of multiple bus stops with frequent services. The nearest railway station is 4.8km north east at Bradford Interchange Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Bradford Road.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 750m north of the nearest GP surgery, Dr NG Walker- Cowgill Surgery. The site is within 2.7km of a hospital, Bradford Royal Infirmary. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, Clayton St John's CE Primary School, is 450m south of the site. The nearest secondary school, Beckfoot Thornton School, is 550km north of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 3km from multiple employment zones in the south Bradford and Bradford city centre.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/040 – Melrose Street, Great Horton	0.4	Greenfield land, site is also a burial ground	Greenfield 100%	14 dwellings	Rejected
<b>Summary of assessment for SW/040:</b> No significant adverse effects predicted. Minor adverse effects predicted for loss of greenfield land, biodiversity, landscape, air quality, water resources, biodiversity and landscape. The site is well located to provide residents with good access to jobs, services, transport and significantly good access to health and educational facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	L	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site is a small Greenfield site and previous burial ground. Site coincides with a coal MSA. ALC Grade at the site is urban.							
4 Climate change resilience		+	P	LT	IR	L	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is within FZ1 and is at low risk of surface water flooding. The site's climate resilience could be improved with the inclusion of GI in development, although this is somewhat dependent on implementation and there is likely to be a net loss in GI regardless.							
5 Water resources		+	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ, there are no waterbodies within 100m of the site. Development at the site would be likely to result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	L	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing various GI elements and is likely to be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	L	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this location would not result in a discernible effect on any landscape designation, including National Parks or AONBs. However, residential development at this site could result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is adjacent to existing residential built form, which would help to limit the magnitude for potential effects, but at this stage a minor adverse effect on the local landscape and townscape cannot be ruled out.							
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	There are multiple listed buildings directly south of the site. Short term negative effects would come from the noise generated due to construction, however it is expected that the development would also detract from the current greenfield setting.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of multiple bus stops with frequent services. The nearest railway station is 2.6km north east at Bradford Interchange Railway Station, this is outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents at the site would have good access to key services and amenities including those on Great Horton Road and Blacksmith Fold.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development would provide high-quality homes within an existing community in an area of high deprivation (IMD) without disrupting cohesiveness of existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Residents at the site would have good access to a range of culture and leisure opportunities including pubs, restaurants, churches and outdoor leisure spaces, including Bracken Hill Park to the west.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 450m north west of the nearest GP surgery, The Ridge Medical Practice. The site is within 1.7km of a hospital, St Luke's Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		The nearest primary school, St Oswald's Church of England Primary Academy, is 400m south east of the site. The nearest secondary school, Co-op Academy Grange, is 1km south of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with good access to a broad range of high quality and diverse employment opportunities being 4km from multiple employment zones to the east in south Bradford and Bradford city centre.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/054:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is within a coal MSA. Site is a large (>0.4ha) greenfield site and so would not constitute an efficient use of land. Site is located within urban grade ACL.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and not at risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site would have no adverse effects on a sensitive biodiversity designation. However, the development would result in the loss of a large greenfield site with areas of tree and hedgerow cover and would therefore reduce the site's biodiversity value and ecological connectivity.							
7 Landscape & townscape		+/-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development would not impact on an AONB or National Park. The loss of a large greenfield site could adversely alter the local character and diminish the tranquillity for existing residents. However, the site appears to be overgrown, fenced off, and to have historically been the subject of fly tipping. The residential development would also be adjacent to existing built form.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 200m of several bus stops with frequent services. Site is 2.2km from Low Moor Railway Station, putting it outside target distance for a railway station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations being within a 500m walk of services and amenities along High Street, 150m south of the site.							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure								Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations along High Street and Manchester Road.
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b Site is within 800m Wibsey Surgery and 2km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c Site is within 800m of Wibsey Primary School to the west and Bankfoot Primary School to the north. Co-op Academy Grange is 1.2km northwest of the site.
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 3km of Bradford City Centre and 5km of 10 Employment Zones (e.g. Paradise Green and Thornton Road).
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/105:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and is at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. As a brownfield plot of limited biodiversity value, development could be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built form of the local area, the site would provide an opportunity to improve the local character.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 250m of several bus stops with frequent services. Site is over 2km from Bradford Interchange Railway Station, putting it outside target distance for a railway station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have somewhat limited access to a diverse range of services and amenities in highly accessible locations being 900m from services and amenities along Great Horton Road							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place. This site would provide high-quality homes within an area of high deprivation (IMD).							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure								Site would have excellent access to a diverse range of culture and leisure opportunities, including pubs, restaurants and parks. A broader cultural and leisure offering is accessible in the centre of Bradford, although this is up to 2km north east of the site.
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
								The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
								Site is 650m south east of The Ridge Medical Centre and 1.5km of St Luke's Hospital. Site would provide new residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of this development
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
								Site is within 250m of Southmere Primary School and 300m west of Co-op Academy Grange.
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
								Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 5km of 10 RUDP E6 employment zones.
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
								The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/111 – Bradford Road/ Thirsk Road, Clayton	0.37	Use for parking, but mostly grassland	50% Mix	13 dwellings	Rejected

**Summary of assessment for SW/111:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site coincides entirely with a coal and sandstone MSA. Site is a mixed use site with urban grade soils, so development would constitute an efficient use of land, depending on impacts to the MSAs.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and is at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site. However, residential development here would likely reduce the site's biodiversity value and would reduce local habitat connectivity due to the likely loss of grassland							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Developments would have no effect on an AONB or National Park. The loss of open greenspace could have negative impacts on the quality and character of the local area. However, given the site is adjacent to existing built form and construction the alteration to character would be minor.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at this site would not impact on a Conservation Area. Development at site would be unlikely to have a discernible impact on any heritage assets or historic areas.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9e
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	Site is within 250m of bus stops with frequent services. Bradford Forster Square Railway Station is 4.1km north east of the site, putting it outside of the desired range. The site has good access for pedestrians, but somewhat limited for cyclists with a limited amount of cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	M	SC1, SC2, SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2, EC5, HO3, HO12	12a
	Site would offer residents good access to key services and amenities along Bradford Road adjacent to the site and the wider Clayton area.							
13 Social cohesion		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site would offer residents with good access to cultural and leisure areas, being within 500m of a varied array of cultural and leisure spaces along Bradford Road and the wider Clayton area.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none, but could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is within 600m of Cowgill Surgery and 4km of St Luke's Hospital. Site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats, and outdoor exercise opportunities via the local PRoW network.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is within 500m of Clayton St John C of E Primary School and 1.1km of Beckfoot Thornton Secondary School to the north.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents would have good access to employment opportunities with five Employment Zones within 5km of the site to the east around Bradford.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/159:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute an efficient use of land, depending on the potential impacts on the coal and sandstone MSAs with which it coincides. The ALC of the site is of urban grade.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1 and not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface waterbodies within 100m of site. Development would result in a minor net increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		+	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development would not impact on a sensitive biodiversity designation. Site is within a Natural England Green Infrastructure Corridor but is a brownfield plot of limited biodiversity value. Development could therefore be an opportunity to enhance the biodiversity value of the site as well as its contribution to the connectivity of the local and wider ecological network.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a. 7b
	Site would not affect an AONB or National Park. The development would be an opportunity to improve the effect of the site on the local character and would be in-keeping with the existing built form of the local area.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at site would be unlikely to have a discernible impact on any heritage assets or historic areas.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m of a bus stop with frequent services. The closest railway, Bradford Forster Square Railway Station, is over 2km from site putting it outside the desired range. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations along Thornton Road with various amenities within Victoria Shopping Park.							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a



Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Development would situate new residents within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		Site offers residents with good access to cultural and leisure areas along Thornton Road including public houses and eateries.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New residential development at the site would introduce new potential victims or targets of crime at vacant locations where currently there are none, but it could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.						
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is within 800m south west of the nearest GP Surgery, Kensington Street Health Centre. Site is approximately 1.3km south of Bradford Royal Infirmary Hospital. Residents would have excellent access to outdoor space, which can have positive health effect both physically and mentally.						
17 Education		++	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
		Site is within 500m of Crossley Hall Primary School and within 800m of Dixons Kings Academy.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities nearby, including being within 5km of 6 RUDP E6 employment zones.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.						

Sites assessments – South Bradford Urban Area

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

**Summary of assessment for SW/161:**

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		+/-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site is brownfield and would constitute as an efficient use of land, depending on the potential impacts on the coal MSA with which it coincides. It is unknown if the existing buildings on-site could be re-used but the re-use of materials would improve the resource-efficiency of any development. Site is entirely situated within a coal MSA. The ALC grade for this area is Urban.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and is at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. No surface water bodies are within, adjacent to or within 100m of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		+	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	There would be no sensitive biodiversity designations directly impacted by development on the site but would result in the loss of a small area of greenfield (shrubs and trees) which would reduce the biodiversity and ecological connectivity value of the site.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site would not affect an AONB or National Park. Providing the development is in-keeping with the existing built form of the local area, the site would provide an opportunity to improve the local character.							
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	The Grade II Listed Building 'Hare and Hound Public House' is within the site. It is unclear if development at the site would seek to incorporate this sensitive heritage asset or if it would be adjacent to it. At this stage, an adverse alteration to the Listed Building's setting cannot be ruled out.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is adjacent to bus services and is approximately 4.5km southwest of Bradford Interchange Railway Station, which has frequent services. The site is highly accessible for pedestrians and generally accessible for cyclists, although there is a lack of local cycling paths.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies. The development would meet the minimum criteria of policies H04 and H05 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site has somewhat limited access to key services and amenities. The closest service centre which offers a broad range of key services and amenities, Great Horton District Centre, is approximately 1.5km southwest.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a

Sites assessments – South Bradford Urban Area

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion							Development at this site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that could put pressure on local services and facilities or could alter the local sense of community and place.	
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							Site would have excellent access to a diverse range of culture and leisure opportunities, being within 50m of Horton Bank Country Parks and footpaths that lead to the local countryside.	
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
							The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.	
16 Health		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
							Site is 250m southwest of Horton Bank Practice and within 4km of St Luke's Hospital and Bradford Royal Infirmary. The site would provide residents with good access to outdoor exercise opportunities via Horton Country Park and the local PRow network.	
17 Education		+	P	LT	IR	L	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
							Site is within 500m northwest of St John the Evangelist R C Primary School and is within 1.4km (northwest) of Buttershaw Business and Enterprise College.	
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
							Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby, being within 1.5km of Paradise Green Employment Zone and is within 4km of Bradford City Centre.	
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
							The construction and occupation of new homes could have a minor beneficial impact on the local economy, increasing the demand for local goods and services and enhancing the pool of potential employees for local businesses. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment to help tackle local deprivation.	

Sites assessments – South Bradford Urban Area

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SW/100 – Stanbeck Gardens, Buttershaw	0.24	Two plots of open green space between existing residential developments	90% greenfield / 10% brownfield	9 dwellings	Rejected
<b>Summary of assessment for SW/100:</b> No significant adverse effects predicted. Minor adverse effects predicted for most natural environment themed SA Objectives, primarily as a result of the effects associated with development on greenfield. Site is well located to provide residents with good access to shops, jobs, buses, and cultural spaces, with particularly good access to schools and health facilities.					

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Plan policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	H	SP4, SP8, SP9, HO2, TR5	3b, 3c
	Site coincides with a coal MSA. Site is a mixed site and would result in the loss of a small area of greenfield and therefore would be considered a slightly inefficient use of land. Site is located within urban grade ACL.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in Flood Zone 1 and at low risk of surface water flooding. However, development could lead to an increase in impermeable surfaces, compared to current levels.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is not in a GSPZ. Site is approximately 20m from Blackshaw Beck, the quality of this waterbody could therefore be affected by the construction and occupation of the site. Site would likely result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site would have no adverse effects on a sensitive biodiversity designation. The development would result in the loss of a small greenfield area, however due to the nature of the greenspace (mown grass), the site is likely to have limited biodiversity value. Despite this, the loss of green space may reduce connectivity of the local ecological network.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development would not impact on an AONB or National Park. The loss of a small area of greenspace could adversely alter the local character and diminish the tranquillity for existing residents. Given the residential development would be adjacent to existing built form the alteration to character is not expected to be significant.							
8 Cultural heritage		0	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	
	Development at the site would be unlikely to have a discernible impact on any heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 250m of several bus stops with frequent services. Site is over 3km from Low Moor Railway Station, putting it outside target distance for a railway station. The site is very accessible for pedestrians and cyclists although there is a lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a
	Site could potentially make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing is provided in line with the Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site would provide residents with good access to key services and amenities along Halifax Road which is within 600m south of the site.							
13 Social cohesion		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	13a
	Development at the site would situate new residents with high quality housing within an existing community of high deprivation, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

Sites assessments – South Bradford Urban Area

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