

# **Airedale**

## **Sites Assessments**

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## Baildon

- 1.1.1 Six potential Preferred Options housing sites have been identified within Baildon.
- 1.1.2 Significant beneficial effects have been identified in relation to transport (SA Objective 10) for site BA/011, in relation to health (SA Objective 16) for sites BA/008B and BA/011 and in relation to education (SA Objective 17) for sites BA/002, BA/005A and BA/023A.
- 1.1.3 Site BA/011 is the only site that was identified as likely to give rise to significant beneficial effects in relation to two SA objectives (SA Objective 10- Transport and SA Objective 16- Health).
- 1.1.4 Significant adverse effects have been identified in relation to land and buildings (SA Objective 3). This is due to the loss of >0.4ha of greenfield land.
- 1.1.5 All sites have scored negatively (major) in relation to the biodiversity and geodiversity SA Objective 6. 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.
- 1.1.6 All sites apart from site BA/011, which was allocated a minor negative effect, were considered to bring about minor beneficial effects in relation to climate change resilience (SA Objective 4). This is due to the slight elevated flood risk at the south-eastern corner of site BA/011.
- 1.1.7 Minor beneficial effects were identified in relation to accessible services (SA Objective 12) for sites BA/008B, BA/011 and BA/022 whilst minor negative effects were identified for the rest of the sites.
- 1.1.8 Likely effects on cultural heritage (SA Objective 8) were categorised as neutral for BA/022 whilst the rest of the sites were assigned a minor negative effect.
- 1.1.9 In Baildon there are also three Discounted sites (BA/004, BA/007 and BA/028) and three Alternative sites (BA/005, BA/010 and BA/023), which are assessed below.

Summary table of scores for housing sites in Baildon (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
BA1/H	BA/002	-	-	--	+	-	--	-	-	-	+	+	-	+	+	+/-	+	++	+	+
BA3/H	BA/005A	-	-	--	+	-	--	-	-	-	+	+	-	+	+	+/-	+	++	+	+
BA5/H	BA/008B	-	-	--	+	-	--	-	-	-	+	+	+	+	+	+/-	++	+	+/-	+
BA6/H	BA/011	-	-	--	-	-	--	-	-	-	++	+	+	+	+	+/-	++	+	+	+
BA1/H	BA/022	-	-	--	+	-	--	-	O	-	+	+	+	+	+	+/-	+	+	+	+
BA2/H	BA/023A	-	-	--	+	-	--	-	-	-	+	+	-	+	+	+/-	+	++	+	+

Key:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/002, Stubbings Road	0.78	Field with trees	Greenfield	5 dwellings	Preferred Option: BA1/H

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

This site could deliver a major positive effect for residents on the education SA Objective, as a result of being within the target distance for both primary and secondary education facilities. A major adverse effect 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 new development taking place on a 100% greenfield site, its proximity to a Local Wildlife Site (LWS) which is also an area of Ancient Woodland and Priority Habitat, and the presence of a TPO protected woodland and a TPO protected tree onsite.

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 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, 3b, 3c, 3d, 3e
	Development would result in the loss of a large (>0.4ha) greenfield site. While, the site is primarily situated within a built-up residential area, the ALC Grade at the site is Grade 3, which could potentially include BMV soils. 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
	Site is in FZ1 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
	A small surface waterbody (stream) is present within the site boundary. 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and contains trees and may therefore be of some biodiversity value in its current condition, which could be diminished as a result of new development here. New development at this open greenfield could also reduce local ecological connectivity. Southern perimeter of the site is adjacent to Shipley Glen LWS, which is also an area of Ancient Woodland and an area of deciduous woodland Priority Habitat. TPO protected woodland, and a TPO protected tree, are within the site. New development here could potentially risk causing indirect adverse effects on these sensitive designations. 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 would result in the loss of open greenfield that contains GI elements, such as a TPO protected woodland, of potentially high visual amenity, and it is located on the edge of Green Belt land. Residential development at this site would therefore be likely to alter the local townscape and landscape character. The site is adjacent to existing residential built form on its north, east and west boundaries, 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
	The site falls within the Saltaire WHS Buffer Zone. The WHS is approximately 340m south of the site. Whilst effects on the WHS are considered to be unlikely, due to the topography and the presence of existing built form between the site and the WHS, a negative impact cannot be ruled out at this stage.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. While the CAZ has not been formalised, the development at this site could also potentially increase traffic movements within the CAZ, which is approximately 550m south of the site.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

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 400m of several bus stops along West Lane, which have an hourly service from 7am until 6.30pm. The nearest railway station, Saltaire, is 750m south. Pedestrian and bicycle access of the site is sufficient, although the access road is lacking a pavement and there is a general lack of designated cycle paths in the local area.						
11 Housing		+	P	LT	IR	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Site is a predominantly residential with somewhat limited access to key services, residents would need to travel up to 1.4km north-east into the centre of Baildon to access services and amenities to satisfy their daily needs.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
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 in highly accessible locations in Baildon, including pubs, cafes, and outdoor leisure spaces.						
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 west of the nearest GP surgery, Cliffe Avenue Medical Practice, putting it outside the target distance. Site is 4.2km north 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 these developments.						
17 Education		++	P	LT	R	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Glenaire Primary School, is 414m south-east of the site. The nearest secondary school, Titus Salt School, is 414m 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 centres of Shipley and Baildon, including the Shipley Employment Zone approximately 1.5km south-east of the site, as well as slightly further afield towards the regional city in the south.						
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
BA/005A, West Lane (1)	1.77	Vacant field	Greenfield, Green Belt	46 dwellings	Preferred Option: BA2/H

**Summary of assessment for BA/005A:**

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. This 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 adverse effects are predicted for the sites impact on the water resources SA Objective due to the presence of a small stream adjacent to the site's perimeter which could be impacted by the construction and occupation of this site.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of new development taking place on a 100% greenfield site and Green Belt land, and an area of TPO woodland adjacent to the site.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links 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, 3b, 3c, 3d, 3e
	Development would result in the loss of a large (>0.4ha) greenfield site. ALC Grade at the site is Grade 3, which could potentially include BMV soils. 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
	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
	A small surface water body is adjacent to the Site's western perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Eastern and western perimeters of the site adjoin with areas of TPO protected woodland and trees. New development here could indirectly adversely affect this woodland. 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 would result in the loss of open greenfield and Green Belt land that likely makes a positive contribution towards the local landscape and townscape character. New development here 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, however development at this site is likely to affect open views from existing properties along West Lane looking towards Hope Hill Farm and Baildon Moor. As a result, 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
	There is an area of archaeological interest approximately 400-500m from the northern site perimeter. The nearest Scheduled Ancient Monument is approximately 300-400m north-east of the site. There is also a cluster of Scheduled Ancient Monuments to the north-west of the site, within the area of archaeological interest. Development at this site would potentially adversely impact upon archaeology and the setting of these sensitive heritage assets. The site falls within the Saltaire WHS Buffer Zone. The WHS is approximately 700m south of the site. Whilst effects on the WHS are considered to be unlikely, due to the topography and the presence of existing built form between the site and the WHS, a negative impact cannot be ruled out at this stage							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development is unlikely to 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

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 400m of several bus stops on West Lane, which have an hourly service from 7am until 6.30pm. The nearest railway station, Saltaire, is 1.1km south. 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site is a predominantly residential with somewhat limited access to key services, residents would need to travel up to 1.1km north-east into the centre of Baildon to access services and amenities to satisfy their daily needs.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
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 in highly accessible locations in Baildon, including a pub, church and outdoor leisure spaces.							
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 1km west of the nearest GP surgery, Cliffe Avenue Medical Practice, putting it outside the target distance. Site is 4.6km north 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 these developments.							
17 Education		++	P	LT	R	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Sandal Primary and Nursery school is located 330m to the east of the site. The second nearest primary school Glenaire Primary School is 523m south from the site. The nearest secondary school Titus Salt School is located around 800m south-west from 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 centres of Shipley and Baildon, including the Shipley Employment Zone approximately 1.5km south-east of the site, as well as slightly further afield towards the regional city in the south.							
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
BA/008B, Cliffe Lane West	0.63	Unused former playing field and school playground	Site is predominantly greenfield. An area of the site is an old outdoor sports court /playground for former school representing made ground.	20 dwellings	Preferred Option: BA3/H

**Summary of assessment for BA/008B:**

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

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

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

The site falls within the buffer zone of the Saltaire WHS. The WHS is just over 1km south-west of the site and so effects on the WHS may be unlikely. However, this may need to be a consideration of any planning application at 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.

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, 3b, 3c, 3d, 3e
	Development would result in the loss of a large (>0.4ha) greenfield site. However, just under half of the site appears to be an old outdoor sports court representing made ground. Site coincides with a sandstone MSA. ALC grade at the site is 'Urban' i.e. does not contain BMV soils.							
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	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 adjacent to priority habitat, broadleaved woodland, some of which is TPO protected. Development at this site would be likely to lead to a reduction in biodiversity and 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 site would situate built form in an area of existing built form but would also result in the loss of open spaces and visually attractive GI elements. New development at this site would therefore be likely to have a minor adverse effect on the local character.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at this site would not impact on a Conservation Area. One Grade II Listed Building, Ferniehurst Farm, is 120m south of the site. It is likely that the development of this agricultural greenfield site would alter the setting of this sensitive heritage asset. The site falls within the Saltaire WHS Buffer Zone. Whilst effects on the WHS are considered to be unlikely, due to it being approximately 1km south west of the site and due to the topography and the presence of existing built form between the site and the WHS, this may need to be a consideration of any planning application here.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Site could also potentially increase traffic movements within the CAZ, which is approximately 550m south-west of the site.							
		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

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 several bus stops with frequent services. The nearest railway station is 1.2km south-west at Shipley. 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	HO1 – HO7	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by 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 in the centre of Shipley, the centre of Baildon and those along the A6038.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
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 in the centre of Shipley, the centre of Baildon and those along the A6038, including pubs, restaurants, and churches.							
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 of the nearest GP surgery, including Windhill Green Medical Centre (to the south) and Cliffe Avenue Surgery (to the north). Site is within the 8km target distance of a general hospital, Bradford Royal Infirmary (4.2km to the south west). The 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 these developments.							
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site is 750m south-east of Sandals Primary and Nursery School. The nearest state secondary school, Titus Salt School, is 1.5km to the west.							
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 centres of Shipley and Baildon, including the Shipley Employment Zone approximately 375m south of the site, as well as slightly further afield towards the regional city in the south. 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 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
BA/011, Green Lane	1.23	Large private greenfield surrounded by trees	Greenfield	30 dwellings	Preferred Option: BA4/H

**Summary of assessment for BA/011:**

This site could deliver a major positive effect for residents on the health and transport SA Objectives, as a result of being within the target distance for all necessary health facilities as well as being within the target distance of bus stops and a railway station (in Shipley).

Minor adverse effects were predicted for most natural environment themed SA Objectives, primarily as a result of new development on a greenfield site. This site is in proximity to a CAZ and so could make achieving air quality improvements there more difficult.

The site falls within the buffer zone of the Saltaire WHS. The WHS is just over 500m south-west of the site and effects on the WHS are largely uncertain but a negative effect cannot be ruled out at this stage. This may therefore need to be a consideration of any planning application at 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.

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, 3b, 3c, 3d
	ALC grade at the site is 'Urban' i.e. does not contain BMV soils. Site does not coincide with an MSA. Development would result in the loss (>0.4ha) greenfield site and therefore would not be an efficient use of land resource.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The south-east corner of the site slightly overlaps with land in FZ2 and FZ3a. Site has a very limited extent of land at a 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. The site is approximately 80m north of the River Aire 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 – 6h
	Site is 30m south east of Fairbank Wood, an area of Ancient Woodland comprised of broadleaved priority habitat and is designated as an LWS. Development at this greenfield site, could lead to a reduction in biodiversity and 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 site would situate built form in an area of existing built form but would also result in the loss of open spaces and visually attractive GI elements. New development at this site would be likely to adversely alter the local character as it would result in the loss of a large greenfield site with high visual amenity, that plays an important role in defining the surrounding character and sense of place							
8 Cultural heritage		-	P	LT	IR	L	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at the site would not impact on a Listed Building or Conservation Area. The site falls within the Saltaire WHS Buffer Zone, which is 575m west of the site. Whilst effects on the WHS are considered to be unlikely, due to the topography and the presence of existing built form between the site and the WHS, a negative impact cannot be ruled out at this stage.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Site could also potentially increase traffic movements within the CAZ, which is approximately 125m south of the site.							
10 Transport		++	P	LT	IR	M	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 approximately 715m north of Shipley 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	HO1 – HO7	11a

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, including a mix of housing types as required by 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 in the centre of Shipley, the centre of Baildon and those along the A6038.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is within 100m of A6038, 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 in the centre of Shipley, the centre of Baildon and those along the A6038, including pubs, restaurants and churches.						
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 of the nearest GP surgery, including the Windhill Green Medical Centre (600m to the south east). It is also 1.1km to the south of the Cliffe Avenue Surgery. Site is within the 8km target distance of a general hospital, Bradford Royal Infirmary. The 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 these developments.						
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		Site is 750m north-east of Wycliffe CE Primary School. The nearest state secondary school, Titus Salt School, is 1.2km west. Before development can commence it must be confirmed that these schools have capacity for new students						
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 centres of Shipley and Baildon, including the Shipley Employment Zone approximately 350m east of the site, as well as slightly further afield towards the regional city in the south.						
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
BA/022, Meadowside Road, West of Baildon CE Primary School	2.16	Vacant greenfield containing trees and scrub	Greenfield, Green Belt	40 dwellings based on 35dph	Preferred Option: BA5/H

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

Site is located in a high accessible area of Baildon being in proximity to a large number of local services, facilities, and transport links, including Baildon Railway Station.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of new development taking place on a 100% greenfield site, an area of TPO woodland adjacent to the site and 30m from a LWS. 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, educational facilities, 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, 3b, 3c, 3d, 3e
	Development would result in the loss (>0.4ha) greenfield site. ALC Grades at the site include Grade 3, Grade 4, and 'Urban', so it could potentially include BMV soils. 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 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and contains trees and so it could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Western and eastern perimeters of the site adjoin TPO protected woodland. 30m north-east of the site is the Tong Park with Hawksworth Spring Wood LWS. New development at the site could indirectly adversely affect the LWS, such as through an increase in recreational disturbances. 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	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 would result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, and 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		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 effect on a sensitive heritage asset or historic area.							
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. 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 reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BA/023A, West Lane (2)	2.89	Vacant greenfield containing trees	Greenfield, Green Belt	76 dwellings	Preferred Option: BA6/H

**Summary of assessment for BA/023A:**

This site could deliver a major positive effect for residents on the education SA Objective, as a result of being within the target distance for both primary and secondary education facilities. A major adverse effect 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 new development taking place on a 100% greenfield site and Green Belt land, and an area of TPO woodland adjacent to the site.

Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links, educational facilities 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, 3b, 3c, 3d, 3e
	Development would result in the loss (>0.4ha) greenfield site. 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 surface waterbodies fall within the site's 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and contains trees and so it could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. TPO woodland and trees are adjacent too and within the site, which could be adversely affected by development there such as through impacts on root zones. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC 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 would result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, and 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, however development at this site is likely to affect open views from existing properties along West Lane looking towards Hope Hill Farm and Baildon Moor. As a result, 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
	There is an area of archaeological interest approximately 400-500m from the northern site perimeter. The nearest Scheduled Ancient Monument is approximately 300-400m north-east of the site. There is also a cluster of Scheduled Ancient Monuments to the north-west of the site, within the area of archaeological interest. Development at this site would potentially adversely impact upon archaeology and the setting of these sensitive heritage assets. The site falls within the Saltaire WHS Buffer Zone. The WHS is approximately 700m south of the site. Whilst effects on the WHS are considered to be unlikely, due to the topography and the presence of existing built form between the site and the WHS, a negative impact cannot be ruled out at this stage							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d

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 this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Site could also potentially increase traffic movements within the CAZ, which is approximately 850m south of the site.						
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 on West Lane, which have an hourly service from 7am until 6.30pm. The nearest railway station, Saltaire, is 1.1km south. 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,	11a
		Site could make a minor positive contribution towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Site is a predominantly residential with somewhat limited access to key services, residents would need to travel up to 1.7km north-east into the centre of Baildon to access services and amenities to satisfy their daily needs.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
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 in highly accessible locations in Baildon/ShIPLEY, including pubs, church, and outdoor leisure spaces.						
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 1.3km west of the nearest GP surgery, Cliffe Avenue Medical Practice, putting it outside the target distance. Site is 4.6km north 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	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Glenaire Primary School, is 690m south of the site. The nearest secondary school, Titus Salt School is 795m north 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 centres of Shipley and Baildon, including the Shipley Employment Zone approximately 1.7km south-east of the site, as well as slightly further afield towards the regional city in the south.						
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
BA/005, West Lane (1)	8.32	Vacant field	Greenfield, Green Belt	218 dwellings	Alternative

**Summary of assessment for BA/005:**

This site could deliver a major positive effect for residents on the education SA Objective, as a result of being within the target distance for both primary and secondary education facilities. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

Minor adverse effects were predicted for the biodiversity and geodiversity SA Objective, primarily as a result of new development taking place on a 100% greenfield site and Green Belt land. Additionally, there are GI assets within the site boundary.

Major adverse effects were predicted for the cultural heritage SA Objective, due to the site's proximity to several heritage assets, including Saltaire WHS, Listed Buildings, Conservation Areas and Scheduled Ancient Monuments (one within the site boundary).

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 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, 3b, 3c, 3d, 3e
	Development would result in the loss (>0.4ha) greenfield site. ALC Grade at the site is Grade 3, which could potentially include BMV soils. 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
	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 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield, containing GI features such as trees and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Eastern and western perimeters of the site adjoin with areas of TPO protected woodland. There is a small patch of TPO woodland within the site boundary as well. There are seven TPO trees within the site boundary. New development here could indirectly adversely TPO woodland and TPO trees, especially if they were to be removed for the development. 200m south lies Baildon Bank LWS.							
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 would result in the loss of open greenfield and Green Belt land that likely makes a positive contribution towards the local landscape and townscape character. New development here 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, however development at this site is likely to affect open views from existing properties along West Lane looking towards Hope Hill Farm and Baildon Moor. As a result, 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 is an Scheduled Ancient Monument within the site boundary (Cup marked rock 180m north of the covered reservoir at Baildon). There are a further seven Scheduled Ancient Monuments located on Baildon Moor, all approximately 1km of the site. The closest Listed Building is 500m south. There is also a collection of Listed Buildings approximately 1km north-east of the site, within the Baildon Conservation Area. Baildon Green Conservation Area is 500m south of the site. There is an area of archaeological interest approximately 300m from the northern site perimeter. Development at this large greenfield site could potentially result in an adverse alteration to the setting of these sensitive heritage assets. 1.5km south of the site is the Saltaire World Heritage Site and Conservation Area. Here there is also a cluster of Listed Buildings. Whilst effects on the WHS are considered to be unlikely, due to the topography and the presence of existing built form between the site and the WHS, a negative impact cannot be ruled out at this stage.							
9 Air quality		-	P	LT	IR	M	SP7, SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development is unlikely to 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

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 400m of several bus stops on Lucy Hall Drive, which have an hourly service from 7am until 6.30pm. The nearest railway station, Saltaire, is 1.1km south. 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Site has somewhat limited access to key services, residents would need to travel up to 1.1km north-east into the centre of Baildon to access services and amenities to satisfy their daily needs.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
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 in highly accessible locations in Baildon (1.1km north east), including a pub and church. There is excellent accessibility to outdoor leisure spaces, including Baildon Bank, Baildon Green and Baildon Moor, all within 500m 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 1km west of the nearest GP surgery, Cliffe Avenue Medical Practice, putting it outside the target distance. Site is 1.8km north of a general hospital, Shipley 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 these developments.						
17 Education		++	P	LT	R	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Sandal Primary and Nursery school is located 330m to the east of the site. The nearest secondary school Titus Salt School is located around 800m south-west from 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 centres of Shipley and Baildon, including the Shipley Employment Zone approximately 1.5km south-east of the site, as well as slightly further afield towards the regional city in the south.						
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
BA/010, Tong Park	2.32	Vacant field with trees	Greenfield	61 dwellings	Alternative

**Summary of assessment for BA/010:**

This 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 adverse effects were predicted for the biodiversity and geodiversity SA Objective, primarily as a result of new development taking place on a 100% greenfield site. Additionally, there are GI assets within the site boundary.

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 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, 3b, 3c, 3d, 3e
	Development would result in the loss (>0.4ha) greenfield site. ALC Grade for 75% of the site is Urban. Site does not coincide with a MSA. As a 100% greenfield site, it would not constitute an entirely 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 very limited extent of land at a low and medium risk of surface water flooding. Given the size of the site in relation to this, 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 within a GSPZ. The River Aire is located 370m south from the site. Gill Beck is 20m east of the site, so development here may affect the water quality of this watercourse. 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield, containing GI features such as trees and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. There are areas of TPO woodland within the site boundary, in addition to one TPO tree within the site boundary and a cluster of others just north of the site. New development here could indirectly adversely TPO woodland and TPO trees.							
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 would result in the loss of open greenfield land, that likely makes a positive contribution towards the local landscape and townscape character. New development here would therefore be likely to alter the local townscape and landscape character.							
8 Cultural heritage		-	P	LT	IR	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The closest Listed Building is 30m from the site south-western perimeter. Leeds and Liverpool Canal Conservation Area is 400m south of the site. Development at this large greenfield site could potentially result in an adverse alteration to the setting of these sensitive heritage assets.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development is unlikely to 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 on Otley Road and Hollins Hill. The nearest railway station, Baildon, is 700m south west. Site is accessible for pedestrians and cyclists along Otley Road.							
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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site is a predominantly residential with somewhat limited access to key services, residents would need to travel up to 1.1km east into the centre of Baildon to access services and amenities to satisfy their daily needs.							
		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

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
		Site would have good access to a range of culture and leisure opportunities in highly accessible locations in Baildon (1.1km east). There is good accessibility to outdoor green spaces, including Denso Marston Nature Reserve and Buck Wood.						
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 1.4km east of the nearest GP surgery, Baildon Chiropody and Podiatry Centre, putting it outside the target distance. Site is 3.5km north-east of a general hospital, Shipley 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 these developments.						
17 Education		++	P	LT	R	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Baildon CE Primary School, is located 400m west of the site. The nearest secondary school, Immanuel College Leeds, is located 1.8km south-east from 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 centres of Shipley and Baildon, including the Shipley Employment Zone 500m south-west of the site, as well as slightly further afield towards the regional city in the south.						
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
BA/023, West Lane (2)	7ha	Vacant greenfield containing trees	Greenfield, Green Belt	184 dwellings	Alternative

**Summary of assessment for BA/023:**

This 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 adverse effects were predicted for the cultural heritage and biodiversity and geodiversity SA Objectives. This is due to the sites proximity to several heritage assets, including Saltaire WHS, Listed Buildings, Conservation Areas and Ancient Scheduled Monuments as well as TPO woodland and TPO trees being within the site boundary. The new development is also taking place on a 100% greenfield site and Green Belt Land and therefore a major adverse effect is predicted on the land and buildings SA Objective.

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, educational facilities 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, 3b, 3c, 3d, 3e
	Development would result in the loss (>0.4ha) greenfield site. 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 surface waterbodies fall within the site's 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and contains trees and so it could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. TPO woodland and trees are adjacent too and within the site (eight TPO trees). Priority deciduous woodland habitat lies within the site boundary. Ancient Woodland likes 350m to the south. These sensitive ecological areas could be adversely affected by development at this site in terms of clearance or impact on root zones. The site falls within SSSI Impact Risk Zones. 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 would result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, and 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, however development at this site is likely to affect open views from existing properties along West Lane looking towards Hope Hill Farm and Baildon Moor. As a result, 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
	The nearest Scheduled Ancient Monument is 250m east of the site (Cup marked rock 180m north of the covered reservoir at Baildon). There is also a cluster of Scheduled Ancient Monuments to the north-west of the site, within the area of archaeological interest. The closest Listed Building is 500m south. There is also a collection of Listed Buildings approximately 1km north-east of the site, within the Baildon Conservation Area. Baildon Green Conservation Area is 500m south of the site. Development at this large greenfield site could potentially result in an adverse alteration to the setting of these sensitive heritage assets. The site falls within the Saltaire WHS Buffer Zone. The WHS is approximately 700m south of the site. Whilst effects on the WHS are considered to be unlikely, due to the topography and the presence of existing built form between the site and the WHS, a negative impact cannot be ruled out at this stage							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development is unlikely to 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.							

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 400m of several bus stops on Lucy Hall Drive, which have an hourly service from 7am until 6.30pm. The nearest railway station, Saltaire, is 1.1km south. 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site is a predominantly residential with somewhat limited access to key services, residents would need to travel up to 1.7km north-east into the centre of Baildon to access services and amenities to satisfy their daily needs.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
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 in highly accessible locations in Baildon/Shipleigh, including pubs, church, and outdoor leisure spaces. Leisure spaces include Baildon Bank and Baildon Green.							
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 1km west of the nearest GP surgery, Cliffe Avenue Medical Practice, putting it outside the target distance. Site is 1.8km north of a general hospital, Shipleigh 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 nearest primary school, Glenaire Primary School, is 690m south of the site. The nearest secondary school, Titus Salt School is 795m north 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 centres of Shipleigh and Baildon, including the Shipleigh Employment Zone approximately 500m south-west of the site, as well as slightly further afield towards the regional city in the south.							
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
BA/007, Ferniehurst Farm	0.57	Agricultural land	100% Greenfield	15 dwellings	Discounted

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

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

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

Minor positive effects were predicted for 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, education facilities and employment areas.

The site falls within the buffer zone of the Saltaire WHS. The WHS is just over 1km south-west of the site and so effects on the WHS may be unlikely. However, this may need to be a consideration of any planning application 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	HO5, TR2	3a, 3b, 3c, 3d, 3e
	Development would result in the loss of a large (>0.4ha) greenfield site and therefore would not be an efficient use of land resource. Site coincides with a sandstone MSA. ALC grade at the site is 'Urban' i.e. does not contain BMV soils.							
4 Climate change resilience		+	P	LT	IR	M	SC2, SC6, SC10, EN5, EN7, HO9	4a – 4e
	Site is in FZ1 and is not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SC2, EN7, EN8	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	SC1, SC6, EN2a, EN2b, EN5	6a – 6h
	Site is adjacent to priority habitat, broadleaved woodland, some of which is TPO protected. Development at this site may lead to a reduction in biodiversity and local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SC1, SC6, EN4, EN5, DS2, DS3	7a, 7b
	Development at this site would situate built form in an area of existing built form but would also result in the loss of open spaces and GI elements that may be visually attractive. New development at this site would be likely to adversely alter the local character as it would result in the loss of a greenfield site.							
8 Cultural heritage		-	P	LT	IR	M	SC1, SC6, EN3, EN4, EN5, DS3	8a, 8b
	Development at this site would not impact on a Conservation Area. One Grade II Listed Building, Ferniehurst Farm, is adjacent to the site's southern perimeter. It is likely that the development of this greenfield site would alter the setting of this sensitive heritage asset. The site falls within the Saltaire WHS Buffer Zone. Whilst effects on the WHS are considered to be unlikely, due to it being approximately 1km south west of the site due to the topography and the presence of existing built form between the site and the WHS, this may need to be a consideration of any planning application here.							
9 Air quality		-	P	LT	IR	M	SC2, SC10, DS4, EN8, TR1, TR3, HO9	9a – 9d
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution. Site could also potentially increase traffic movements within the CAZ, which is approximately 550m south-west 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		
10 Transport		+	P	LT	IR	M	SC2, HO9, TR1, TR3, DS4	10a – 10d
	Site is within 400m of several bus stops with frequent services. The nearest railway station is 1.2km south-west at Shipley. 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	HO1 - HO7	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	H	SC4, SC6, SC10	12a
	Site would have excellent access to a diverse range of services and amenities in highly accessible locations in the centre of Shipley, the centre of Baildon and those along the A6038.							
13 Social cohesion		+	P	LT	IR	H	SC2, SC6, SC10, DS5	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	SC2, SC6, SC10, DS5	14a
	Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations in the centre of Shipley, the centre of Baildon and those along the A6038, including pubs, restaurants, and churches.							
15 Safe & secure		+/-	P	LT	IR	L	TR5, EN8, DS5	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	SC10, HO4, DS1, DS5	16a, 16b
	Site is within 800m of the nearest GP surgery, including Windhill Green Medical Centre (to the south) and the Cliffe Avenue Surgery (to the north). Site is within the 8km target distance of a general hospital, Bradford Royal Infirmary (4.2km to the south west). The 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 these developments.							
17 Education		+	P	LT	IR	H	EC1, EC2, EC3	17a – 17c
	Site is 750m south-east of Sandals Primary and Nursery School. The nearest state secondary school, Titus Salt School, is 1.5km to the west.							
18 Employment		+/-	P	LT	IR	H	EC1, EC2, EC3	18a, 18b
	Site would provide residents with excellent access to a broad range of high quality and diverse employment opportunities in the nearby centres of Shipley and Baildon, including the Shipley Employment Zone approximately 275m south of the site, as well as slightly further afield towards the regional city in the south. 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	EC1, EC2, EC3	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
BA/028, Silson Lane	0.34	Open and vacant PDL plot covered in scrub	Brownfield	3 dwellings	Discounted

**Summary of assessment for BA/028:**

Development at this site would be unlikely to result in a significant effect on any SA Objective. The site is brownfield and so would be an efficient use of land, depending on the potential effects on the sandstone MSA it coincides with. Predominantly minor positive effects were predicted for most SA Objectives, particularly socio-economic theme SA Objectives, primarily as a result of the site being brownfield and its location in terms of being in proximity to key services and facilities as well as an existing community comprised of similar 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, TR5SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	ALC grade at the site is 'Urban' i.e. does not contain BMV soils. Site coincides with a sandstone MSA. Site is a PDL plot and so would be an efficient use of land depending on the potential 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 FZ1. Site has a very limited extent of land at a 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 – 6h
	Site is adjacent to woodland on its western perimeter, some of which is TPO protected. Development at this site is likely to lead to a reduction in biodiversity and local ecological connectivity.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this site would situate built form in an area of existing built form. It is expected that development on this PDL would be of a high-quality design that makes a positive contribution towards the local character.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at this site would not impact on a Conservation Area. There are six Grade II Listed Buildings within 300m of the site but, given the topography and the surrounding built form, development at the site would be unlikely to result in a discernible effect on the setting of these sensitive heritage assets. Development at the site would be unlikely to have any discernible effect on the Saltaire WHS, which is over 2km south west of the site.							
9 Air quality		-	P	LT	IR	M	SP7, SP9 SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within the 800m target distance of a railway station, the nearest being Baildon Railway Station just over 200m south of the site. The nearest bus stops are approximately 450m south east of the site on the A6038. 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	HO1 - HO12	11a
	Site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types in line with 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 in the centre of Shipley, the centre of Baildon and those along the A6038.							
		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

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
	Site would have excellent access to a diverse range of culture and leisure opportunities in highly accessible locations in the centre of Shipley, the centre of Baildon and those along the A6038, including pubs, restaurants and churches.							
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 the nearest GP surgery, Newton Medical Centre. Site is within the 8km target distance of a general hospital, Bradford Royal Infirmary. The 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 these developments.							
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	18a, 18b
	Site is 400m south of Baildon Primary School. The nearest state secondary school, Immanuel College, is 3km east.							
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 centres, including the Shipley Employment Zone approximately 470m south east of the site, as well as slightly further afield towards the regional city in the south.							
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
BA/004, The Rowans	2.12	Vacant field	Greenfield, Green Belt	56 dwellings	Discounted

**Summary of assessment for BA/004:**

This 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. However, this site is located at the edge of the community and accessibility to other key services is limited. 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 employment areas.

Minor adverse effects are predicted for the sites impact on the water resources SA Objective due to the presence of a small stream adjacent to the site's perimeter which could be impacted by the construction and occupation of this site.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of new development taking place on a 100% greenfield site, Green Belt land and an area of TPO woodland adjacent to the site.

Minor adverse effects are anticipated as likely in relation to cultural heritage due to the proximity of Scheduled Ancient Monuments and also an area of archaeological interest to the north of the site.

A major 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, 3b, 3c, 3d, 3e
	Development would result in the loss of a large (>0.4ha) greenfield site. 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
	A small surface water body is adjacent to the site's north-eastern 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. North-east perimeter of the site adjoins an area of TPO protected woodland. In addition, there are several TPO trees along the northern site perimeter. Approximately 80m east of the site is an area of deciduous woodland priority habitat. New development here could potentially lead to indirect adverse effects, such as an increase in recreational disturbances, on the nearby protected woodland. The site falls within SSSI Impact Risk Zones. 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 would result in the loss of open greenfield and Green Belt land that likely makes a positive contribution towards the local landscape and townscape character. New development here 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
	There is a cluster of Scheduled Ancient Monuments approximately 400-600m north and north-east of the site as well as approximately 270-400m south and south-west of the site. The cluster to the north and north-east coincides with an area of archaeological interest, which is approximately 250m from the northern site perimeter. There is also a Grade II Listed Building approximately 300m south-west of the site. Development at this site would potentially adversely impact upon archaeology and the setting of these sensitive heritage assets. The site falls within the Saltaire WHS Buffer Zone. The WHS is approximately 700m south-east of the site. Whilst effects on the WHS are considered to be unlikely, due to the topography and the presence of existing built form between the site and the WHS, a negative impact cannot be ruled out at this stage.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d

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 is unlikely to 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 along Lucy Hall Drive, which have an hourly service from 7am until 6.30pm. The nearest railway station, Saltaire, is 1.2km south. Pedestrian and bicycle access of the site is good, although there is a general 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site is a predominantly residential with somewhat limited access to key services, residents would need to travel up to 1.6km north-east into the centre of Baildon to access services and amenities to satisfy their daily needs.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, albeit at its edge, 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 in highly accessible locations in Baildon, including pubs, cafes and outdoor leisure spaces.							
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 1.7km east and west of the nearest GP surgeries, Eldwick and Gilstead Health Centre, Cliffe Avenue Surgery and Baildon Medical Practice, putting it outside the target distance. Site is 4.2km north 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 these developments.							
17 Education		++	P	LT	R	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Glenaire Primary School is 1.1km to the south-east of the site. The nearest secondary school, Titus Salt Secondary School, is 536m to the 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 in the centres of Shipley and Baildon, including the Shipley Employment Zone approximately 2.2km south-east of the site, as well as slightly further afield towards the regional city in the south.							
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.							

## Bingley

- 1.1.10 Eight potential housing sites and two employment sites have been identified within Bingley.
- 1.1.11 Significant negative effects have been identified in relation to climate change resilience (SA Objective 4) for sites BI/005. This is related to potential flood risk although the extent of the risk varies throughout the respective sites. Design measures can be incorporated into future developments on these sites to help combat any potential rise in flood risk, for example, Sustainable Drainage Systems. In addition, alternative site layouts could be explored to minimise development on land that is at the highest risk of flooding.
- 1.1.12 Significant negative effects have been identified in relation to biodiversity & geodiversity (SA Objective 6) for all sites. 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 in all cases, and in some cases, this is also related to impacts to supporting habitats.
- 1.1.13 Significant negative effects have been identified in relation to cultural heritage (SA Objective 8) for sites BI/013 and BI/059. Future development on these respective sites could potentially result in an adverse alteration to the setting of a sensitive heritage asset, namely, a Registered Park.
- 1.1.14 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for sites BI/005, BI/008, BI/011, BI/013 and BI/059. This is due to the loss of >0.4ha of greenfield land.
- 1.1.15 Significant beneficial effects have been identified in relation to land and buildings (SA Objective 3) for site BI/038, in relation to transport (SA Objective 10) for sites BI/005 and BI/040, in relation to health (SA Objective 16) for all sites except BI/011 which was assigned a minor positive effect, in relation to education (SA Objective 17) for sites BI/026 and BI/040.
- 1.1.16 Site BI/040 is the only site that was identified as likely to give rise to significant beneficial effects in relation to three SA objectives (SA Objective 10 – transport, SA Objective 16- health and SA Objective 17- education).
- 1.1.17 BI/011 is the only site assigned a negative scoring (minor) in relation to education (SA Objective 17). In relation to accessible services (SA Objective 12), all sites scored positively apart from site BI/011 which scored negatively (minor).
- 1.1.18 In terms of employment sites, the only significant adverse is in relation to climate change and resilience (SA Objective 4). Both sites will have a significant positive effect on employment (SA Objective 18). EM34 will have a significant benefit in relation to transport (SA Objective 10), whereas EM100 will have a minor benefit. EM100 is predicted to have a significant benefit on the economy (SA Objective 19).
- 1.1.19 In Bingley there is one discounted site (BI/055) and one commitment (BI/006), There is one PO Reserve employment site (EM61). These are assessed below.

Summary table of effect scores predicted for site options in Bingley (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
BI1/H	BI/005	-	-	--	--	-	--	-	-	-	++	+	+	+	+	+/-	++	+	+	+
BI4/H	BI/008	-	-	--	+	-	--	-	-	-	+	+	+	+	+	+/-	++	+	+	+
BI5/H	BI/011	-	-	--	+	-	--	-	-	-	-	+	-	+	+	+/-	+	-	+	+
BI6/H	BI/013	-	-	--	+	-	--	+	--	-	+	+	+	+	+	+/-	++	+	+	+
BI7/H	BI/026	-	-	-	+	-	--	-	-	-	+	+	+	+	+	+/-	++	++	+	+
BI8/H	BI/038	-	-	+	+	-	--	-	-	-	+	+	+	+	+	+/-	++	+	+	+
BI1/H	BI/040	-	-	+	-	-	--	+	+	-	++	+	+	+	+	+/-	++	++	+/-	+
BI3/H	BI/059	-	-	--	-	-	--	-	--	-	+	+	+	+	+	+/-	++	+	+	+

Summary table of effect scores predicted for employment sites in Bingley (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
BI10/E	EM34	-	-	+	+	0	-	0	0	-	++	0	+	0	0	+/-	0	+	++	+
BI9/E	EM100	-	-	+	--	-	-	0	0	-	+	0	+	0	0	+/-	0	+	++	++

**Key:**

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/005, Coolgardie Keighley Road	2.99	Greenfield	Greenfield	135 dwellings	Preferred Option: BI1/H

**Summary of assessment for BI/005:**

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.

As a greenfield location, the site has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. The eastern portion of the site coincides with Flood Zone 3a, while the majority of the site lies within Flood Zone 2, and so a careful layout of development would be required to avoid a significant effect on the flooding SA Objective. There are two Conservation Areas nearby, both within 200m, the setting of which could potentially be impacted upon.

The site offers excellent access to sustainable transport modes as well as health facilities. It is in proximity to important employment and economic areas. Access to both primary and secondary state schools is also good.

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 – 3d
	Site is ALC grade 'Urban'. Site does not coincide with an MSA. As a 100% greenfield site, it would not constitute an entirely 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 partially within FZ3a and almost entirely within FZ2. Site has a very limited extent of land at risk of surface water flooding. A flood risk assessment would be required.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ. A small surface waterbody sits approximately 10m south east of the site. Development at the greenfield site would be expected to result in a minor increase in water consumption in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The site is currently of some biodiversity value due to the existing presence of grasses, scrub and trees and development would potentially diminish this. Deciduous woodland priority habitat is 10m south west of the site on the other side of the B6265. The site is within Natural England's GI corridor and so development could reduce local ecological connectivity. The site falls within SSSI Impact Risk Zones. 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 site would result in the loss of a large area of green and open space, including the loss of GI elements such as trees, thus would be likely to alter townscape. However, the site is adjacent to an A-road and a railway and is within a built-up urban area. Nevertheless, a minor adverse effect cannot be ruled at this stage.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The north-west corner of BI/005 is adjacent to the Grade II Listed Building 'The Lodge'. 80m east of the site's eastern perimeter is the Leeds Liverpool Canal Conservation Area. 150m south of the site is the Bingley Conservation Area. The setting of the Listed Building and nearby Conservation Area would likely be altered to a minor extent by the loss of open space and greenfield at the site. 300m east of the site is the Grade I Listed 'Leeds and Liverpool Canal Five Rise Locks with Overflow Channel'. Due to the topography and existing screening vegetation and built form, this asset would be unlikely to be discernibly impacted by development at the site.							
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. 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		++	T	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e
	BI/005 is 50m south of Crossflatts Railway Station. The site is within 400m of bus stops with frequent services, such as those along the B6265. The site is highly accessible for pedestrians and somewhat accessible for cyclists, considering the general absence of local designated cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

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, including a mix of housing types as required by Local Plan policies.						
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The site offers new residents here excellent access to a diverse range of services and amenities in highly accessible locations in the centre of Bingley and Crossflatts.						
13 Social cohesion		+/-	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Development at the site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to the A650 and to a railway line, 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 disturbance.						
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		The site would provide new residents here with excellent access to a diverse range of cultural, leisure and recreation opportunities in highly accessible locations in the centre of Bingley and Crossflatts.						
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of 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 at BI/005 would be within 800m of either Crossflatts Surgery or Priestthorpe Medical Centre (depending on the residents' location within the site). Site is within 6km north of Bradford Royal Infirmary. The site would provide new residents with excellent access to a diverse range of semi-natural habitats and outdoor exercise opportunities.						
17 Education		+	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Crossflatts Primary School, is approximately 850m north west of the site. The nearest secondary school, Bingley Grammar School, is immediately to the west of the site across Keighley Road.						
18 Employment		+	P	LT	IR	M	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 nearby centres of Crossflatts and Bingley, as well as slightly further afield towards the regional city in the south.						
19 Economy		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes at the site 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.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/008, Sty Lane	16.6	Agricultural fields with trees and hedgerows	Greenfield	440 dwellings	Preferred Option (Commitment) BI2/HC

**Summary of assessment for BI/008:**

As a large greenfield site containing trees and hedgerows, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives.

The South Pennine Moors SPA/SAC/SSSI which is 1.3km north.

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.

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

Being adjacent to the Leeds Liverpool Canal, careful consideration around protecting water quality would be required.

Consideration of the Leeds Liverpool Canal Conservation Area and a Grade II listed building which fall within the site boundary would be needed for the site's planning application.

The site offers excellent access to healthcare facilities.

Minor positive effects were also 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, educational facilities 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, 3b, 3c, 3d, 3e
	Development would result in the loss (>0.4ha) greenfield site. Site does not coincide with an MSA. 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 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 adjacent to the Leeds and Liverpool Canal. 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is a large greenfield containing trees and hedgerows. New development here could reduce the site's biodiversity value as well as local ecological connectivity, particularly as the site falls within NE's GI corridor. 1.3km north of the site is the South Pennine Moors SPA/SAC/SSSI. The site falls within the SSSI Impact Risk Zones. 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. The eastern perimeter of the site is adjacent to, and partially overlaps with, TPO woodland which is deciduous woodland priority habitat.							
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 would result in the loss of a large and open greenfield that contains GI elements of high visual amenity value (including trees and hedgerow) and so, in its current condition, the site likely makes a positive contribution towards the local landscape and townscape character. New development here 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 this would not entirely prevent an adverse effect.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Western portion of the site falls within the Leeds Liverpool Canal Conservation Area. The Grade II Listed Building 'Laythorpe Farmhouse and Attached Barn' is within the north-west corner of the site. New development at this large open greenfield would be likely to alter the setting of the Listed Building and the setting and character of the Conservation Area.							
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. 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

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							The nearest bus stops are around 550m away along Keighley Road, and have frequent services. The nearest railway station, Crossflatts, is 500m south west. Pedestrian access of the site would need to be improved; bicycle access is sufficient, although there is a general 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.	
12 Accessible Services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
							The site offers new residents here excellent access to a diverse range of services and amenities along Keighley Road.	
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
							Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.	
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 along Keighley Road and in the centre of Bingley, which is easily accessible.	
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
							Residents would be within 800m of the nearest medical centre, Crossflatts Surgery. Site is 7km north-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	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
							The nearest primary school, Crossflatts Primary School is 930m north-east of the site. The nearest secondary school, Beckfoot School, is 2.7km 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 centres of Keighley and Bingley, including the Crossflatts Employment Zone approximately 310m south-west of the site, as well as slightly further afield towards the regional city in the south-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.	

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/011, Greenhill Barn, Lady Lane	0.78	Scrub	Greenfield, Green Belt	25 dwellings	Preferred Option: BI3/H

**Summary of assessment for BI/011:**

As a large greenfield site within proximity to TPO and priority woodland habitat, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. 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.

The loss of the greenfield site is also likely to have a negative impact upon the local landscape and townscape, particularly the two listed buildings within close proximity of the site.

The site's access to transport links, services and educational facilities is somewhat limited.

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 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, 3b, 3c, 3d, 3e
	Development would result in the loss (>0.4ha) greenfield site. ALC Grades at the site are Grade 4 and 'Urban'. Site does not coincide with an 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 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and is covered in conifers. There is the potential for the site to be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity, particularly as the site is partially coincident with Natural England's GI corridor. Site is 20m north east of an area of deciduous woodland priority habitat, which is also TPO protected woodland. This woodland could be indirectly affected by development at the site, such as through an increase in recreational disturbances. 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 would result in the loss of greenfield and Green Belt land that contains GI elements of potentially high visual amenity (namely, conifers), and 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 at the site would be unlikely to discernibly affect a Conservation Area. The Grade II Listed Building 'Greenhill Grange' is 45m north-west of the site and the Grade II Listed Building 'Greenhill Cragg' is 50m south-east. Development at this greenfield site could potentially result in a minor adverse alteration to the setting of these sensitive heritage assets.							
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. 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
	The nearest bus stops are around 850m away along Keighley Road, and have frequent services. The nearest railway station, Crossflatts, is 900m south west. Pedestrian and bicycle access of the site is good, although there is a general 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

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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		-	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 over 800m south-west along Keighley Road, towards Crossflatts.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
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 along Keighley Road and in the centre of Bingley.						
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 1km east of the nearest GP surgery, Crossflatts Surgery, putting it outside the target distance. Site is 6.7km north-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	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Crossflatts Primary School, is 1km north-east of the site. The nearest secondary school, Beckfoot School is 2.5km 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 centres of Keighley and Bingley, including the Crossflatts Employment Zone approximately 1km south-west of the site, as well as slightly further afield towards the regional city in the south-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.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/013a, West of Heights Lane, Eldwick	0.78	Grazing field	Greenfield, Green Belt	21 dwellings	Preferred Option: BI4/H

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

The south-western corner of the site adjoins the Prince of Wales Registered Park. New development at BI/013 could potentially alter the setting of this highly sensitive heritage asset.

As a large greenfield and Green Belt site adjacent to a LWS and priority habitat, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The loss of the greenfield site is also likely to have a negative impact upon the local landscape and townscape, particularly the Prince of Wales Park (a Registered Park/Garden) which the adjoins the south-west corner of the site.

The site offers excellent access to healthcare 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 also 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, educational facilities 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, 3b, 3c, 3d, 3e
	Development would result in the loss (>0.4ha) greenfield site. ALC Grade at the site is Grade 4. 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
	Site is in FZ1 and has a very 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity, particularly as the southern portion of the site is coincident with NE's GI corridor. South west corner of the site adjoins Gilstead Moor Edge and Prince of Wales Park LWS, which is deciduous woodland priority habitat. This could be indirectly adversely affected by new development at the site, such as through an increase in recreational disturbances. 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 would result in the loss of open greenfield and Green Belt land that likely makes a positive contribution towards the local landscape and townscape character. New development here 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. This would be likely to include an adverse effect on the setting of the Prince of Wales Park, adjacent to the site.							
8 Cultural heritage		--	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at the site would be unlikely to have a discernible effect on any Listed Building or Conservation Area. The south-west corner of the site adjoins the Prince of Wales Park, which is a Registered Park. Development at this large greenfield site could potentially result in an adverse alteration to the setting of this sensitive heritage asset.							
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. 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

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 400m a bus stop on Otley Road with frequent services. The nearest railway stations are 1.4km west at Crossflatts and 1.4km south west at Bingley. Pedestrian and bicycle access of the site is sufficient, although there is a general 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
								There are a number of local shops and services in proximity to the site. However, to access a broader range of services, residents may need to travel up to 1.5km south-west into the centre of Bingley.
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
								Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.
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 in highly accessible locations, including a pub, café, church, and outdoor leisure spaces such as Prince of Wales Park.
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
								Residents would be within 600m of the nearest medical centre, Eldwick and Gilstead Health Centre, and 5.8km north of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement with close proximity to Prince of Wales Park, 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 nearest primary school, Eldwick Primary School, is 777m south-east of the site. The nearest secondary school, Beckfoot School, is 2km 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 in the centre of Bingley, including the Crossflatts and Bingley Employment Zones both with 1.5km of the site, as well as slightly further afield towards the regional city in the south.
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
BI/026, Crosley Wood Road	3.09	Greenfield, three blocks of flat, woodland	Mix of greenfield and PDL	93 dwellings	Preferred Option: BI5/H

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

Bingley South Bog SSSI is approximately 20m west of the site and so careful consideration for potential impacts on this sensitive biodiversity designation would be required in order to avoid a significant effect on the biodiversity SA Objective. 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. Site potentially contains BMV land. No other significant adverse effects have been recorded for this site, with minor adverse effects predicted for most other natural environment themed SA Objectives primarily as a result of the potential loss of greenfield and impacts on woodland, as well as the adjacent water body. Being adjacent to the Leeds Liverpool Canal, careful consideration around protecting water quality would be required. The site is adjacent to the Leeds Liverpool Canal Conservation Area. The site offers excellent access to health and education facilities. Development could potentially be an opportunity to positively enhance the site's influence on the local character as a result of redeveloping the three blocks of flats here.

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 – 3d
	Site is a mix of greenfield and PDL. There could be opportunities for reusing existing buildings or building materials here. ALC at the site is Grade 3 and so it could potentially contain BMV soils. The site does not coincide with an MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	BI/026 is in FZ1. The site has a very limited extent of land at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site does not coincide with a GSPZ. BI/026 is adjacent to the Leeds and Liverpool Canal and so development here would pose a risk to water quality. Development at the site would be expected to result in a minor increase in water consumption in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development at BI/026 would not have a discernible impact on a SAC, SPA or Ancient Woodland. On the opposite side of the canal to the site, 20m west of the site's western perimeter, is the Bingley South Bog SSSI. 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. Site contains priority habitat (woodland) and is adjacent to a wetland habitat (the canal). It sits within Natural England's GI corridor and so development would likely diminish local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at the site could result in the loss of large areas of green and open space, including the loss of visually appealing GI elements such as trees and woodland, in a location where doing so would be likely to adversely alter the local character. At the same time, development could replace three blocks of flats with opportunities to deliver character improvements.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	BI/026 is adjacent to the Leeds Liverpool Canal Conservation Area. Development at the site could also potentially impact the Grade II Listed Building 'Leeds and Liverpool Canal Scourer Bride (Number 205)' 125m south east. Adjacent to the site's north-eastern perimeter is the Schedule Monument 'Late prehistoric enclosed settlement in Crosley Wood, Bingley, 185m north of Scourer Bridge'. Whilst development could alter the setting of this asset, the site is partially occupied by three large blocks of apartments and so any further development here would likely only be a minor alteration to the setting. Development could potentially replace three blocks of flats with opportunities to deliver character improvements.							
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. 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	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10e

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	BI/0026 is 1.1km south-east of Bingley Railway Station. The site is within 400m of bus stops with frequent services. The site is highly accessible for pedestrians and somewhat accessible for cyclists, considering the general absence of local designated cycle paths.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site offers new residents here excellent access to a diverse range of services and amenities in highly accessible locations in the centre of Bingley and Ferncliffe.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the 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	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	The site would provide new residents here with excellent access to a diverse range of cultural, leisure and recreation opportunities in highly accessible locations in the centre of Bingley and Ferncliffe.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of 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
	BI/026 is 500m south-east of Canalside Health Care Centre. The site is within 6km north of Bradford Royal Infirmary. The site would provide new residents with excellent access to a diverse range of semi-natural habitats and outdoor exercise opportunities.							
17 Education		++	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	BI/026 is 400m east of Beckfoot Secondary and 550m south-east of Trinity All Saints CofE Primary.							
18 Employment		+	P	LT	IR	M	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 nearby centres of Ferncliffe and Bingley, as well as slightly further afield towards the regional city in the south.							
19 Economy		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes at the site 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.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/038, Marley Court	0.3	Former location of now demolished flat blocks. Site is subject to a yet-to-be-determined planning application for residential development.	Brownfield	18 dwellings	Preferred Option: BI6/H

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

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. As a PDL site, there are opportunities here for achieving biodiversity net gains and improvements to the local character as well as the setting of nearby heritage assets. The site has excellent access to health facilities, and good access to all other services and amenities that would be needed by residents here. Being adjacent to the Leeds Liverpool Canal, careful consideration around protecting water quality would be required.

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 - 3d
	Site is entirely PDL and has an ALC grade of 'Urban'. Site does not coincide with an MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	Site is entirely within FZ1 and is not at risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a - 5e
	BI/038 is adjacent to the Leeds and Liverpool Canal and so development could pose a risk to water quality. Site does not coincide with a GSPZ. Development at the site would be expected to result in a minor net increase in water consumption at each location in relation to current levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a - 6h
	BI/038 is adjacent to the wetland habitat network (Leeds and Liverpool Canal) and so development here could be an opportunity to enhance its biodiversity value and its connectivity to 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
	BI/038 would be an opportunity to enhance the contribution of the site to the local landscape and townscape character, as it represents an opportunity to redevelop a brownfield site that was previously used for housing.							
8 Cultural heritage		+	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at BI/038 would be an opportunity to enhance the contribution of the site towards the setting of the Leeds and Liverpool Canal Conservation Area. Development at BI/038 would be unlikely to impact on a designated heritage asset, including the two Grade II Listed Buildings, 80m east of the site, associated with the aqueduct over the canal, due to the topography.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b
	The construction and occupation of new dwellings at the site would be expected to have a minor adverse impact on air quality due to air pollution associated with new homes and transport movements. Development would not impact on an AQMA or CAZ.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b
	The site is within 150m of multiple bus stops with frequent services. The nearest railway station, Crossflatts, is 1km south of BI/038. BI/038 is accessible for pedestrians and cyclists, which benefits from designated cycle paths in the immediate vicinities.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site offers new residents here excellent access to a diverse range of services and amenities in highly accessible locations in the centre of Crossflatts.							
		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

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 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 provide new residents here with excellent access to a diverse range of cultural, leisure and recreation opportunities in highly accessible locations in the centre of Crossflatts.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes at each 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 nearest GP surgery is the GP Satellite Medical Centre in Crossflatts, 300m south east of BI/038. The site is within the target distance of Aire Dale General Hospital, which is north-east. The site would provide new residents with excellent access to a diverse range of semi-natural habitats and outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.							
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The site is within the target distance of a primary school, BI/038 being 600m west of Crossflatts Primary School. Access to a secondary school is more limited, the nearest non-private and non-grammar secondary school to BI/038 being Beckfoot School, approximately 3.3km south.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents at the site would have good access to employment opportunities in Crossflatts as well as at the Business Development Zones and Employment Zones in Keighley.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/040, Whitley Road	0.48	Industrial	Brownfield	30 dwellings	Preferred Option: BI7/H

**Summary of assessment for BI/040:**

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.

As a PDL site, there are opportunities here for achieving biodiversity net gains and improvements to the local character as well as the setting of nearby heritage assets. The site has excellent access to transport, health and education facilities, with good access to all other services and amenities that would be needed by residents here.

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, 3b, 3c, 3d, 3e
	Site is PDL. ALC Grade at the site is 'Urban'. Site coincides with the sandstone MSA. Site contains existing buildings, which 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. Site 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 this, 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. The site is approximately 80m north of the Leeds and Liverpool Canal 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing buildings. It is considered to be likely that it is of limited biodiversity value in its current condition. New development here would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements. 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
	The site is PDL and contains existing buildings that appear to be in commercial use. It is considered to be likely that new development at the site would be an opportunity to enhance the positive influence of the site on the local townscape character. This is somewhat dependent on the design and implementation of development.							
8 Cultural heritage		+	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is in proximity to several grade II Listed Buildings, with four being within 100m of the site. The site is in existing use for commercial/industrial purposes. Given the extensive presence of built form in the area, it is uncertain if development at the site would be viewable from any of these Listed Buildings. However, it is considered to be likely that new development at the site would be an opportunity to enhance its influence on the local townscape character and so any effects on the setting of the Listed Buildings would be likely to be positive.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b
	Development is unlikely to have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes could result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements. However, it is unknown how the emissions from occupation would compare to the existing commercial levels.							
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 Main Street. The nearest railway station, Bingley, is 175m south west. Site is very accessible for pedestrians and somewhat accessible for cyclists with 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is conveniently located in the centre of Bingley, so residents would be adjacent to key services and amenities on Park Road and within 350m of those on Main Street.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							

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
	The site is conveniently located in the centre of Bingley, so residents would have excellent access to a range of culture and leisure opportunities, including eateries on adjacent Park Road, and pubs, restaurants, churches and an arts centre 350m south-west on Main Street.							
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 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, Bingley Medical Centre. Site 5.5km north-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	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Priestthorpe Primary School, is 240m east of the site. The nearest secondary school, Beckfoot School, is 1.13km 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 centres of Bingley, including the Bingley Employment Zone approximately 400m south-east of the site, as well as slightly further afield towards the regional city in the south-east.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	It is uncertain the extent to which residential development would reduce employment opportunities at this location. However, 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
BI/059, West of Heights Lane, Eldwick	0.56	Grazing	Greenfield, Green Belt	18 dwellings	Preferred Option: BI8/H

**Summary of assessment for BI/059:**

BI/059 is within 50m north/east of the Prince of Wales Registered Park. New development here could potentially adversely alter the setting of this highly sensitive heritage asset.

As a large greenfield and Green Belt site adjacent to a LWS and priority habitat, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives.

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.

The loss of the greenfield site is also likely to have a negative impact upon the local landscape and townscape, including the Prince of Wales Park (a Registered Park/Garden) which is 100m north east of the site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The site offers excellent access to healthcare facilities.

Minor positive effects were also 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, education facilities 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, 3b, 3c, 3d, 3e
	Development would result in the loss (>0.4ha) greenfield site. ALC Grade at the site is Grade 4. 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
	Site is in FZ1 and has a very 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. South west corner of the site is 60m east of Gilstead Moor Edge and Prince of Wales Park LWS, which is deciduous woodland priority habitat. This could be indirectly adversely affected by new development at the site, such as through an increase in recreational disturbances. 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 would result in the loss of open greenfield that contains GI elements of potentially high visual amenity, and 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 at the site would be unlikely to have a discernible effect on any Listed Building or Conservation Area. The site is approximately 100m south west of the Prince of Wales Park, which is a Registered Park. Development at this large greenfield site could potentially result in an adverse alteration to the setting of this sensitive heritage asset.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	Site is within 400m a bus stop on Otley Road with frequent services. The nearest railway stations are 1.4km west at Crossflatts and 1.4km south west at Bingley. Pedestrian and bicycle access of the site is sufficient, although there is a general lack of designated cycle paths in the local 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	There are a number of local shops and services in proximity to the site. However, to access a broader range of services, residents may need to travel up to 1.5km south-west into the centre of Bingley.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
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 in highly accessible locations, including a pub, café, church, and outdoor leisure spaces such as Prince of Wales Park.							
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
	Residents would be within 650m of the nearest medical centre, Eldwick and Gilstead Health Centre, and 6km north of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement with close proximity to Prince of Wales Park, 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 nearest primary school, Eldwick Primary School, is 800m south-east of the site. The nearest secondary school, Beckfoot School, is 2.1km 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 in the centre of Bingley, including the Crossflatts and Bingley Employment Zones both with 1.5km of the site, as well as slightly further afield towards the regional city in the south.							
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
EM34 – John Escritt Road, Bingley	0.50	PDL covered with vegetation, including some trees	Brownfield	Employment land	Preferred Option (Retain): BI10/E

**Summary of assessment for EM34:**

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 boost to the local economy. A major positive score has therefore been predicted for the employment SA Objective. A major positive score has also been predicted for the transport SA Objective due to the prevalence of public and active transport options in close proximity to the site.

As a PDL site which is covered with vegetation, there are opportunities here for achieving biodiversity net gain and enhancing the local townscape character, depending on the implementation of the development.

The site is approximately 22m from the Bingley South Bog SSSI. The site is therefore located in a SSSI Impact Risk Zone.

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 covered with vegetation. The ALC Grade at the site is Urban. The site partially coincides with a 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 part of the site is at a low risk of surface water flooding. A very small part of the site is at a medium risk of surface water flooding.							
5 Water resources		O	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	There are no surface waterbodies 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		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	The site is located within Natural England's GI corridor. The site is PDL covered in vegetation with some trees. The site may therefore have 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 approximately 22m from the Bingley South Bog SSSI. The site is located in 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		O	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 bordered by a road to the north east and railway tracks to the south west. Development of this site is likely to have a negligible effect on the local landscape and townscape associated with the loss of previously developed, vegetated land.							
8 Cultural heritage		O	n/a	n/a	n/a	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	The site is approximately 120m from the Leeds Liverpool Canal Conservation Area. The A650 and a commercial premises are located between this Conservation Area and the site. Development at this site would therefore be unlikely to have a discernible effect on the Conservation Area. The nearest listed building is 230m south west of the site, Grade II listed. Development at this site is unlikely to have a discernible effect on this asset due to the distance and intervening built form. The site is approximately 395m west of a West Yorkshire Archaeology Class I and Class II site. A Scheduled Monument is located within this archaeological site. Development at this site is unlikely to have a discernible effect on this asset due to the distance.							
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
	The site is within 180-190m of several bus stops. The nearest railway station is Bingley, it is approximately 650m north west of the site. The site is accessible via John Escritt Road. There are PRoWs adjacent to the site.							
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.							

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		○	n/a	n/a	n/a	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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		○	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		○	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 Bingley.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The proposed development would deliver 0.5ha of new employment space that would contribute towards the long term success and help to boost the vitality of Bingley's economy.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM61 – Dowley Gap Lane	0.79	Area of green space including trees	Greenfield, Green Belt	Employment land	Alternative

**Summary of assessment for EM61:**

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 boost to the local economy. A major positive score has therefore been predicted for the employment SA Objective.

Minor negative effects were predicted for the majority of the natural environment themed SA Objectives, primarily as a result of the impacts of new development on greenfield and Green Belt land, as well as the nature of the local historic environment. The site is approximately 257m south west of the Bingley South Bog SSSI. The site is located in a SSSI Impact Risk Zone. A major 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
	Development would result in the loss (>0.4ha) greenfield site. The site's ALC Grade is largely Urban, although the north west of site is ALC Grade 3 which could include BMV soils. The site does not coincide with a MSA.							
4 Climate change resilience		+/-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The majority of the site is located within FZ2 while the remainder of the site is in FZ1. The site is at very low risk from surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	The Leeds and Liverpool Canal is within 50-60m 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		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	The site is located within Natural England's GI corridor. The site comprises vegetation, including trees. The site may therefore have some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. There is a Local Wildlife Site and Ancient Woodland, namely Hirst Wood, approximately 430m east of the site. Depending on the nature of the new employment development at this site, the impact on this site is likely to be minimal. The site is approximately 257m south west of the Bingley South Bog SSSI. The site is located in 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
	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 located on Green Belt land. A wastewater treatment works is located adjacent to the site's eastern boundary. A business park is located across the road to the west of the site. Development of this site may have a minor negative effect on the local landscape and townscape due to the loss of Green Belt land and the green infrastructure onsite.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	The site's north western boundary adjoins the Leeds Liverpool Canal Conservation Area. The nearest listed building/structure is approximately 53m north of the site; the Grade II listed Leeds and Liverpool Canal Scourer Bridge (No. 205). The site is approximately 175m south of a West Yorkshire Archaeology Class I and Class II site. A Scheduled Monument is located within this archaeological site. Development at this currently undeveloped site could have a minor negative effect on the local historic environment.							
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
	The site is within 480-825m of several bus stops. The nearest railway station is Bingley, it is approximately 1.3km north west of the site. The site is accessible via Dowley Gap Lane. There are PRoWs to the north and south of the site, which join the Dowley Gap Lane.							

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	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		O	n/a	n/a	n/a	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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 Bingley.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The proposed development would deliver 0.5ha+ of new employment space that would contribute towards the long term success and help to boost the vitality of Bingley's economy.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM100 – Castlefields Road	1.18	PDL covered with vegetation including trees	Brownfield	Employment land	Preferred Option: B19/E

**Summary of assessment for EM100:**

This site is located within a designated Employment Zone. 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 and economy SA Objectives.

While this site is located within close proximity to bus stops and a railway station, accessibility for pedestrians and cyclists could be improved to promote active travel to the site.

A major negative effect in relation to the climate change resilience SA Objective is anticipated, as the site is located FZ2 and FZ3, while approximately 50% of the site is located in FZ3b.

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 covered with vegetation. The ALC Grade at the site is Urban. The site coincides with a Sand and Gravel MSA.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site is located FZ2 and FZ3, while approximately 50% of the site is located in FZ3b. A small part of the site is at a low risk of surface water flooding. An area at high risk of surface water flooding is close to the site's south western boundary.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	At the nearest point, the River Aire is approximately 50m south 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		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	The site is located within Natural England's GI corridor. The site is PDL covered in vegetation with some trees. The site may therefore have 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 approximately 2km from the Bingley South Bog and the South Pennine Moors, both of which are SSSIs. The site is located in 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		O	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 negligible effect on the local landscape and townscape.							
8 Cultural heritage		O	n/a	n/a	n/a	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	The nearest listed building is approximately 100m from the site, namely, 2, 3, 4, 5, 6 Castlefields. However, due to the intervening built form, development of this site is likely to have a negligible effect on the setting of this heritage asset. The Leeds Liverpool Canal Conservation Area is approximately 380m north east of the site. However, due to the intervening built form, development at this site would be unlikely to have a discernible effect on the Conservation Area. A large West Yorkshire Archaeology Class II site is located approximately 600m south of the site, and a smaller Class II archaeological site is located approximately 400m north east of the site. Development at this site is unlikely to have a discernible effect on this asset due to the distance.							
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

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 270-350m of several bus stops along Keighley Road to the north east and east of the site. The nearest railway station is Crossflatts, it is approximately 385m east of the site. Accessibility for pedestrians and cyclists could be improved to promote active travel to the site.						
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.						
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	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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 Crossflatts and Bingley.						
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 that would contribute towards the long term success and help to boost the vitality of Bingley's economy.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
BI/006, Keighley Road, Crossflatts	0.74	Western portion of the site is hard standing with industrial/commercial buildings. Eastern portion of the site is tree-covered greenfield.	Mix	23 dwellings (based on 35dph)	Commitment

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

As a greenfield location with areas of TPO woodland, the site has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

The site partially coincides with Flood Zone 2 and 3, and so a careful layout of development would be required to avoid a significant effect on the flooding SA Objective.

The site offers excellent access to sustainable transport modes.

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, educational facilities 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, 3b, 3c, 3d, 3e
	Site is a mix of greenfield and PDL. However, development would result in the loss (>0.4ha) greenfield site. ALC Grade at the site is 'Urban'. Site coincides with a sand & gravel MSA.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	Site is partially within FZ2 and has a very limited extent of land within FZ3. A small area of land in the west of the Site is at medium to high risk of surface water flooding, however the majority of the site is at low risk. 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 surface waterbody is adjacent to the Site's western perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a - 6h
	Site is partial greenfield with tree coverage and so may be of some biodiversity value. The eastern half of the site is TPO protected woodland. It is unclear if new development would safeguard this area of woodland or if it could lead to a reduction in tree canopy at the site. A minor adverse effect on biodiversity cannot be ruled out.							
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 in commercial use. There is therefore limited scope for new development at this location to alter the local townscape and landscape character. Depending on the condition of the existing buildings 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 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		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	50m east of the site is the Grade II* Listed Building 'Ryshaworth Hall'. New development at this partial-greenfield site with tree coverage could potentially lead to an adverse effect on the setting of this sensitive heritage asset.							
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. 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 Keighley Road. The nearest railway station, Crossflatts, is 750m south-east. 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

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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The site is adjacent to an area of key services and amenities 430m along Keighley Road.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	
		Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, and churches along Keighley Road and in the centre of Bingley, which is easily accessible.						
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
		Residents would be within 250m of the nearest medical centre, Crossflatts Surgery. Site is 7km north-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	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Crossflatts Primary School, is 315m south-east of the site. The nearest secondary school, Beckfoot School, is 3km 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 centres of Keighley and Bingley, including the Crossflatts Employment Zone approximately 350m south of the site, as well as slightly further afield towards the regional city in the south-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
		It is uncertain the extent to which residential development would reduce employment opportunities at this location. However, 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
BI/055, 110 Main Street	0.02	Existing buildings (commercial)	PDL	7 dwellings	Windfall site (expired planning permission)

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

No major adverse effects have been predicted for the site. As a PDL site, there are opportunities here for achieving biodiversity net gains and improvements to the local character as well as the setting of nearby heritage assets. The site has excellent access to transport and health facilities, with good access to all other services and amenities that would be needed by residents here.

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 PDL. ALC Grade at the site is 'Urban'. Site does not coincide with an 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.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a-5e
	Site does not coincide with a GSPZ. The site is within 100m of the River Aire and the Leeds and Liverpool Canal. 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
	The site is PDL and contains existing buildings that appear to be in commercial use. It is considered to be likely that new development at the site would be an opportunity to enhance the positive influence of the site on the local townscape character, such as by incorporating new GI elements of high visual amenity value This is somewhat dependent on the design and implementation of development.							
8 Cultural heritage		+	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is in the Bingley Conservation Area. Given the site is PDL and comprised of existing buildings, new development here would be unlikely to adversely affect the Conservation Area and could be an opportunity to enhance the impact of this location on the local character and setting.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b
	Development is unlikely to have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes could result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements. However, it is unknown how the emissions from occupation would compare to the existing commercial levels.							
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 Main Street. The nearest railway station, Bingley, is 225m south east. Site is very accessible for pedestrians and generally accessible for 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.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is located in the centre of Bingley, situating future residents in close proximity to key services and amenities along the Main Street.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

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								
15 Safe & secure		+/-	P	LT	IR	L	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	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
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

## Cottingley

- 1.1.20 There is one Preferred Option site within Cottingley (CO/002).
- 1.1.21 The only significant beneficial effect to be identified for this site is in relation to health (SA Objective 16).
- 1.1.22 A significant adverse effect has been identified for this site is in relation to land and buildings (SA Objective 3). This is due to the loss of >0.4ha of greenfield land.
- 1.1.23 A significant adverse effect has also been identified in relation to the biodiversity and geodiversity (SA Objective 6). 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.
- 1.1.24 There is the potential for both positive and negative effects in relation to safety and security (SA Objective 15) for this site.
- 1.1.25 There are a further two sites in Cottingley that are Discounted (CO/001A and CO/010) and one Alternative (CO/011). These are assessed below.

Summary table of effect scores predicted for site options in Cottingley (Preferred Options):

PO ref	Site	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
CO1/H	CO/002	-	-	--	+	-	--	-	-	-	+	+	+	+	+	+/-	++	-	+	+

Key:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
CO/002, Marchcote Lane	8.45	Three grazing fields, with a limited number of trees and hedgerow	Greenfield, Green Belt	155 dwellings	Preferred Option: CO1/H

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

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

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, local amenities and employment areas. However, access to both primary and secondary schools is somewhat limited due to distance.

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. Minor adverse effects were also predicted for cultural heritage due to the adjacent Class II site (West Yorkshire Archaeology) and the Listed Building 45m north-east.

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, 3b, 3c, 3d, 3e
	Development would result in the loss (>0.4ha) greenfield site. ALC Grade at the site is predominantly Grade 3, which could potentially include BMV soils. 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 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. The site is approximately 60m north of two ponds and at its closest point approximately 100m west of Cottingley Beck. 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 therefore could be of some biodiversity value. New development here could reduce biodiversity value at the site 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. 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 would result in the loss of a large open greenfield area that contains GI elements 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. It is unclear the extent to which development of this site could alter the local settlement pattern or shape, by extending Cottingley southwards further into the countryside.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Southern perimeter of the site is coincident with a Class II site (West Yorkshire Archaeology). 45m north-east of the site is the Grade II Listed Building 'Manor Farmhouse and Manor Farm Barn'. 290m west of the site are two Grade II Listed Buildings associated with Stock-a-Close Farmhouse. In each case, development at this large greenfield site could potentially result in a minor adverse effect on their setting. This would be limited to some extent due to the presence of similar built form adjacent to the site, the topography and the presence of screening vegetation.							
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 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. Site could also potentially increase traffic movements within the CAZ, which is approximately 525m east of the site.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

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 400m of multiple bus stops with frequent services, including those along Airedale Avenue and the B6146. The nearest railway station, Bingley, is 2.3km north west. 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	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 north in Cottingley centre.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
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 range of culture and leisure opportunities in highly accessible locations in Cottingley, including a range of pubs, restaurants, and a gym.						
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
		Residents would be within 500m of the nearest medical centre, Cottingley Surgery. Site is 3.2km north-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		-	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Cottingley Village Primary School is 912m west of the site. The nearest secondary school is Dixons Cottingley Academy, is 600m 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 centres of Shipley and Baildon, with 3 Employment Zones within 4km of the site, as well as slightly further afield towards the regional city in the south.						
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
CO/001A, Land off Cottingley Cliffe Road	1.84	Two vacant fields	Greenfield, Green Belt	57 dwellings	Discounted

**Summary of assessment for CO/001A:**

A significant adverse effect has been predicted for the air quality SA Objective as a result of the eastern portion of the site being within the CAZ. This 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, educational 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 site and the small adjacent area of TPO woodland. The loss of the greenfield site would also be likely to have a negative impact on the local landscape and townscape character, as well as cultural heritage with Class II sites and three Listed Buildings in proximity 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	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Development would result in the loss (>0.4ha) of greenfield site. ALC Grade at the site is predominantly Grade 3, which could potentially include BMV soils. 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
	Site is in FZ1 and has a very limited extent of land around the perimeter at a high risk of surface water flooding. Given the size of the site in relation to this, 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 surface waterbody, Cottingley Beck, is adjacent to the Site's north-western perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and therefore could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Woodland, including TPO trees, adjoins the site's western perimeter. This could potentially be indirectly affected by development at the site, such as through impacts on tree 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 would result in the loss of open greenfield that contains GI elements of potentially high visual amenity and Green Belt land, and 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
	Site is in proximity to two Class II sites (West Yorkshire Archaeology). 240m east of the site is the Grade II* Listed Building 'Barn immediately east of New Close Farmhouse'. There are two other Grade II Listed Buildings in proximity to the site. In each case, development at this large greenfield site could potentially result in a minor adverse effect on their setting. This would be limited to some extent due to the presence of similar built form adjacent to the site, the topography and the presence of screening vegetation.							
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 site's eastern corner coincides with proposed CAZ, it is therefore likely that to access the site, future residents may have to drive through the proposed CAZ. 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

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 400m of multiple bus stops with frequent services, including those along the B6146. The nearest railway station, Saltaire, is 2.1km north east. 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.
12 Accessible services		-	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 800m west in Cottingley centre, putting it just outside the target distance.
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
								Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.
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 range of culture and leisure opportunities in highly accessible locations in Cottingley, including a range of pubs, restaurants, and a gym.
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 900m east of the nearest GP surgery, Cottingley Surgery, putting it outside the target distance. Site is 3km north-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
								The nearest primary school, Cottingley Village Primary School, is 287m south of the site. The nearest secondary school is Dixons Cottingley Academy, immediately adjacent to 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 centres of Shipley and Baildon, with 3 Employment Zones within 4km of the site, as well as slightly further afield towards the regional city in the south.
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
CO/010, Cottingley Moor Road	0.32	Vacant field	Greenfield, Green Belt	11 dwellings (based on 35 dph)	Discounted

**Summary of assessment for CO/010:**

The site could deliver major positive effects for residents on the both the health and education SA Objectives, as a result of being within the target distances for all necessary health facilities and both primary and secondary education centres. 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 amenities 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 and the adjacent strip of 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, 3b, 3c, 3d, 3e
	Development would result in the loss (>0.4ha) greenfield site. 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
	Site does not coincide with a GSPZ. The site is approximately 20m east of Cottingley 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and therefore could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The north-west perimeter of the site adjoins a strip of TPO woodland, which is deciduous woodland priority habitat. Running through this woodland is Cottingley Beck. New development at this site could indirectly adversely affect the woodland, such as through impacts on tree root zones. It could also affect the Beck watercourse, which is likely of important biodiversity value, such as through an increased risk of surface run-off and pollution.							
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 would result in the loss of open greenfield and Green Belt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here 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		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 effect on a sensitive heritage asset or historic area.							
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 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 located 500m west of a CAZ, however due to the scale of the development the site would be unlikely to have a discernible impact.							
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, including those along the B6146. The nearest railway station, Bingley, is 1.8km north west. Pedestrian and bicycle access of the site is good, although there is a general 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

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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	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 around 600m north-west in Cottingley centre.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
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 range of culture and leisure opportunities in highly accessible locations in Cottingley, including a range of pubs, restaurants, and a gym.						
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
		Residents would be within 700m of the nearest medical centre, Cottingley Surgery. Site is 3.2km north-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		++	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Cottingley Village Primary School, is 405m south-east of the site. The nearest secondary school, Dixons Academy Cottingley is 725m north-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 centres of Shipley and Baildon, with 3 Employment Zones within 4km of the site, as well as slightly further afield towards the regional city in the south.						
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
CO/011, Cottingley Cliffe Road	6.02	Three grazing fields, with a limited number of trees and hedgerow	Greenfield, Green Belt	150 dwellings	Alternative

**Summary of assessment for CO/011:**

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 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 amenities 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 and its proximity to a LWS.

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, 3b, 3c, 3d, 3e
	Development would result in the loss (>0.4ha) greenfield site. Site coincides with 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 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. An unnamed watercourse runs along the eastern perimeter of the site and Cottingley Beck is 250m east. Development here may have an impact on water quality of the unnamed stream. 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 therefore could be of some biodiversity value. The West of Shipley High Moor LWS adjoins the sites southern perimeter. There is also TPO woodland within 100m of the site. 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 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. It is unclear the extent to which development of this site could alter the local settlement pattern or shape, by extending Cottingley southwards further into the countryside.							
8 Cultural heritage		-	P	LT	IR	L	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The development is 400m from four Listed Buildings. The site falls within the Saltaire WHS Buffer Zone. Whilst effects on the WHS are considered to be unlikely, due to it being approximately 2km south west of the site due to the topography and the presence of existing built form between the site and the WHS, this may need to be a consideration of any planning application here.							
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 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 adjacent to the Shipley/Saltaire CAZ and may make achieving air quality targets more difficult.							
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 Cottingley Cliffe Road and Cottingley Moor Road. The nearest railway station, Saltaire, is 2.3km north east. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	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 north east in Cottingley centre.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
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 range of culture and leisure opportunities in highly accessible locations in Cottingley, including a range of pubs, restaurants, and a gym. Within 1km is Northcliffe Park (which includes Northcliffe Golf Course and Northcliffe Woods).							
15 Safe & secure		+/-	P	LT	IR	L	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	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 550m north of the nearest medical centre, Morningson Clinic. Site is 2.3km north-west of a general hospital, Bradford Royal Infirmary. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		-	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Cottingley Village Primary School adjoins the site north western perimeter. The nearest secondary school is Beckford Upper Heaton, is 600m 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 centres of Shipley and Baildon, with three Employment Zones within 4km of the site, as well as slightly further afield towards the regional city in the south.							
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.							

## East Morton

- 1.1.26 One Preferred Option potential housing site has been identified within East Morton (EM/007).
- 1.1.27 There are no significant beneficial effects identified for EM/007. A significant adverse effect has been identified for EM/007 is in relation to land and buildings (SA Objective 3). This is due to the loss of >0.4ha of greenfield land.
- 1.1.28 A significant negative effect has also been identified for the biodiversity and geodiversity SA Objective 6. 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.
- 1.1.29 There is the potential for both positive and negative effects in relation to safety and security (SA Objective 15) and accessible services (SA Objective 12) for this site.
- 1.1.30 Minor adverse effects were predicted for a range of natural environment themed SA Objectives including landscape and townscape (SA Objective 7) and cultural heritage (SA Objective 8), primarily as a result of the impacts of new development on a predominantly greenfield site and due to the potential impact to the setting of historic assets.
- 1.1.31 In East Morton, there are also six alternative sites (EM/002, EM/004, EM/005, EM/009, EM/010 and EM/012) which are assessed below.

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

PO ref	Site	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
EM1/H	EM/007	-	-	--	+	-	--	-	-	-	-	+	+/-	+	+	+/-	+	+	+	+

Key:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/007, High Stead, Street Lane	0.79	Open greenfield site with a road/track running through it.	Predominantly greenfield, Green Belt	7 dwellings	Preferred Option: EM1/H

**Summary of assessment for EM/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 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 amenities, education facilities and employment areas. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a predominantly greenfield 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, 3b, 3c, 3d, 3e
	Site is predominantly greenfield. ALC Grade at the site is Grade 4 i.e. not BMV. 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
	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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is predominantly greenfield and contains trees, and so it could 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, new development at this site would result in the loss of open greenfield and Green Belt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here 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
	There are three small Scheduled Monuments within 200m north-west of the site, including 'Cup, ring and groove marked rock at the base of a wall between East Morton and West Morton', 'Cup marked rock adjacent to wall near road from East Morton to West Morton' and 'Cup and groove marked rock between East Morton and West Morton'. New development at the site could adversely affect the setting of these important heritage assets.							
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. 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
	The nearest bus stop is 450m away on Carr Lane, which has a frequent service. The nearest railway station, Crossflatts, is 2.2km south. Pedestrian access of the site would need to be improved; bicycle access is sufficient, although there is a general 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
		+/-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

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 is a limited number of local shops and services in proximity of the site. However, to access a broader range of services, residents may need to travel up to 1.5km south to Bradford Road/Crossflatts.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure	Site would have good access to a range of culture and leisure opportunities in highly accessible locations, including a pub, church, and outdoor leisure spaces.							
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Site is 1.5km north of the nearest GP surgery, Crossflatts Surgery, putting it outside the target distance. Site is 7.6km east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats, including East Morton Golf Club and the local countryside, with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education	The nearest primary school, East Morton C E Primary School, is 440m south of the site. The nearest secondary school, Bingley Grammar School, is 2.5km south-east of the site. However, the nearest, non-selective secondary school is further afield in Keighley.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centres of Keighley and Bingley, including the Crossflatts and Worth Village Employment Zones which are both within 2km of the site, as well as slightly further afield towards the regional city in the south-east.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	The construction and occupation of new homes could have a minor beneficial impact on the 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
EM/002, Morton Lane	1.54	Open field	Greenfield, Green Belt	48 dwellings	Alternative

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

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site has excellent access to education facilities, and good access to all other services and amenities that would be needed by residents here. Being adjacent to the Leeds Liverpool Canal, careful consideration around protecting water quality would be required. As a greenfield site, development here would likely result in minor adverse effects on all the natural environment themed SA Objectives. The site is immediately adjacent to Leeds and Liverpool Canal Conservation Area, the setting of which could be adversely affected as a result of new 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, 3b, 3c, 3d, 3e
	Development would result in the loss (>0.4ha) greenfield site. ALC Grade at 90% of the site is 'Urban'. Site does not coincide with a MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is entirely within FZ1. Majority of the site is not at risk from surface water flooding however, the eastern corner is at high risk from surface water flooding. Given the size of the site in relation to this, it is expected that it would be avoided through a careful layout of development. 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 adjacent to the Leeds and Liverpool Canal and so development could pose a risk to water quality. Site does not coincide with a GSPZ. Development at the site would be expected to result in a minor net increase in water consumption at each location in relation to current levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. There are areas of TPO woodland 15m from the site on the opposite side of Morton Lane as well as TPO trees. GI at the site could adversely affected by development through impacts on root zones. In addition, there is wetland habitat directly adjacent to the sites southern perimeter.							
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 land, 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	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The northern perimeter of the site adjoins with the Leeds and Liverpool Canal Conservation Area. Development at this open greenfield site would be likely to result in an adverse effect on the setting of this heritage asset. Development at the site would be expected to result in no discernible impacts on any other heritage assets such as Listed Buildings.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b
	The construction and occupation of new dwellings at the site would be expected to have a minor adverse impact on air quality due to air pollution associated with new homes and transport movements. Development would not impact on an AQMA or CAZ.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b
	The site is within 300m of multiple bus stops with frequent services, including those on Morton Lane and Keighley Road. The nearest railway station, Crossflatts, is 1km south. Site is accessible for pedestrians and cyclists, which benefits from designated cycle paths in the immediate vicinities.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

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 site offers new residents here excellent access to a diverse range of services and amenities in highly accessible locations in the centre of Crossflatts, within 800m of the site.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
15 Safe & secure		+/-	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	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	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/004, Street Lane	2.50	Open greenfield site (field)	Predominantly greenfield, Green Belt	66 dwellings	Alternative

**Summary of assessment for EM/004:**

Major adverse effects were predicted for the cultural heritage SA Objective, due to the site's proximity to several heritage assets. 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 amenities, education facilities and employment areas. Minor adverse effect is predicted on the health SA Objective as the site is outside the target distance for both hospitals and GP's.

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, 3b, 3c, 3d, 3e
	Development would result in the loss (>0.4ha) greenfield site. Western section 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
	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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is predominantly greenfield and contains trees, and so it could 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, new development at this site would result in the loss of open greenfield and Green Belt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here 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
	There are three Listed Buildings within 100m of the site, including Grade II Listed Buildings 'Green End Farmhouse and attached barn and former cottage', 'Barn approximately 7m west of Green End Farmhouse' and '3-6, The Square'. There are also three Ancient Scheduled Monuments within 400m of the site including 'Cut, ring and groove marked rock at the base of a wall between East Morton and West Morton' which is 220m west. The sites eastern perimeter also ajoins with the East Morton Conservation Area. New development at the site could adversely affect the setting of these important heritage assets.							
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. 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
	The site is within 400m of bus stops located on Otley Road and Carr Lane. The nearest railway station, Crossflatts, is 2.2km south- east. Pedestrian access of the site would need to be improved; bicycle access is sufficient, although there is a general 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

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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		There is a limited number of local shops and services in proximity of the site. East Morton (400m south) would provide some services including East Morton Community Shop. However, to access a broader range of services, residents may need to travel up to 1.5km south to Bradford Road/Crossflatts.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
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 in highly accessible locations, including a pub, church, and outdoor leisure spaces in East Morton, 400m south of the site. Leisure facilities include East Morton Golf Club which is 500m south west from the site.						
15 Safe & secure		+/-	P	LT	IR	L	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	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	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		Site is 1.2km north of the nearest GP surgery, Crossflatts Surgery. Site is 7.6km east of a general hospital, Airedale General Hospital. Both of these health facilities are outside the target distance. Residents at the site, however, would have excellent access to a diverse range of semi-natural habitats, including East Morton Golf Club and the local countryside, with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, East Morton C E Primary School, is 400m south of the site. The nearest secondary school, Bingley Grammar School, is 2.2km south-east of the site. However, the nearest, non-selective secondary school is further afield in Keighley.						
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 centres of Keighley and Bingley, including the Crossflatts and Worth Village Employment Zones which are both within 2km of the site, as well as slightly further afield towards the regional city in the south-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.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/005, Cliff Delph, Morton Lane	2.6	Greenfield with trees, buildings, and an access road	Greenfield / Greenbelt	69 dwellings	Alternative

**Summary of assessment for EM/005:**

The site has excellent access to education facilities, and good access to all other services and amenities that would be needed by residents here.

As a greenfield site, development here would likely result in minor or major adverse effects on all the natural environment themed SA Objectives. 80% of the site is occupied by priority deciduous woodland habitat and TPO woodland, and as such major adverse effects have been predicted for this habitat as it will likely be cleared for the development. No other major adverse effects predicted for 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, 3b, 3c, 3d, 3e
	Site is greenfield containing GI. Site does not coincide with a MSA. Existing buildings and the road within the site boundary could provide opportunities for reusing structures or construction materials, however, it is unclear whether existing buildings will be re used at this stage. A small section of the site coincides with a former landfill site and so development here may need to be supported by the relevant studies, potential involving remediation with contaminated land a risk.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is entirely within FZ1. Majority of the site is not at risk from surface water flooding however, there is a small extent which is high risk from surface water flooding. Given the size of the site in relation to this, it is expected that it would be avoided through a careful layout of development. 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 not within 100m of a waterbody. Site does not coincide with a GSPZ. Development at the site would be expected to result in a minor net increase in water consumption at each location in relation to current levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is greenfield and could be of some biodiversity value. 80% of the site is TPO woodland and priority deciduous woodland; this sensitive ecological area could be adversely affected by development at this site in terms of clearance or impact on root zones. Additionally, new development here could reduce biodiversity value at the site and reduce local ecological connectivity. Development at this site would not affect any national or internationally designated sites.							
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 land, including an area of woodland 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	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The Leeds and Liverpool Canal Conservation Area is within 300m of the eastern and southern boundaries of the site. Development at this open greenfield site would be likely to result in an adverse effect on the setting of this heritage asset. Development at the site would be expected to result in no discernible impacts on any other heritage assets such as Listed Buildings or Scheduled Ancient Monuments.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b
	The construction and occupation of new dwellings at the site would be expected to have a minor adverse impact on air quality due to air pollution associated with new homes and transport movements. Development would not impact on an AQMA or CAZ.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b
	The site is within 300m of multiple bus stops with frequent services, including those on Morton Lane and Keighley Road. The nearest railway station, Crossflatts, is 1.2km south east. Site is accessible for pedestrians and cyclists, which benefits from designated cycle paths in the immediate vicinities.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

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, including a mix of housing types as required by Local Plan policies.						
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The site offers new residents here excellent access to a diverse range of services and amenities in highly accessible locations in the centre of Crossflatts, within 800m of the site. East Morton also provides some services 400m to the north.						
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Development at the 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	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
		The site would provide new residents here with excellent access to a diverse range of cultural, leisure and recreation opportunities in highly accessible locations in the centre of Crossflatts. Open leisure spaces include East Morton Golf Club 300m west.						
15 Safe & secure		+/-	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	15a
		The construction and occupation of new homes at each 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 nearest GP surgery is the GP Satellite Medical Centre in Crossflatts, 500m south east. The site is not the target distance of a hospital, the closest of which is Airedale General Hospital, 8km north-east. The site would provide new residents with excellent access to a diverse range of semi-natural habitats and outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.						
17 Education		++	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Crossflatts Primary School, is 400m south east of the site. The nearest secondary school, Bingley Grammar School is 1.1km south of the site. Both are within the desired target distance.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents at the site would have good access to employment opportunities in Crossflatts (Crossflatts Employment Zone is 800m south west). Residents can also access the Business Development Zones and Employment Zones in Keighley.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/009, Morton Lane	3.40	90% Open field, with an existing farm building	Greenfield / Greenbelt	80 dwellings	Alternative

**Summary of assessment for EM/009:**

No major adverse effects have been predicted for the site.

The site has excellent access to education facilities, and good access to all other services and amenities that would be needed by residents here. Being adjacent to the Leeds Liverpool Canal, careful consideration around protecting water quality would be required.

As a greenfield site, development here would likely result in minor adverse effects on all the natural environment themed SA Objectives. The site is immediately adjacent to Leeds and Liverpool Canal Conservation Area, the setting of which could be adversely affected as a result of new 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, 3b, 3c, 3d, 3e
	Site is greenfield. Site does not coincide with a MSA. Existing buildings within the site boundary could provide opportunities for reusing structures or construction materials, however, is it unclear whether existing buildings will be re used at this stage.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is entirely within FZ1. Site is not at risk from surface water flooding. 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 adjacent to the Leeds and Liverpool Canal and so development could pose a risk to water quality. Site does not coincide with a GSPZ. Development at the site would be expected to result in a minor net increase in water consumption at each location in relation to current levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. There are areas of TPO woodland 15m from the site on the opposite side of Morton Lane as well as TPO trees. GI at the site could adversely affected by development 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 land, 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	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The northern perimeter of the site adjoins with the Leeds and Liverpool Canal Conservation Area. Development at this open greenfield site would be likely to result in an adverse effect on the setting of this heritage asset. Development at the site would be expected to result in no discernible impacts on any other heritage assets such as Listed Buildings.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b
	The construction and occupation of new dwellings at the site would be expected to have a minor adverse impact on air quality due to air pollution associated with new homes and transport movements. Development would not impact on an AQMA or CAZ.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b
	The site is within 300m of multiple bus stops with frequent services, including those on Morton Lane and Keighley Road. The nearest railway station, Crossflatts, is 1.1km south. Site is accessible for pedestrians and cyclists, which benefits from designated cycle paths in the immediate vicinities.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

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 site offers new residents here excellent access to a diverse range of services and amenities in highly accessible locations in the centre of Crossflatts, within 800m of the site. East Morton also provides services 500m north.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
15 Safe & secure		+/-	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	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	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/010, Land off Hawthorne Way	3.94	Open fields	Greenfield / Greenbelt	104 dwellings	Alternative

**Summary of assessment for EM/010:**

The site has excellent access to education facilities, and good access to all other services and amenities that would be needed by residents here.

As a greenfield site, development here would likely result in minor adverse effects on all the natural environment themed SA Objectives. The site is immediately adjacent to Leeds and Liverpool Canal Conservation Area, the setting of which could be adversely affected as a result of new development.

A major 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, 3b, 3c, 3d, 3e
	Development would result in the loss (>0.4ha) greenfield site. Site does not coincide with a MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is entirely within FZ1. Majority of the site is not at risk from surface water flooding however, there is a small extent (north east corner) which is low risk from surface water flooding. Given the size of the site in relation to this, it is expected that it would be avoided through a careful layout of development. 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 not within 100m of a waterbody. Site is 120m west of Morton Beck. Site does not coincide with a GSPZ. Development at the site would be expected to result in a minor net increase in water consumption at each location in relation to current levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is greenfield and could be of some biodiversity value. The sites southern boundary adjoins to TPO woodland and priority deciduous woodland; this sensitive ecological area could be adversely affected by development at this site in terms of impact on root zones. Additionally, new development here could reduce biodiversity value at the site and reduce local ecological connectivity. Development at this site would not affect any national or internationally designated sites.							
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 land, 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	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The Leeds and Liverpool Canal Conservation Area surrounds the site, its closest point being 100m north of the development boundary. Development at this open greenfield site would be likely to result in an adverse effect on the setting of this heritage asset. Development at the site would be expected to result in no discernible impacts on any other heritage assets such as Listed Buildings or Scheduled Ancient Monuments.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b
	The construction and occupation of new dwellings at the site would be expected to have a minor adverse impact on air quality due to air pollution associated with new homes and transport movements. Development would not impact on an AQMA or CAZ.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b
	The site is within 300m of multiple bus stops with frequent services, including those on Morton Lane and Main Road. The nearest railway station, Crossflatts, is 1.3km south east. Site is accessible for pedestrians and cyclists, which benefits from designated cycle paths in the immediate vicinities.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

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 site offers new residents here excellent access to a diverse range of services and amenities in highly accessible locations in the centre of Crossflatts, 1km south of the site. East Morton also provides some services, including a Community Shop 400m to the north.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
15 Safe & secure		+/-	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	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	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM/012, Carr Lane	6.09	Fields, including golf course, some buildings and car park	Greenfield / Greenbelt	160 dwellings	Alternative

**Summary of assessment for EM/012:**

The site has good access to education facilities, and good access to all other services and amenities that would be needed by residents here.

As a greenfield site, development here would likely result in minor adverse effects on all the natural environment themed SA Objectives. The site is immediately adjacent to Leeds and Liverpool Canal Conservation Area and close to a number of Listed Buildings. The setting of these heritage assets could be adversely affected as a result of new development.

A major 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, 3b, 3c, 3d, 3e
	Site is greenfield and currently used as part of East Morton Golf Course. Development would result in the loss of >0.4ha of greenfield site. A small area in the south of the site coincides with sandstone MSA. Existing buildings and car park within the site boundary could provide opportunities for reusing structures or construction materials however, is it unclear whether existing buildings will be re used at this stage							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is entirely within FZ1 and is not at risk from surface water flooding. 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 not within 100m of a waterbody. Site is 300m north west of Leeds and Liverpool Canal. Site does not coincide with a GSPZ. Development at the site would be expected to result in a minor net increase in water consumption at each location in relation to current levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Site is greenfield and could be of some biodiversity value. The sites eastern boundary adjoins to TPO woodland and there is an area at the western side of the site that is priority deciduous woodland habitat. These sensitive ecological areas could be adversely affected by development at this site in terms of impact on root zones. There are two TPO trees located 90m south east of the site. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Development at this site would not affect any national or internationally designated sites.							
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 land, 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	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	The Leeds and Liverpool Canal Conservation Area adjoins the sites north eastern boundary. There are seven Listed Buildings within 300m of the site in East Morton. Development at this open greenfield site would be likely to result in an adverse effect on the setting of these heritage asset. Development at the site would be expected to result in no discernible impacts on any other heritage assets such as Scheduled Ancient Monuments or Historic Parks and Gardens.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b
	The construction and occupation of new dwellings at the site would be expected to have a minor adverse impact on air quality due to air pollution associated with new homes and transport movements. Development would not impact on an AQMA or CAZ.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b
	The site is within 400m of multiple bus stops with frequent services, including those on Morton Lane and Carr Lane, which are directly adjacent to the site. The nearest railway station, Crossflatts, is 1.5km south east. Site is accessible for pedestrians and cyclists along Morton Lane.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							

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	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site offers new residents here excellent access to a diverse range of services and amenities in East Morton, located immediately north of the site. East Morton provides a Community Shop, but residents may have to travel further afield to Crossflatts 700m south east to access a broader range of shops.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the 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	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	The site would provide new residents here with excellent access to a diverse range of cultural, leisure and recreation opportunities in highly accessible locations in the centre of Crossflatts (700m south east) as well as in East Morton. It is unclear at this stage how much of the existing East Morton Golf Course will be operational after the development is complete, but other outdoor leisure spaces residents would have access to include an unnamed park (including children's play area) 100m east of the site.							
15 Safe & secure		+/-	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	15a
	The construction and occupation of new homes at each 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 nearest GP surgery is the GP Satellite Medical Centre in Crossflatts, 750m south east. The site is not the target distance of a hospital, the closest of which is Airedale General Hospital, 7.6km north-east. The site would provide new residents with excellent access to a diverse range of semi-natural habitats and outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.							
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, East Morton C E Primary School, is 100m north of the site, also located on Carr Lane. The nearest secondary school, Bingley Grammar School is 1.7km south of the site, which is just outside the desired target distance.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents at the site would have good access to employment opportunities in Crossflatts (Crossflatts Employment Zone is 1km south west). Residents can also access the Business Development Zones and Employment Zones in Keighley.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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.							

## Keighley

- 1.1.32 Forty six Preferred Option potential housing sites and two Preferred Option employment sites have been identified within Keighley.
- 1.1.33 Significant adverse effects in relation to climate change resilience (SA Objective 4) have been identified for sites KY/064, KY/065A and KY/134A. This is due to potential flood risk which could be addressed through measures such as Sustainable Drainage Systems and by exploring alternative site layouts to avoid the highest risk areas.
- 1.1.34 Significant negative effects in relation to biodiversity & geodiversity (SA Objective 6) have been identified for all sites. This is largely due to the HRA Screening process, which 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 principally related to potential recreation impacts.
- 1.1.35 For some sites, more localised potential adverse effects have been identified. It may be possible to avoid or reduce these by incorporating green infrastructure and enhancing the biodiversity value of outdoor amenity spaces and local ecological connectivity, whilst meeting biodiversity net gain requirements.
- 1.1.36 Significant negative effects in relation to cultural heritage (SA Objective 8) have been identified for KY/003A and KY/175 due to potential effects on the setting of nearby heritage assets. This may be addressed through the design process of any future development to ensure that any likely significant adverse effects are avoided.
- 1.1.37 Site KY/083 is the only site expected to give rise to a major negative effect in relation to water resources (SA Objective 5).
- 1.1.38 A significant beneficial effect has been identified in relation to land & buildings (SA Objective 3) for sites KY/027 and KY/136 as these sites are located on brownfield land and comprise land with an Agricultural Land Classification (ALC) Grade of 'Urban'. The majority of the sites are greenfield and therefore are predicted to have a significant adverse effect on this SA Objective.
- 1.1.39 Significant beneficial effects have been identified in relation to transport (SA Objective 10) for sites KY/060, KY/064, KY/083, KY/099, KY/101 and KY/172. Site KY/070/071 is the only site which negatively (minor) in relation to transport.
- 1.1.40 Significant beneficial effects have been identified in relation to social cohesion (SA Objective 13) for sites KY/009A, KY/012, KY/015, KY/017, KY/027, KY/164A, KY/167 KY/172 and KY/182.
- 1.1.41 Significant beneficial effects have been identified in relation to health (SA Objective 16) for sites KY/025, KY/027, KY/029a, KY/049, KY/056, KY/057, KY/064, KY/065A, KY/073, KY/075, KY/081, KY/083, KY/092, KY/099, KY/125, KY/133, KY/134A, KY/136, KY/159A, KY/167, KY/172 and KY/182.
- 1.1.42 Significant beneficial effects have been identified in relation to education (SA Objective 17) for sites KY/025, KY/027, KY/060, KY/070/071, KY/073, KY/075, KY/083, KY/092, KY/099, KY/101, KY/125, KY/136, KY/138, KY/158, KY/167 and KY/182. Sites KY/043, KY/046 and KY/054 are the only sites with the potential to negatively (minor) affect the education SA objective.
- 1.1.43 With respect to the potential employment sites, significant negative effects in relation to land and buildings (SA Objective 3), climate change resilience (SA Objective 4), water resources (SA Objective 5) and cultural heritage (SA Objective 8) have been identified for site EM31.
- 1.1.44 Significant beneficial effects in relation to employment (SA Objective 18) and economy (SA Objective 19) has been identified for all potential employment sites.
- 1.1.45 In Keighley, in relation to housing sites there are also four Alternative options (KY/009, KY/021, KY/105 and KY/151). There are four Discounted options (KY/002, KY/028, KY/053 and KY/095). These are assessed below.

Summary table of effect scores predicted for site options in Keighley (Preferred Options):

PO ref	Site	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
KY1/H	KY/003A	-	-	--	+	-	--	-	--	-	+	+	-	+	+	+/-	+	+	+	+
KY2/H	KY/009A	-	-	--	+	-	--	-	O	-	+	+	-	++	+	+/-	+	++	+/-	+
KY3/H	KY/012	-	-	+/-	+	-	--	+	O	-	+	+	+/-	++	+	+/-	+	+	+	+
KY4/H	KY/015	-	-	--	+	-	--	+	O	-	+	+	+/-	++	?	+/-	+	++	+	+
KY5/H	KY/017	-	-	-	+	-	--	+/-	O	-	+	+	+/-	++	+	+/-	+	++	+	+
KY6/H	KY/019	-	-	--	+	-	--	-	O	-	+	+	+/-	+	+	+/-	+	++	+	+
KY7/H	KY/021B	-	-	--	+	-	--	-	O	-	+	+	-	+	+	+/-	+	++	+/-	+
KY8/H	KY/022	-	-	+/-	-	-	--	+	O	-	+	+	-	+	+	+/-	+	+	+/-	+
KY9/H	KY/024B	-	-	+/-	+	-	--	-	O	-	+	+	+/-	+	+	+/-	+	+	+	+
KY10/H	KY/025	-	-	--	-	-	--	-	O	-	+	+	+	+	+	+/-	++	++	+	+
KY11/H	KY/027	-	-	++	+	-	--	+	O	-	+	+	+	++	+	+/-	++	++	+	+
KY12/H	KY/029a	-	-	--	+	-	--	-	O	-	+	+	+/-	+	+	+/-	++	+	+/-	+
KY13/H	KY/029b	-	-	--	+	-	--	-	O	-	+	+	+/-	+	+	+/-	+	+	+/-	+
KY14/H	KY/043	-	-	--	-	-	--	-	-	-	+	+	+	+	+	+/-	+	-	+	+
KY15/H	KY/046	-	-	--	-	-	--	-	-	-	+	+	+	+	+	+/-	+	-	+/-	+
KY16/H	KY/047	-	-	+/-	+	-	--	-	O	-	+	+	+	+	+	+/-	+	+	+	+
KY17/H	KY/049	-	-	+/-	+	-	--	-	-	-	+	+	+	+	+	+/-	++	+	+	+
KY18/H	KY/054	-	-	--	+	-	--	-	O	-	+	+	-	+	+	+/-	+	-	+/-	+
KY19/H	KY/056	-	-	--	+	-	--	-	O	-	+	+	-	+	+	+/-	++	+	+/-	+
KY20/HC	KY/057	-	-	--	+	-	--	-	O	-	+	+	-	+	+	+/-	++	+	+	+
KY21/HC	KY/059	-	-	--	+	-	--	-	O	-	+	+	+	+	+	+/-	+	+	+	+
KY22/H	KY/060	-	-	--	+	-	--	-	O	-	++	+	+	+	+	+/-	+	++	+	+
KY23/H	KY/064	-	-	-	--	-	--	+	+	-	++	+	+	+/-	+	+/-	++	+	+/-	+
KY24/H	KY/065A	-	-	--	--	-	--	-	O	-	+	+	+	+/-	+	+/-	++	+	+	+
KY25/H	KY/069A	-	-	--	+	-	--	-	O	-	+	+	+	+	+	+/-	+	+	+	+
KY26/H	KY/070/071	-	-	-	+	-	--	-	O	-	-	+	+	+	+	+/-	+	++	+	+
KY27/H	KY/073	-	-	-	-	-	--	-	O	-	+	+	+	+	+	+/-	++	++	+	+
KY28/H	KY/075	-	-	-	-	-	--	+	O	-	+	+	+	+	+	+/-	++	++	+	+
KY29/H	KY/081	-	-	--	-	-	--	-	O	-	+	+	+	+/-	+	+/-	++	+	+	+
KY30/H	KY/083	-	-	+/-	-	--	--	+	+	-	++	+	+	+	+	+/-	++	++	+	+
KY31/H	KY/092	-	-	-	-	-	--	-	-	-	+	+	+	+	+	+/-	++	++	+	+
KY32/H	KY/099	-	-	-	+	-	--	-	O	-	++	+	+	+	+	+/-	++	++	+	+
KY33/H	KY/101	-	-	-	+	-	--	-	O	-	++	+	+	+	+	+/-	+	++	+	+
KY34/H	KY/125	-	-	+/-	+	-	--	+	O	-	+	+	+	+	+	+/-	++	++	+	+
KY35/H	KY/133	-	-	--	-	-	--	-	-	-	+	+	-	+	+	+/-	++	+	+/-	+
KY36/H	KY/134A	-	-	-	--	-	--	-	O	-	+	+	-	+	+	+/-	++	+	+/-	+
KY37/HC	KY/136	-	-	++	+	-	--	-	O	-	+	+	+	+	+	+/-	++	++	+	+
KY38/H	KY/138	-	-	+	+	-	--	+	O	-	+	+	+	+	+	+/-	+	++	+	+
KY39/H	KY/158	-	-	+/-	+	-	--	+	O	-	+	+	+	+	+	+/-	+	++	+	+
KY40/H	KY/159A	-	-	-	+	-	--	-	O	-	+	+	-	+	+	+/-	++	+	+	+
KY42/HC	KY/164A	-	-	-	+	-	--	-	-	-	+	+	-	++	+	+/-	+	+	+/-	+
KY43/H	KY/167	-	-	+/-	+	-	--	+	O	-	+	+	+	++	+	+/-	++	++	+	+
KY44/H	KY/172	-	-	+/-	+	-	--	+	-	-	++	+	+	++	+	+/-	++	+	+/-	+
KY45/HC	KY/175	-	-	-	+	-	--	-	--	-	+	+	-	+	+	+/-	+	+	+	+
KY46/H	KY/182	-	-	-	+	-	--	-	-	-	+	+	+	++	+	+/-	++	++	+	+
KY47/H	KY/183	-	-	+/-	+	-	--	-	O	-	+	+	+	+	+	+/-	+	+	+	+

Summary table of effect scores predicted for employment sites in Keighley (Preferred Options):

PO ref	Site	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
KY49/E	EM31	-	-	--	--	--	-	-	--	-	+	O	+	O	O	+/-	O	+	++	++
KY50/E	EM32	-	-	--	-	-	-	-	-	-	+	O	+	O	O	+/-	O	+	++	++

**Key:**

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/003A, Hollins Lane	0.51	Vacant field bordered by trees and gardens.	Greenfield	16 dwellings	Preferred Option: KY1/H

**Summary of assessment for KY/003A:**

Major adverse effects have been predicted for the site's impact on the cultural heritage SA Objective due to its location 60m south-east of Whinburn Registered Park/Garden, within which are three Grade II Listed Buildings, and its proximity to a listed building. 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, education facilities and employment areas.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a greenfield site with adjacent TPO woodland and trees.

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.

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, 3b, 3c, 3d, 3e
	Development would result in the loss of >0.4ha of greenfield site. ALC Grade at the site is 'Urban'. Site does not coincide with an 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Site is bordered by TPO woodland and trees along the north east and north west site boundaries, and deciduous woodland priority habitat along the south east site boundary, which could be adversely affected by development at the site such as through impacts on tree 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 would result in the loss of open greenfield that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here 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
	Site is 60m south-east of Whinburn Registered Park/Garden, within which are three Grade II Listed Buildings. Development at this open greenfield site could potentially result in an adverse effect on the setting of this sensitive historic area, although this would be limited by the presence of screening vegetation. 15m north-east of the site is the Grade II Listed Building 'Guidestone at junction with Barr House Lane, opposite Carin Croft'. The setting of this heritage asset would be likely to be altered by development at this greenfield site.							
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. 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 around 450m from several bus stops along the B6265, which have a frequent service. The nearest railway station, Keighley, is 2km south east. 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

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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Residents would need to travel up to 1.6km south-east towards the centre of Keighley to access a range of local shops and services.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
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 range of culture and leisure opportunities in highly accessible locations in Keighley, including pubs, a church and Keighley Rugby Union Football Club.						
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 1.3km north-west of the nearest GP surgery, North Street Surgery, putting it outside the target distance. The site is 3.2km south-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Victoria Primary School is 1.15km south-east of the site. The nearest secondary school, University College Keighley, is 590m 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 Keighley, including Beechcliffe Employment Zone approximately 1km east of the site, as well as slightly further afield towards the regional city in the south-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.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/009A, Black Hill Lane	0.89	Agricultural	Greenfield, Green Belt	28 dwellings	Preferred Option: KY2/H

**Summary of assessment for KY/009A:**

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 some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health facilities.

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 with an adjacent strip of TPO trees. 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.

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, 3b, 3c, 3d, 3e
	Development would result in the loss of >0.4ha of greenfield site. Site coincides with a sandstone MSA. ALC Grade at the site is a mix of 'Urban' and Grade 4.							
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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. North-west corner of the site adjoins strip of TPO trees, which could be adversely affected by development at the site such as through impacts on tree 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 would result in the loss of open greenfield and Green Belt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here 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		○	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 effect on a sensitive heritage asset or historic area.							
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. 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 a frequent service, including that along Braithwaite Road. The nearest railway station, Keighley, is 2.2km east. Pedestrian access of the site would require minor improvement; bicycle access is sufficient, although there is a general 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							

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 would need to travel up to 1.3km south-east into the centre of Keighley to access a range of local shops and services.							
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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 and numerous outdoor leisure spaces.							
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 1.6km of the nearest GP surgeries, North Street Surgery and Farfield Group Practice, putting it outside the target distance. The site is 3.3km south-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Merlin Top Primary School, is 612m south of the site. The nearest secondary school, The Holy Family Catholic School, is 1.2km north-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 centres of Keighley and Bingley, including the Beechcliffe and Worth Village Employment Zones which are both within 2km east of the site, as well as slightly further afield towards the regional city in the south-east. 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 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
KY/012, Whinfield Drive	1.24	Vacant land	Brownfield	39 dwellings	Preferred Option: KY3/H

**Summary of assessment for KY/012:**

This PDL site could be an efficient use of land, subject to effects on the MSA being ruled out. The site offers good access to key health facilities, employment areas, sustainable transport options (although the nearest railway station is 2.2km east), and particularly good access to schools. Residents may need to travel up to 2km east into the centre of Keighley to access a broader range of services and facilities, such as a supermarket, with only a limited number of small local shops and pubs in proximity to the site. The site falls within the South Pennine Moors SSSI/SPA/SAC Impact Risk Zone. However, due to the scale of the potential housing development on this site, it is unlikely that Natural England would need to be consulted. The development of this site would be an opportunity to deliver biodiversity net gain. No significant adverse effects have been predicted.

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 – 3e
	KY/012 is PDL and so would constitute an efficient use of land depending on the potential impacts on the Sandstone MSA it coincides with. 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 entirely within FZ1 and is not at 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 groundwater SPZ and is not within 100m of a surface water body. Development at the site would be expected to result in a minor increase in water consumption at the site in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development at this site, which appears to be of limited biodiversity value, could be an opportunity to enhance the biodiversity value of the site and their role in the local ecological networks. The site falls within the South Pennine Moors SSSI/SPA/SAC Impact Risk Zone. However, due to the scale of the potential housing development on this site, it is unlikely that Natural England would need to be consulted.							
7 Landscape & townscape		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at KY/012, a vacant plot of low visual amenity value adjacent to existing residential built form, would result in the loss of open space but would likely be an opportunity to enhance their contribution towards 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 expected to result in no discernible impacts on heritage assets or historic areas.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development at the site would be expected to result in no discernible impacts on an AQMA or CAZ. The construction and occupation of new homes at the site, which is currently vacant, 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 – 10d
	The site is within 400m of several bus stops, such as those along Coronation Way, with frequent services. The nearest railway station, Keighley, is 2.2km east. The site is highly accessible for pedestrians. They are also accessible for cyclists via the local road network although there is a general lack of designated cycle paths.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+/-	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	There are a limited number of local shops and pubs in proximity to the site. However, to access a broader range of services, such as a supermarket, residents may need to travel up to 2km east into the centre of Keighley.							
		++	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

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
		The site is within 600m of various cultural and leisure spaces, including pubs, restaurants, and parks. A broader cultural and leisure offering is accessible in the centre of Keighley, although this is up to 2km east of the site.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New development at the site could help to combat the risk of anti-social behaviour or crime at this vacant plot that currently appear to attract fly-tipping. However, it could introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime cannot be ruled out. At the same time, 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	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		KY/012 is outside the 800m target distance of a GP surgery, the nearest being St Andrew's Surgeries 1.5km south-east. Airedale General Hospital is approximately 4km north. The site would provide residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.						
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		Site is 350m north of Merlin Top Primary School and 1.3km south west of Holy Family Catholic School.						
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 employment opportunities in Keighley, including the Worth Village and Hard Ings/Beechcliffe Employment Zones nearby as well as the local Business Development Zones.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/015, Braithwaite Avenue	5.07	Site is a mix of vacant greenfield land, with areas of concrete outdoor sports pitches and PDL (former school).	Mix of PDL and greenfield	173 dwellings	Preferred Option: KY4/H

**Summary of assessment for:**

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. The site offers good access to employment areas, health facilities, sustainable transport options (although the nearest railway station is 2.2km east), and excellent access to schools. The site could be an opportunity to deliver biodiversity net gains and improvements to the local character, depending on the implementation of development. Depending on the layout of development, in relation to the distribution of PDL and greenfield within the site, it could be an efficient use of 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	M	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site is a mix of PDL and greenfield and so would not be an entirely efficient use of land. Development would result in the loss of >0.4ha of greenfield site. However, the site has an ALC Grade of 'Urban' and it does not coincide with an MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is entirely within 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 groundwater SPZ and is not within 100m of a surface water body. Development at the site would be expected to result in a minor increase in water consumption at the site in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Within the site are areas of greenfield, trees and scrub. It is unclear the extent to which this would be retained. However, the site also contains areas of PDL and concrete. The site could be an opportunity to deliver biodiversity net gain, subject to the implementation of development here. Development at the site, which appears to be of limited biodiversity value, could be an opportunity to enhance the biodiversity value of the site and their role in the local ecological networks. 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	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at KY/015, a vacant plot of low visual amenity value adjacent to existing residential built form, would result in the loss of open space but would likely be an opportunity to enhance their contribution towards 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 expected to result in no discernible impacts on heritage assets or historic areas.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development at the site would be expected to result in no discernible impacts on an AQMA or CAZ. The construction and occupation of new homes at the site, which is currently vacant, 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
	The site is within 400m of several bus stops with frequent services. The nearest railway station to KY/015 is approximately 2.2km east at Keighley. The site is highly accessible for pedestrians. It is also accessible for cyclists via the local road network although there is a general lack of designated cycle paths.							
11 Housing		+	P	LT	IR	M	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	11a

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, including a mix of housing types as required by Local Plan policies.						
12 Accessible services		+/-	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		There are a limited number of local shops and pubs in proximity to the site. However, to access a broader range of services, such as a supermarket, residents may need to travel up to 2km east into the centre of Keighley.						
13 Social cohesion		++	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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
		The site is within 600m of various cultural and leisure spaces, including pubs, restaurants, and parks. A broader cultural and leisure offering is accessible in the centre of Keighley, although this is up to 2km east of the site. The site currently includes outdoor concrete sports pitches/playgrounds. It is uncertain if these areas would be lost if the site is developed, and if lost, whether they would be replaced.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		New development at the site could help to combat the risk of anti-social behaviour or crime at this vacant plot that currently appears to attract fly-tipping. However, it could introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime cannot be ruled out. At the same time, 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	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
		KY/015 is outside the 800m target distance of a GP surgery, the nearest being Holycroft Surgery on Oakworth Road, 1.5km south-east. Airedale General Hospital is approximately 4km north. The site would provide residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.						
17 Education		++	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		230m north is Merlin Top Primary School, and 1.4km north east is the Holy Family Catholic School.						
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 employment opportunities in Keighley, including the Worth Village and Hard Ings/Beechcliffe Employment Zones nearby as well as the local Business Development Zones.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/017, North Dean Road	0.37	Vacant	Greenfield	12 dwellings	Preferred Option: KY5/H

**Summary of assessment for KY/017:**

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.

As a small greenfield location, there could potentially be minor adverse effects on natural environment themed objectives, although depending on the implementation of development there could be an opportunity for biodiversity net gains and improvements to the local character.

The site offers good access to employment areas, health facilities, sustainable transport options (although the nearest railway station is 2km east), and excellent 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	M	SP4, SP8, SP9, HO2, TR5	3a – 3d
	KY/017 is entirely greenfield and so development here would be a less efficient use of the land resource, although it does not coincide with an MSA. AL 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 entirely within 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 groundwater SPZ and is not within 100m of a surface water body. Development at the site would be expected to result in a minor increase in water consumption at the site in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	As a greenfield site containing scrub and vegetation, development could diminish the site's biodiversity value as well as local ecological connectivity, particularly as the site falls within Natural England's GI corridor (which is not a designation). 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 KY/017 would result in the loss of a small greenfield site as well as GI elements of high visual amenity value. 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. The site currently appears to attract fly tipping and is not maintained in a condition of high visual amenity (beyond naturally occurring GI elements), and so development could potentially be an opportunity to positively improve the site's influence on 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 expected to result in no discernible impacts on heritage assets or historic areas.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development at the site would be expected to result in no discernible impacts on an AQMA or CAZ. The construction and occupation of new homes at the site, which is currently vacant, 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
	The site is within 400m of several bus stops with frequent services. The nearest railway station to KY/017 is approximately 2km east at Keighley. The site is highly accessible for pedestrians. It is also accessible for cyclists via the local road network although there is a general lack of designated cycle paths.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+/-	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	There are a limited number of local shops and pubs in proximity to the site. However, to access a broader range of services, such as a supermarket, residents may need to travel up to 2km east into the centre of Keighley.							

Sites Assessments - Airedale

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	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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
	The site is within 600m of various cultural and leisure spaces, including pubs, restaurants, and parks. A broader cultural and leisure offering is accessible in the centre of Keighley, although this is up to 2km east of the site.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	New development at the site could help to combat the risk of anti-social behaviour or crime at this vacant plot that currently appears to attract fly-tipping. However, it could introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime cannot be ruled out. At the same time, 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	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	KY/017 is within the 8km target distance of a hospital, with Airedale General Hospital approximately 4km north. KY/017 is outside the 800m target distance of a GP surgery, the nearest being St Andrew's Surgeries up to 990m east. The site would provide residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments. de the 800m target distance of a GP surgery, the nearest being St Andrew's Surgeries up to 990m east.							
17 Education		++	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Our Lady of Victories primary school is 260m north of the site. Oakbank Secondary School is 1.2km south of the Site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	KY/017 would provide residents with excellent access to a broad range of employment opportunities in Keighley, including the Worth Village and Hard Ings/Beechcliffe Employment Zones nearby as well as the local Business Development Zones.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes at KY/017 could have a minor beneficial impact on the local economy 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.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/019, Holme Mill Lane	3.25	Vacant greenfield including some woodland	Greenfield and former landfill	102 dwellings. The residential development will be on the western section of the site, with eastern section being occupied by a residential care facility and new scout hut.	Preferred Option: KY6/H

**Summary of assessment for KY/019:**

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site coincides with a former landfill and so any planning application here would need to be supported by the relevant studies. As predominantly greenfield site, minor adverse effects have been predicted for most natural environment themed SA Objectives. The site includes woodland, some of which is TPO protected, and so avoiding adverse effects on the local character, as well as the local ecological network, would be difficult. The site offers good access to employment areas, health facilities, sustainable transport options (although the nearest railway station is 2km east), and excellent access to schools. 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.

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 – 3d
	KY/019 is predominantly greenfield and so development here would be a less efficient use of the land resource, although it does not coincide with an MSA. Development would result in the loss of >0.4ha of greenfield site. ALC Grade at the site is 'Urban'. The north-eastern portion of KY/019 coincides with a former landfill site and so development here may need to be supported by the relevant studies, potential involving remediation with contaminated land a risk.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	A very limited area of the site, in its north-eastern corner, is in Flood Zone 2 and 3a, and is also at a low risk of surface water flooding. Given that the area of flood risk is so small in relation to the size of the site, and that the residential development would be situated in the western portion of the site away from the area of flood risk, an adverse effect on this SA Objective is considered to be unlikely.							
5 Water resources		-	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The northern perimeter of the site is adjacent to the North Beck watercourse. The western perimeter of the site is bounded by a small stream. 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 – 6h
	KY/019 is a large greenfield site that is part of the wider grassland and woodland habitat networks and Natural England's GI network. Part of the woodland within the site is TPO protected. Adjacent to the site's western and northern perimeters is the Holme House Wood and Grassland LWS. The construction and occupation of up to 102 dwellings at this location would likely adversely impact the local wildlife and diminish the site's biodiversity value and its role in 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	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at KY/019 would result in the loss of a large greenfield site as well as GI elements of high visual amenity value. Depending on the layout of the development here, this could include the loss of woodland. It would therefore be difficult at to avoid adverse impacts on the local character, although the residential development would be unlikely to discord with the existing residential built form adjacent to the site.							
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 expected to result in no discernible impacts on heritage assets or historic areas.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

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 be expected to result in no discernible impacts on an AQMA or CAZ. The construction and occupation of new homes at the site, which is currently vacant, 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
								The site is within 400m of several bus stops with frequent services. The nearest railway station to KY/019 is approximately 2km east at Keighley. The site is highly accessible for pedestrians. It is also accessible for cyclists via the local road network although there is a general lack of designated cycle paths.
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.
12 Accessible services		+/-	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
								There are a limited number of local shops and pubs in proximity to the site. However, to access a broader range of services, such as a supermarket, residents may need to travel up to 2km east into the centre of Keighley.
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
								Development at the 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	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
								The site is within 600m of various cultural and leisure spaces, including pubs, restaurants, and parks. A broader cultural and leisure offering is accessible in the centre of Keighley, although this is up to 2km east of the site.
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
								New development at the site could help to combat the risk of anti-social behaviour or crime at this vacant plot. However, it could introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime cannot be ruled out. At the same time, 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	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
								KY/019 is outside the 800m target distance of a GP surgery, being up to 1.2km south west of Holycroft Surgery on Oakworth Road. The site is within the 8km target distance of a hospital, with Airedale General Hospital approximately 4km north. The site would provide residents with good access to a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.
17 Education		++	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
								Nessfield Primary School is 460m south of the site and Oakbank Secondary School is 1km south.
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
								KY/019 would provide residents with excellent access to a broad range of employment opportunities in Keighley, including the Worth Village and Hard Ings/Beechcliffe Employment Zones nearby as well as the local Business Development Zones.
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
								The construction and occupation of new homes at KY/019 could have a minor beneficial impact on the local economy 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.

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/021B, Wheathead Lane	0.84	Agricultural	Greenfield, Green Belt	22 dwellings	Preferred Option: KY7/H

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

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

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

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, 3b, 3c, 3d, 3e
	Development would result in the loss of >0.4ha of greenfield site. ALC Grade at the site is Grade 4. 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
	Site is in FZ1 and has a very 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
	A small, unnamed surface waterbody is adjacent to the Site's western perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could 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 would result in the loss of open greenfield and Green Belt land that, in its current condition, likely 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		○	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 effect on a sensitive heritage asset or historic area.							
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. 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 along Wheathead Lane, which have an hourly service. The nearest railway station, Keighley, is 2.7 km north east. Site is fairly 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							

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 would need to travel up to 1.3km east towards Ingrow to access a range of local shops and services.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
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 and numerous outdoor leisure spaces. For a wider range of culture and leisure opportunities, residents would need to travel approximately 1.3km east towards Ingrow.							
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 west of the nearest GP surgery, Kilmeny Group Medical Practice, putting it outside the target distance. The site is 5.1km south of a general hospital, Airedale General Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats, being in close proximity to Branshaw 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	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Nessfield Primary School, is 855m north-east of the site. The nearest secondary school, Oakbank School, is 700m 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 centres of Keighley, including Worth Village Employment Zones which is 3km north-east of the site, as well as slightly further afield towards the regional city in the south-east. 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 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
KY/022, Higher Wheathead Farm	0.94	Agricultural buildings	Brownfield	29 dwellings	Preferred Option: KY8/H

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

Development at this site would be unlikely to result in a significant positive effect on any SA Objective. 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. As a PDL site, there are opportunities here for achieving biodiversity net gains and improvements to the local character, depending on the implementation of the development. Minor positive effects were also predicted for a range socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health and education 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, 3b, 3c, 3d, 3e
	Site is brownfield. Site coincides with a sandstone MSA. ALC Grade at the site is Grade 4. Site would constitute an efficient use of land depending on 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 high risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	The site is approximately 80m north of a small, unnamed surface waterbody. 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing buildings. It is considered likely that it is of limited biodiversity value in its current condition. New development here would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements. 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
	The site is PDL and contains existing buildings that appear to be in commercial use. It is considered likely that new development at the site would be an opportunity to make this location have a more positive influence on the local townscape character, such as by incorporating GI elements of high visual amenity value. This is somewhat dependent on the design and implementation of development.							
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 effect on a sensitive heritage asset or historic area.							
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. 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 along Wheathead Lane, which have an hourly service. The nearest railway station, Keighley, is 2.7 km north east. Site is fairly 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents would need to travel up to 1.2km east towards Ingrow to access a range of local shops and services.							
		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

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
		Site would have good access to a range of culture and leisure opportunities including a church and numerous outdoor leisure spaces. For a wider range of culture and leisure opportunities, residents would need to travel approximately 1.2km east towards Ingrow.						
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 1.2km west of the nearest GP surgery, Kilmeny Group Medical Practice, putting it outside the target distance. The site is 4.8km south of a general hospital, Airedale General Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats, being in close proximity to Branshaw 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	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Nessfield Primary School, is 830m north-east of the site. The nearest secondary school, Oakbank School, is 780m 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 centres of Keighley, including Worth Village Employment Zones which is 3km north-east of the site, as well as slightly further afield towards the regional city in the south-east. 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 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
KY/024B, Former Bronte School Playing Fields	1.00	Site is a leftover section of a wider site that was previously occupied by a school and its playing fields. Remainder of the site now occupied by residential and care facility development.	Greenfield	41 dwellings	Preferred Option: KY9/H

**Summary of assessment for KY/024B:**

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.

The site generally has good access to services and facilities, including those for sustainable transport options, jobs, schools, and health facilities. The site is greenfield and contains TPO protected woodland, although the site appears to be predominantly vacant and contains no other GI or biodiversity elements and so the scope for minor adverse effects on natural environment themed SA Objectives is somewhat limited.

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 – 3d
	Site is greenfield and so would not constitute an entirely efficient use of the land resource, although ALC Grade at the site is 'Urban' and so it does not contain BMV soils. Site does not coincide with an MSA. Whilst the site is greenfield, it is a leftover section of a wider site that was previously occupied by a school and its playing fields.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	Site is in FZ1. KY/024B has a small area of land at a medium risk of surface water flooding. An area in the middle of the site is at a low risk of surface water flooding. 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. KY/024B is not within 100m of surface waterbody. Development at the site would 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 is TPO woodland within the site and delineating its border, which could potentially be adversely affected by development here. Development could potentially reduce local ecological connectivity, although whilst the site is greenfield, it currently appears to be vacant of any GI or biodiversity elements except for the TPO woodland along the perimeter. 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 the site would situate new residential built form adjacent to existing residential built form. However, the loss of open space and greenfield would be likely alter 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 not be expected 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 at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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 – 10d
	The site is within 400m of several bus stops with frequent services, including those along the B6143. KY/024B is 3.1km south-west of Keighley Railway Station. Pedestrian and cycling access of the site is good, although there is a general lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+/-	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	KY/024B is within 600m of various local shops, pubs, and takeaways. To access a broader range of services, such as a large supermarket, residents would likely need to travel up to 3km north-east into Keighley, or 1km south-west into Oakworth.							

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	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the 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	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	KY/024B has good access to pubs, a golf course, community centre and open spaces in the local area.							
15 Safe & secure		+/-	P	LT	IR	M	TR5, TR8, EN8, DS5	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. 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
	KY/024B is 1.4km south-west of Kilmeny Group Medical Practice. Site is within the 8km target distance of a hospital with Airedale General Hospital approximately 6km north-west. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.							
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Worth Valley Primary School, is 850m west of the site. The nearest secondary school, Oakbank School, is 1km south-east of the site.							
18 Employment		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with excellent access to a broad range of employment opportunities in Keighley, including the Worth Village Employment Zone and the Business Development Zones 3km north-east.							
19 Economy		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/025, Exley Road/Oakworth Road	5.36	Fields, mature trees, small area of existing buildings	Greenfield	125 dwellings	Preferred Option: KY10/H

**Summary of assessment for KY/025:**

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 remaining 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 amenities 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 greenfield site which contains TPO woodland and trees and deciduous woodland priority habitat.

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.

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, 3b, 3c, 3d, 3e
	Site is almost entirely greenfield although in the north of the site there is a small area containing an existing building. Development would result in the loss of >0.4ha of greenfield site. Site does not coincide with an 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 band of low, medium, and high surface water flood risk runs through the centre of the site. Given the size of the site in relation to this, 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is predominantly greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity, particularly as the site is within the NE GI corridor. TPO woodland and trees, and deciduous woodland priority habitat, are within the site. New development within the site would be likely to adversely alter these woodlands, such as through adverse effects on root zones. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC 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 would 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. 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 effect on a sensitive heritage asset or historic area.							
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. 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 the B6143. The nearest railway station, Keighley, is 2km north east. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	There are a number of local shops and services approximately 550m east along Staveley Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
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 range of culture and leisure opportunities in highly accessible locations in Keighley including pubs, restaurants, churches and a number of outdoor leisure opportunities.							
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
	Residents would be within 550m of the nearest medical centre, Kilmeny Group Medical Practice. Site is 5.3km south-east of a general hospital, Airedale General 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
	Residents would be within 500m of either Beckfoot Nessfield Primary School to the north or Ingrow Primary School to the east. The nearest secondary school, Beckfoot Oakbank School, is 370m 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 in the centres of Keighley, including Worth Village Employment Zone which is 1.8km north-east of the site, as well as slightly further afield towards the regional city in the south-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.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/027, Devonshire Mill, West Lane	0.93	Vacant PDL plot that has greened over with scrub	PDL	48 dwellings	Preferred Option: KY11/H

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

Site is 100% PDL, constituting an efficient use of land, and provides residents with excellent access to education and health facilities, as well as employment and economic areas and the wide array of services and facilities on offer in the centre of Keighley. Site is a good opportunity to achieve improvements to local ecological connectivity as well as townscape character. 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. A major negative effect has been identified in relation to biodiversity and geodiversity.

The only other adverse effects predicted for the site are minor and related to increase in air pollution and 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 - 3d
	Site is 100% on land with an ALC Grade of 'Urban'. Site does not coincide with an MSA.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	Site is in FZ1. KY/027 has a limited extent of low and medium surface water flood risk within the site but, given the extent of this surface water flood risk in relation to the size of the site it is expected that it would be avoided through a careful layout of development.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a - 5e
	Site does not coincide with a GSPZ. No surface waterbodies are within 100m of KY/027. Development at the site would be likely to increase water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a - 6h
	Development at the site would be an opportunity to enhance the biodiversity value of the site and to improve its contribution to the connectivity of the wider 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 at the site would be an opportunity to enhance its contribution towards the local character by replacing a vacant PDL plot with high-quality housing that incorporates GI elements.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
	Development at KY/027 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 at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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 - 10d
	The site is within 400m of several bus stops with frequent services, including those along West Lane. Site is 940m west of Keighley Railway Station. The site is highly accessible for pedestrians and also accessible for cyclists, although there is a general lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site offers new residents with excellent access to a diverse range of key services and amenities. KY/027 is within 600m and a short walk of Keighley town centre with its wide array of services and amenities.							
		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

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
	The site offers new residents with excellent access to culture and leisure spaces and activities. KY/027 is within 600m and a short walk of Keighley town centre with its wide and varied cultural and recreational offering.							
15 Safe & secure		+/-	P	LT	IR	M	TR5, TR8, EN8, DS5	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. 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 site is within 110m of Farfield Group Practice. The site is within the 8km target distance of a hospital, with Airedale General Hospital approximately 4.5km north-west. The site would provide residents with good access to semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.							
17 Education		++	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Keighley St Andrews CE Primary School, is 280m south-west of the site. The nearest secondary school, Holy Family Catholic School, is 1km north of the site.							
18 Employment		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with excellent access to a broad range of employment opportunities in Keighley, including the Worth Village Employment Zones and the local Business Development Zones just outside the site.							
19 Economy		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/029a, Keighley Road, Exley Head	1.94	Agricultural	Greenfield	61 dwellings	Preferred Option: KY12/H

**Summary of assessment for KY/029a:**

As a large greenfield site containing GI elements, development here would be likely to have minor adverse effects on most natural environment themed SA Objectives. Significant adverse effects have been predicted for SA Objective 3. The site would provide residents with good access to most services and facilities, including public transport options, jobs, economic areas and cultural/recreational areas, as well as excellent access to schools and health 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.

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 a large greenfield that coincides with an MSA. ALC Grade at the site is 'Urban'. Development would result in the loss of >0.4ha of greenfield site.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	Site is in FZ1. KY/029a has a very small area at a high risk of surface water flooding but given the size of this area in relation to the size of the site, it is expected that this would be avoided through 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 does not coincide with a GSPZ and is not within 100m of surface waterbody. Development at the site would 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 large greenfield site appears to be of some biodiversity value due to the presence of hedgerows and grasses. This could be diminished as a result of development, as well as a reduction in the connectivity of the wider ecological network. The site falls within SSSI Impact Risk Zones. 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 the site would situate new residential built form adjacent to existing residential built form. However, the loss of open space and greenfield, and potentially visually attractive GI elements, would be likely to adversely alter the local character.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
	Development at KY/029a 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, HO9HO9	9a - 9c
	Development at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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 – 10d
	The site is within 400m of several bus stops with frequent services, including those along Keighley Road. Site is 2.7km south-west of Keighley Railway Station. The site is highly accessible for pedestrians and also accessible for cyclists, although there is a general lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+/-	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site is within 600m of various local shops, pubs, and takeaways. To access a broader range of services, such as a large supermarket, residents would likely need to travel up to 2.3km north-east into Keighley, or 1km south-west into Oakworth.							
		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

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 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 good access to pubs, a golf course, community centre and open spaces in the local area.						
15 Safe & secure		+/-	P	LT	IR	M	TR5, TR8, EN8, DS5	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. 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 730m of Kilmeny Group Medical Practice. Site is within the 8km target distance of a hospital with Airedale General Hospital approximately 5km north-west. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.						
17 Education		+	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Nessfield Primary School, is 900m south of the site. The nearest secondary school, Oakbank School, is 550m south-west of the site.						
18 Employment		+/-	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with excellent access to a broad range of employment opportunities in Keighley, including the Worth Village Employment Zone and Business Development Zones 3km north-east. 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	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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. 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
KY/029b. Keighley Road, Exley Head	3.08	Agricultural	Predominantly greenfield, with some areas of farm buildings and track	80dwellings	Preferred Option: KY13/H

**Summary of assessment for:**

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. As a large greenfield site containing GI elements, development here would be likely to have minor adverse effects on most natural environment themed SA Objectives. It is unclear if the farm buildings within the site would be retained, or if they could be reused.

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.

The site would provide residents with good access to most services and facilities, including public transport options, jobs, economic areas and cultural/recreational areas, as well as excellent 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 – 3e
	Development would result in the loss greenfield. The site coincides with an MSA. 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. KY/029b has a very small area at a high risk of surface water flooding but given the size of this area in relation to the size of the site, it is expected that this would be avoided through 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 does not coincide with a GSPZ and is not within 100m of surface waterbody. Development at the site would result in a minor increase in water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	This large greenfield site appears to be of some biodiversity value due to the presence of hedgerows and grasses. This could be diminished as a result of development, as well as a reduction in the connectivity of the wider ecological network. 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	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at the site would situate new residential built form adjacent to existing residential built form. However, the loss of open space and greenfield, and potentially visually attractive GI elements, would be likely to adversely alter the local character.							
8 Cultural heritage		0	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
	Development at KY/029b 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 at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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 – 10d
	The site is within 400m of several bus stops with frequent services, including those along Keighley Road. Site is 3.1km south-west of Keighley Railway Station. The site is highly accessible for pedestrians and also accessible for cyclists, although there is a general lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
		+/-	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

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 is within 600m of various local shops, pubs, and takeaways. To access a broader range of services, such as a large supermarket, residents would likely need to travel up to 3km north-east into Keighley, or 1km south-west into Oakworth.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the 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	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has good access to pubs, a golf course, community centre and open spaces in the local area.							
15 Safe & secure		+/-	P	LT	IR	M	TR5, TR8, EN8, DS5	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. 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 north of the Oakworth GP surgery. Site is within the 8km target distance of a hospital with Airedale General Hospital approximately 6km north-west. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.							
17 Education		+	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Oakworth Primary, is 1.1km south-west of the site. The nearest secondary school, Oakbank School, is 1km north-east of the site.							
18 Employment		+/-	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with excellent access to a broad range of employment opportunities in Keighley and Oakworth, including the Worth Village Employment Zone and the Business Development Zones 3km north-east. 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	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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. 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
KY/043, Bradford Road, Riddlesden	0.59	Vacant field	Greenfield	22 dwellings	Preferred Option: KY14/H

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

Minor positive effects were predicted for a range 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 amenities, health facilities and employment areas. However, access to both primary and secondary schools is somewhat limited due to distance. 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. 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.

The Leeds Liverpool Canal Conservation Area is 60m north-east of site meaning careful consideration around protecting water quality would be required, and there are two Grade I Listed Buildings in proximity to the site, the setting of which could potentially be impacted upon.

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, 3b, 3c, 3d, 3e
	Development would result in the loss of >0.4ha of greenfield site. ALC Grade at the site is predominantly 'Urban' with a small area of Grade 3. Grade 3 could include BMV soils. The site does not coincide with an MSA.							
4 Climate change resilience		-						
	The north-west corner of the site slightly overlaps with land in FZ2. 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
	A small, unnamed surface waterbody and the Leeds and Liverpool Canal are within 100m 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could 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 would result in the loss of open greenfield that, in its current condition, likely 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	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is 60m south-west of the Leeds Liverpool Canal Conservation Area. Due to the presence of built form between the site and the Conservation Area, the scope for potential effects is somewhat limited. 140m west of the site is the Grade I Listed Building 'Barn approximately 80m to north-east of East Riddlesden Hall'. 190m south-west of the site is the Grade I Listed Building 'East Riddlesden Hall'. There are also six Grade II Listed Buildings in proximity to these Grade I assets. The site is adjacent to existing residential built form and there is extensive screening vegetation between the site and the Grade I Listed Buildings. However, a minor adverse effect on the setting of these highly sensitive assets cannot be ruled out at this stage.							
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. 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 a bus stop on Bradford Road, which has frequent services. The nearest railway station, Keighley, is 1.7km south west. Site is very accessible for pedestrians and cyclists, with a designated cycle lane in the immediate vicinity.							

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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents would be within 600m of key services and amenities in both directions along adjacent Bradford Road.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
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 places of worship along adjacent Bradford Road and in the centre of Keighley, which is easily accessible. The site is within 600m of Airedale Cricket Club and Marley Playing Fields, and 800m of Marley Activities and Coaching Centre.							
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 2.2km east of North Street Surgery, and 2.2km north-west of Crossflatts Surgery, the nearest GP surgeries, putting it outside the target distance. The site is 6.2km south-east of a general hospital, Airedale General 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	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Riddlesden St Marys CE Primary School, is 1.2km north-east of the site. The nearest secondary school, The Holy Family Catholic School, is 2.7km 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 centres of Keighley, including the Beechcliffe and Worth Village Employment Zones which are both within 650m west of the site, as well as slightly further afield towards the regional city in the south-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.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/046, Carr Bank, Riddlesden	5.31	Agricultural/grazing	Greenfield	139 dwellings	Preferred Option: KY15/H

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

Minor positive effects were predicted for a range 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 amenities, health facilities and employment areas. However, access to both primary and secondary schools is somewhat limited due to distance. 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. 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.

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, 3b, 3c, 3d, 3e
	Development would result in the loss of >0.4ha of greenfield site. Site does not coincide with an MSA. ALC Grade at the site is predominantly Grade 3, which could include BMV soils.							
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 high 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
	How Beck is adjacent to the Site's western perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The western perimeter of the site adjoins TPO woodland. The site falls within an SSSI Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI, which is 1.8km north of 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.							
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 would result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees and hedgerows, 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	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	North-west corner of the site is adjacent to a Scheduled Monument of prehistoric rock art called 'Carved rock on bank of How Beck, east of path from West Morton to Riddlesden and 440m south west of Barn House Farm'. Development at the site would be likely to alter the setting of this heritage asset.							
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. 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
	The nearest bus stops with frequent services are around 500m away along Bradford Road. The nearest railway station, Keighley, is 2.4km south west. Site is accessible for pedestrians and cyclists, with a cycle lane nearby.							
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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	There are a number of local shops and services in proximity to the site along the B6265.							

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	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
14 Culture & leisure		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site would have good access to a range of culture and leisure opportunities along the B6265 and via numerous outdoor leisure spaces in proximity 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 1.8km north-west of the nearest GP surgery, Crossflatts Surgery, putting it outside the target distance. The site is 6.8km south-east of a general hospital, Airedale General 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	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, East Morton CE Primary School, is 1km south-east of the site. The nearest secondary school, The Holy Family Catholic School, is 3.5km north-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 centres of Keighley, including the Beechcliffe and Worth Village Employment Zones which are both within 1.5km of the site, as well as slightly further afield towards the regional city in the south-east. 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 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
KY/047, Carr Bank, Riddlesden	0.51	The site formerly occupied by Local Authority housing (pre-fabs) that have been demolished. The plots have since been grassed over. It is suggested that this site is PDL	PDL	16 dwellings	Preferred Option: KY16/H

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

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. A major negative effect has been identified in relation to the biodiversity and geodiversity SA Objective.

As a PDL site situated away from sensitive designations, the scope for adverse effects on natural environment themed SA Objectives is limited. The site is well situated for providing access to services, schools, jobs, health facilities and cultural places, although no significant positive effects have been predicted for any of the socio-economic 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	M	SP4, SP8, SP9, HO2, TR5	3a - 3d
	Site does not coincide with an MSA. KY/047 is PDL but is also comprised of Grade 3 ALC soils, which could include BMV.							
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	M	SP9, EN1, EN2, EN7, EN9	5a - 5e
	Site is not in a GSPZ. KY/047 is not within 100m of a surface waterbody. Development at the site would be expected to result in a minor net increase in water consumption at each location in relation to current levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a - 6h
	Development at the site would not impact on a sensitive biodiversity designation. Development at this site could potentially reduce the biodiversity value of the site due to the loss of greened over land. The site is within Natural England's GI network and could also pose a risk to TPO woodland adjacent to the perimeter of 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.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at this site would result in the loss of greenfield and open space and so could adversely affect the local character. The residential development would be adjacent to existing residential built form and so effects would be minor.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
	Development at this 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 at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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	10b
	The only bus stops within 400m, those along Carr Lane, have infrequent services. The nearest railway station, Crossflatts, is 2.3km south-east. More frequent services are available at stops 600m south along Bradford Road. Site is accessible for pedestrians and cyclists, with a cycle lane nearby.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	KY/047 is within 600m of a range of services and amenities along the B6265.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the 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.							

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 is within a short walk and 600m of a range of cultural and leisure spaces and facilities, including those along the B6265.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of new homes at the 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 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 nearest GP surgery to the site is the GP Satellite Medical Centre in Crossflatts 1.5km south east. Airedale General Hospital, which is north-east within the target distance. The site would provide new residents with excellent access to a diverse range of semi-natural habitats and outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.							
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, East Morton CE Primary School, is 600m west of the site. The nearest secondary school, The Holy Family Catholic School, is 3.5km west of the site.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents at the site would have good access to employment opportunities in Crossflatts as well as at the Business Development Zones and Employment Zones in Keighley.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/049, Bradford, Riddlesden	0.41	Former church and grounds	PDL	14 dwellings	Preferred Option: KY17/H

**Summary of assessment for KY/049:**

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. A major negative effect has been identified in relation to the biodiversity and geodiversity SA Objective. Minor adverse effects have been predicted for most natural environment themed SA Objectives, primarily as a result of replacing the property and gardens with 14 dwellings and it being adjacent to the canal. The site is well situated in terms of access to key services and amenities, schools transport options and employment areas, 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	M	SP4, SP8, SP9, HO2, TR5	3a - 3d
	Site does not coincide with an MSA. KY/049 is PDL but is also comprised of Grade 3 ALC soils, which could include BMV. It is uncertain if the existing property within the site could be reused or would provide an opportunity for reusing 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 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. KY/049 is adjacent to the Leeds Liverpool Canal and so development could pose a risk to water quality. Development at the site would be expected to result in a minor net increase in water consumption at each location in relation to current levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development at the site would not impact on a sensitive biodiversity designation. KY/049 is adjacent to the wetland habitat network (Leeds and Liverpool Canal) and could be an opportunity to enhance its biodiversity value and its connectivity to the local ecological network. Development at KY/049 could potentially reduce the biodiversity value of the site due to the loss of space for gardens. The site is within Natural England's GI network and could also pose a risk to TPO woodland adjacent to the perimeter of the site and partially 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.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at KY/049 would result in the loss of open space that has greened over and could adversely impact local character. The potential residential development would be adjacent to existing residential built form and so potential impacts would be minor.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at KY/049 would not impact on a sensitive heritage asset but could potentially impact on the setting of the Leeds and Liverpool Canal Conservation Area that runs adjacent to the site's northern perimeter.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c
	Development at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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	10b
	The site is within 150m of multiple bus stops with frequent services. The nearest railway station, Crossflatts, is 1.2km south. The site is accessible for pedestrians and cyclists, particularly due to designated cycle paths in the immediate vicinities.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	KY/049 is within 600m of a range of services and amenities along the B6265.							
		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

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 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 is within a short walk and 600m of a range of cultural and leisure spaces and facilities, including those along the B6265.						
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of new homes at the 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 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 nearest GP surgery is the GP Satellite Medical Centre in Crossflatts, 500m east of KY/049. The site is within the target distance of Airedale General Hospital, which is north-east. The site would provide new residents with excellent access to a diverse range of semi-natural habitats and outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.						
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Crossflatts Primary School, is 300m west of the site. The nearest secondary school, Beckfoot School, is 3.3km south of the site.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents at the site would have good access to employment opportunities in Crossflatts as well as at the Business Development Zone and Employment Zones in Keighley.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/054, Moss Carr Road, Long Lee	4.94	Agricultural/grazing, with small area of existing agricultural buildings	Greenfield	103 dwellings	Preferred Option: KY18/H

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

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 facilities and employment areas. However, access to both primary and secondary schools is somewhat limited due to the distances involved. Minor adverse effects were also 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 hedgerows with adjacent 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, 3b, 3c, 3d, 3e
	Development would result in the loss of >0.4ha of greenfield site. ALC Grade at the site is a combination of Grade 4 and '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 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Western perimeter of the site adjoins TPO woodland, which could be adversely affected by development at the site, such as through impacts on root zones. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC 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 would result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees and hedgerows, 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 effect on a sensitive heritage asset or historic area.							
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. 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 along Thwaites Brow Road, which has an hourly service. The nearest railway station, Keighley, is 1.5km north west. 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

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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.	
12 Accessible services		-	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
							Access to a broad range of keys services and amenities is somewhat poor, with the offering in Thwaites Brow and Long Lee limited to a shop, pharmacy, and GP surgery. Residents would likely need to travel up to 1.4km west in order to access services and amenities, such as a supermarket, just outside the centre of Keighley.	
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
							Development at the 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	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
							Residents at the site would have good access to cultural and leisure spaces in Thwaites Bow and Long Lee, including the local pub, cricket club and church. However, for a more diverse and extensive range of cultural and leisure spaces residents may need to travel up to 2km north-west into the centre of Keighley.	
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 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 450m of the nearest medical centre, Long Lee Surgery. The site is 6.7km south-east of a general hospital, Airedale General Hospital, putting it outside the target distance 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	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
							The nearest primary school, Long Lee Primary School, is 894m west of the site. The nearest secondary schools are The Holy Family Catholic Church which is 3km north-west of the site and Oakbank School 3km south-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 the centres of Keighley and Bingley, including the Worth Village Employment Zone which is 1.13km north of the site, as well as slightly further afield towards the regional city in the south-east. 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 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
KY/056, Moss Carr Road, Long Lee	1.25	Agricultural fields	Greenfield	40 dwellings	Preferred Option: KY19/H

**Summary of assessment for KY/056:**

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. As a large greenfield site, minor adverse effects have been predicted for most natural environment themed SA Objectives. The site is well located to provide access to services and facilities, including bus links, shops, schools, and jobs, with particularly good access to health 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.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing LOCAL PLAN 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 – 3d
	Development at the site would result in the loss of greenfield, although the ALC classification for the site is 'Urban' and 'Grade 4'.							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	Site is in FZ1. A small portion of the site, in its western area, is at a low risk of surface water flooding. Given the area of land at flood risk in relation to the size of the site, it is expected that it would be avoided through a careful layout of development.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a - 5e
	Site does not coincide with a GSPZ. Surface waterbodies are not within 100m of the site. New residential development at this greenfield site would be expected to increase water consumption at these locations in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development at the site would be unlikely to have a discernible impact on a sensitive biodiversity designation. The replacement of agricultural fields with residential development would risk diminishing the biodiversity value of the site and its potential for supporting diverse habitats, whilst also reducing the 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	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at the site would replace flat and open greenfield with residential built form. Whilst this development would be in-keeping with existing residential built form adjacent to the site's perimeter, an adverse impact on the local character is considered to be likely.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
	Development at KY/056 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 at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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 and is approximately 1.6km south-east of Keighley Railway Station. Pedestrian and cycling access at the site is good although there is a lack of local designated cycle paths.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		-	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Access to a broad range of keys services and amenities is somewhat poor, with the offering in Thwaites Brow and Long Lee limited to a shop, pharmacy and GP surgery. Residents would likely need to travel up to 1.6km west in order to access services and amenities, such as a supermarket.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the 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.							

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing LOCAL PLAN and DM 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
		Residents at the site would have good access to cultural and leisure spaces in Thwaites Bow and Long Lee, including the local pub, cricket club and church. However, for a more diverse and extensive range of cultural and leisure spaces residents may need to travel up to 1.7km north-west into the centre of Keighley.						
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 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 site has excellent access to Long Lee Surgery, adjacent to the site. Airedale General Hospital is approximately 6.7km north-west. Residents at the site would have 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 these developments.						
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Long Lee Primary School, is 650m north-west of the site. The nearest secondary school, The Holy Family Catholic School, is 2.6km north-west of the site.						
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents at the site would have good access to employment opportunities in and adjacent to Keighley Town Centre as well as within the established Employment Zone and Business Development Zone. 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 construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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. 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
KY/057, Redwood Close	1.13	Open field of grass	Greenfield	45 dwellings	Preferred Option (Commitment) KY20/HC

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

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 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. 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. Any negative impact this may have on the local landscape and townscape is somewhat limited due to the site being surrounded by existing residential built form.

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.

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 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. 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could 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 would result in the loss of open greenfield that, in its current condition, likely 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		O	N/A	N/A	N/A	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
	Development at KY/057 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 – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
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 an hourly service, including those along Dale View Road. The nearest railway station, Keighley, is 1.1km north west. Site is 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							

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	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Access to a broad range of keys services and amenities is somewhat poor, with the offering in Thwaites Brow and Long Lee limited to a shop, pharmacy and GP surgery. Residents would likely need to travel up to 1.1km west in order to access services and amenities, such as a supermarket.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the 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	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to cultural and leisure spaces in Thwaites Bow and Long Lee, including the local pub, cricket club and church. However, for a more diverse and extensive range of cultural and leisure spaces residents may need to travel up to 1.2km north-west towards the centre of Keighley.							
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 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, Long Lee Surgery. The site is 6.5km south-east of a general hospital, Airedale General 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 nearest primary school, Parkwood Primary School, is 385m north of the site. The nearest secondary school, Oakbank, is 2.5km 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 excellent access to a broad range of high quality and diverse employment opportunities within, and adjacent to the centre of Keighley, including the Worth Village Employment Zone which is 810m north of the site, as well as slightly further afield towards the regional city in the south-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.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/059, Parkwood Rise	0.74	Vacant plot	Greenfield	28 dwellings	Preferred Option (Commitment) KY21/HC

**Summary of assessment for KY/059:**

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 amenities, education facilities and employment areas.

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

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 greenfield. ALC Grade at the site is 'Urban'. Site does not coincide with an 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. 20m west of the site is TPO woodland. Deciduous woodland priority habitat is 40m west of the site. This woodland could potentially be indirectly affected by development at the site, such as through an increase in recreational disturbances. 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 would result in the loss of open greenfield that, in its current condition, likely 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		○	N/A	N/A	N/A	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
	Development at KY/059 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 – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes would be expected to result in a minor increase in air pollution in relation to existing levels due to pollution associated with homes and transport movements.							
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 the Park Lane. The nearest railway station, Keighley, is 850m north. Pedestrian and bicycle access of the site is good, although slightly hilly and there is a general 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							

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
	Access to a broad range of keys services and amenities can be found 500m north-west of the site along the A6035 Worth Way and the A629 South Street.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
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 diverse range of culture and leisure opportunities in Keighley, including pubs, restaurants, places of worship and theatres.							
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 900m east of the nearest GP surgery, Holycroft Surgery, putting it outside the target distance. The site is 5.8km south-east of a general hospital, Airedale General 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 nearest primary school, Parkwood Primary School, is 475m north of the site. The nearest secondary school, The Holy Catholic Family School, is 2km 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 within, and adjacent to the centre of Keighley, including the Worth Village Employment Zone which is 550m north-east of the site, as well as slightly further afield towards the regional city of Bradford in the south-east of district.							
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
KY/060, Parkwood Rise	1.04	Vacant greenfield	Greenfield	33 dwellings	Preferred Option: KY22/H

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

As a large greenfield site, minor or major adverse effects have been predicted for most natural environment themed SA Objectives. The site is well located to provide access to services and facilities, including shops, health facilities, and jobs, with particularly good access to schools and sustainable transport modes.

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.

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 – 3d
	Site does not coincide with an MSA. Development at KY/060 would result in the loss of greenfield, although its ALC classification 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 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 does not coincide with a GSPZ. Surface waterbodies are not within 100m of the site. New residential development at this greenfield site would be expected to increase water consumption at these locations in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development could lead to adverse effects on the stand of Ancient Woodland 40m east of the site's perimeter, which is also an LWS, such as through an increase in recreational disturbances or impacts on the root zone. Development at this greenfield site could reduce the biodiversity value at the site as well as their connectivity role in 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	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	The loss of green open space at KY/060, as well as some visually attractive GI elements, could potentially have an adverse impact on the local character.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
	Development at KY/060 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 at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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 along Park Lane with frequent services and is approximately 600m south-east of Keighley Railway Station. Pedestrian and cycling access at the site is good although there is a lack of local designated cycle paths.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is within 600m of a broad range of key services and amenities on offer in the centre of Keighley.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the 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	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	The site offers new residents with excellent access Keighley town centre with its wide and varied cultural and recreational offering.							

Sites Assessments - Airedale

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 KY/060 would introduce new potential victims or targets of crime at vacant locations where currently there are none. Development at the site 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 nearest GP surgery, the Holycroft Surgery on Oakworth Road, is 900m west. Airedale General Hospital is approximately 5km north-west. The site would provide new 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 these developments.							
17 Education		++	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site is 245m south of Parkwood Primary School and Oakbank Secondary School is 1.8km south-west.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents at the site would have good access to employment opportunities in and adjacent to Keighley Town Centre as well as within the established Employment Zone and Business Development Zone.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/064, The Walk	1.69	Industrial containing existing buildings	Brownfield	55 dwellings	Preferred Option: KY23/H

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

The site could deliver major positive effects for residents on both the health and transport SA Objectives, as a result of being within the target distances for all necessary health facilities, as well as bus stops and a railway station. A major adverse effect arises for the climate change resilience SA objective due to the site falling within the active zone flood zones FZ2, FZ3a and FZ3b. More detailed flood risk assessments would likely be required for the site. As a PDL site, there are opportunities here for achieving biodiversity net gain and improvements to the local character, depending on the implementation of the development. The site falls within the South Pennine Moors SSSI/SPA/SAC Impact Risk Zone. 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 also 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 local amenities and education 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, 3b, 3c, 3d, 3f
	Site is PDL. Existing buildings within the site could provide opportunities for reusing structures or construction materials. ALC Grade at the site is 'Urban'. Site does not coincide with an MSA.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site falls entirely within FZ2 and partially within FZ3a and FZ3b. Approximately 30% of the site is at low risk of surface water flooding with some limited areas which are at medium to high risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	The River Worth is adjacent to the site's western perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
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 it is of limited biodiversity value in its current condition. New development here would be a good opportunity to deliver biodiversity net gain at the site such as through the introduction of GI elements. It should be noted that the western perimeter of the site runs adjacent to the River Worth, which is an important ecological corridor of high biodiversity value. It is uncertain if new development here would pose a greater or lesser risk of adverse effects on the watercourse, such as through pollution, than the existing site use. 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	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a
	The site is PDL and contains existing buildings that appear to be in commercial use. 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. This is somewhat dependent on the design and implementation of development.							
8 Cultural heritage		+	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Within 25m of the site's northern perimeter are two Grade II Listed Buildings, namely the 'Mill at Low Bridge' and 'Low Bridge at Junction of Coney Lane, Park Lane and Long Croft'. It is considered to be likely that development at this PDL plot of land would be an 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 – 9d
	Development would not have a discernible impact on an AQMA or CAZ. The construction and occupation of new homes is likely to result in a minor increase in air pollution in relation to existing levels due to pollution associated with 59 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 Park Lane. The nearest railway station, Keighley, is 750m north east. Site is 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

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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Residents would have access to a broad range of services and amenities 300m west of the site along South Street (the A629) as well as within the town centre, around 280m to the north west.						
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is within 100m of A6035, and is adjacent to a railway line; the Keighley and Worth Valley Railway. This railway is a heritage/tourist line rather than an active main line. Services along this line tend to be seasonal and/or weekend only, thus the potential impact on quality of life (though exposure to air pollution and noise, and visual disturbances) is expected to be less than that of an active line.						
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 diverse range of culture and leisure opportunities in Keighley, including pubs, restaurants, places of worship and theatres.						
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 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 at this commercial site, 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 centre, Holycroft Surgery. The site is 5.5km south-east of a general hospital, Airedale General 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 nearest Primary School, Parkwood Primary School, is 500m north-east of the site. The nearest secondary school, Oakbank, is 1.5km 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 within, and adjacent to, the centre of Keighley, including the Worth Village Employment Zone which is 320m north-east of the site, as well as slightly further afield towards the regional city of Bradford in the south-east of the district. 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
		It is uncertain the extent to which residential development would reduce employment opportunities at this location. However, 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
KY/065A, Marriner Road	1.21	Vacant field bordered by trees	Greenfield	30 dwellings	Preferred Option: KY24/H

**Summary of assessment for KY/065A:**

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

A major adverse effect arises for the climate change resilience SA objective due to the site falling entirely within the active zone flood zones FZ2 and FZ3. More detailed flood risk assessments would likely be required for the site, and careful consideration given to the layout of the development. 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 amenities, education facilities and employment areas.

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

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, 3b, 3c, 3d, 3e
	Site is greenfield. Site does not coincide with an MSA. 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
	The site falls entirely within FZ2 and FZ3. A very limited area of the Site (north and eastern perimeter) is at a low risk of surface water flooding. Given the size of the site in relation to this, 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
	The River Worth is adjacent to the site's eastern 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The southern and eastern perimeters of the site adjoin TPO woodland, as well as areas of deciduous woodland priority habitat. New development here could adversely affect this woodland, such as through impacts 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 would result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees and hedgerows, 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 effect on a sensitive heritage asset or historic area. The Grade II Listed Building 'Knowle Mill' is 125m south-west of the site but due to the topography and the extensive presence of screening vegetation it would be unlikely to be discernibly affected by development at the site.							
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. 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

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 400m of multiple bus stops with frequent services, including those along the A629. The nearest railway station, Keighley, is 950m north east. Site is 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Residents would have access to a broad range of services and amenities 250m west of the site along South Street (the A629) as well as within the town centre, around 300m to the north.						
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. The site is separated from the Keighley and Worth Valley Railway line by the River Worth and areas of planting. This railway is a heritage/tourist line rather than an active main line. Services along this line tend to be seasonal and/or weekend only, thus the potential impact on quality of life (though exposure to air pollution and noise, and visual disturbances) is expected to be less than that of an active line.						
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 diverse range of culture and leisure opportunities in Keighley, including pubs, restaurants, places of worship and theatres.						
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
		Residents would be within 650m of the nearest medical centre, Holycroft Surgery. The site is 5.6km south-east of a general hospital, Airedale General 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 nearest primary school, Holycroft Primary School, is 620m west of the site. The nearest secondary school, Oakbank, is 1.5km 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 within, and adjacent to the centre of Keighley, including the Worth Village Employment Zone which is 830m north-east of the site, as well as slightly further afield towards the regional city of Bradford in the south-east of the district.						
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
KY/069A, Hainworth Road	0.23	Small vacant plot containing trees	Greenfield	6 dwellings	Preferred Option: KY25/H

**Summary of assessment for KY/069A:**

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 amenities, education facilities and employment areas. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield 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.

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, 3b, 3c, 3d, 3e
	Site is greenfield. Site does not coincide with an MSA. 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 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield with a large tree coverage and it could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site is almost entirely TPO woodland and deciduous woodland priority habitat, which would likely be adversely affected by new development here, such as through a direct loss of trees or impacts 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 would result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees and hedgerows, 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 effect on a sensitive heritage asset or historic area.							
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. 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 along Hainworth Road, which has an hourly service between 8am and 6pm. More frequent services are available at stops on Park Lane, 600m away. The nearest railway station, Keighley, is 1.5km north. Site is accessible for pedestrians and cyclists, although slightly hilly and 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 provided being in line with the Local Plan policies. The development would not 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.							

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 a number of local shops and services in proximity to the site. However, to access a broader range of services, residents may need to travel up to 1km north into the centre of Keighley.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
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 places of worship in Ingrow and the centre of Keighley, which is easily accessible.							
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 950m east of the nearest GP surgery, Kilmney Group Medical Practice, putting it outside the target distance. The site is 6km south-east of a general hospital, Airedale General 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 nearest primary school, St Joseph's Catholic Primary School, is 620m west of the site. The nearest secondary school, Oakbank, is 1.3km 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 within, and adjacent to, the centre of Keighley, including the Worth Village Employment Zone which is 1.2km north of the site, as well as slightly further afield towards the regional city of Bradford in the south-east of the district.							
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
KY/070/071, Hainworth Wood Road	3.23	Vacant greenfield comprising trees and grasses	Greenfield	75 dwellings	Preferred Option: KY26/H

**Summary of assessment for KY/070/071:**

A significant adverse effect on the biodiversity SA Objective cannot be ruled out as there is a woodland surrounding a stream onsite, which is part of an LWS and is TPO protected, and is linked with an Ancient Woodland just outside of the site. loss of open space and greenfield, containing visually attractive GI elements, would be likely to adversely alter the local character. 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.

A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site is situated in a location with good access to most key services, amenities, and facilities, including shops, cultural spaces and jobs. Access to schools is particularly good. Access to sustainable transport modes is somewhat limited, with both a bus stop with frequent services and a railway station being outside the target distances.

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 – 3d
	Site is greenfield and so would not constitute an entirely efficient use of the land resource, although it has an ALC Grade of 'Urban', with a small area of Grade 4, and so it does not contain BMV soils. Site is not within an MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	Site is in FZ1. Small area of high surface water flood risk is in the site, associated with a small watercourse. Given the size of the site in relation to this watercourse, 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. Development at the site would result in a minor increase in water consumption. A small stream runs through the middle of the site. Development could impact upon water quality of the small stream.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The site is adjacent to a stand of Ancient Woodland which is also an LWS and is TPO protected woodland. Development could place this sensitive habitat area at risk of harm, exposing it to increased disturbances and potentially resulting in the loss of functionally linked land. The LWS extends through the site, which is also TPO woodland (the section of the LWS within the site is not marked as being Ancient Woodland). The site falls entirely within the Natural England GI corridor (which is not a constraint). Development here would be likely to adversely affect the LWS, woodland and would 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. 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 the site would situate new residential built form adjacent to existing residential built form. However, the loss of open space and greenfield, including visually attractive GI elements, would be likely to alter the local character.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, 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 at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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 – 10d
	Nearest bus stops to the site, with frequent services, appear to be 500m west on South Street. The site is 1.8km south, of Keighley Railway Station. Pedestrian and cycling access of the site is good, although there is a general lack of designated cycle paths in the local 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
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site is within 600m of various local services and amenities, including shops, just off Halifax Road.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the 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	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site has good access to pubs, cultural spaces and open spaces in the local area.							
15 Safe & secure		+/-	P	LT	IR	M	TR5, TR8, EN8, DS5	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. 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 900m east of Kilmeny Group Medical Practice. Site is within the 8km target distance of a hospital with Airedale General Hospital approximately 6km north-west. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.							
17 Education		++	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, St Joseph's Catholic, is 650m north-west. The nearest secondary school, Oakbank, is 1.3km west.							
18 Employment		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with excellent access to a broad range of employment opportunities within, adjacent to, the centre of Keighley, including the Worth Village Employment Zone and the Business Development Zone 3km north-east.							
19 Economy		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/073, Hainworth Lane/ Halifax Road	0.40	Vacant plot with scrub and trees	Greenfield	11 dwellings	Preferred Option: KY27/H

**Summary of assessment for KY/073:**

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 amenities and employment areas.

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 site which overlaps deciduous woodland priority habitat and adjoins 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, 3b, 3c, 3d, 3e
	Site is greenfield Site does not coincide with an MSA. 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 and has a very limited extent of land at a low and medium 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
	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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. North-west perimeter overlaps with deciduous woodland priority habitat and adjoins TPO woodland, which could be adversely affected by new development here such as through a direct loss of trees or impacts 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 would 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 effect on a sensitive heritage asset or historic area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution.							
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 along Halifax Road which have frequent services. The nearest railway station, Keighley, is 2km north east. Site is 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							

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 would have access to a broad range of services and amenities 450m north-west of the site along Staveley Road in Ingrow.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
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 places of worship in Ingrow and in the centre of Keighley.							
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
	Residents would be within 600m of the nearest medical centre, Kilmeny Group Medical Practice. Site is 6.2km south-east of a general hospital, Airedale General 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 nearest primary school, Ingrow Primary School, is 500m north of the site. The nearest secondary school, Oakbank School is 800m 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 within, and adjacent to the centre of Keighley, including the Worth Village Employment Zone which is 1.9km north-east of the site, as well as slightly further afield towards the regional city of Bradford in the south-east of the district.							
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
KY/075, Staveley Way, Keighley	0.30	Derelict PDL plot with existing industrial buildings that have fallen into disrepair	Brownfield	10 dwellings	Preferred Option: KY28/H

**Summary of assessment for KY/075:**

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 amenities and employment areas.

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

The River Worth is within 10m of the site and as such careful consideration around protecting water quality would be required. 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.

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, 3b, 3c, 3d, 3f
	Site is PDL and contains existing buildings and made ground that could present opportunities for reusing structures or construction materials. Site does not coincide with an MSA. 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 and has a very limited extent of land at a low and medium risk of surface water flooding.							
5 Water resources		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	The River Worth is within 10m of the site's eastern 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing buildings. It is considered to be likely that it is of limited biodiversity value in its current condition. New development here would be a good opportunity to deliver biodiversity net gains at the site such as through the introduction of GI elements. 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
	The site is PDL and contains existing buildings that appear 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	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 effect on a sensitive heritage asset or historic area.							
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. 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, including those along Staveley Road. The nearest railway station, Keighley, is 2km north east. Pedestrian and bicycle access to the site is sufficient, 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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing Local Pla 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Residents would have access to a broad range of services and amenities within 300m of the site along Staveley Road and Ashbourne Road.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
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 places of worship in Ingrow and in the centre of Keighley, which is easily accessible.						
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 and the replacement of derelict buildings could potentially enhance community cohesion and wellbeing, and 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, Kilmeny Group Medical Practice. Site is 5.7km south-east of a general hospital, Airedale General 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 nearest primary school, Ingrow Primary School, is 250m north of the site. The nearest secondary school, Oakbank, is 530m 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 within, and adjacent to, the centre of Keighley, including the Worth Village Employment Zone which is 1.9km north-east of the site, as well as slightly further afield towards the regional city of Bradford in the south-east of the district.						
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
KY/081, Woodhouse Road, Keighley	0.79	Greenfield plot with trees	Greenfield	24 dwellings	Preferred Option: KY29/H

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

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, local 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.

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 site which is almost entirely 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, 3b, 3c, 3d, 3e
	Site is greenfield. Site does not coincide with an MSA. 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 high risk of surface water flooding. Given the size of the site in relation to this, 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 within 100m of the River Worth. 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site is almost entirely deciduous woodland priority habitat, whilst TPO woodland is just west of the site. This woodland could be adversely affected by new development here, such as through a potential direct loss of trees or through impacts 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 would 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 effect on a sensitive heritage asset or historic area.							
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. 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
	The closest bus stops along Hainworth Wood Road have only an hourly service between 8.30am and 6.30pm, but site is within 400m of bus stops along South Street with frequent services. The nearest railway station, Keighley, is 1.2km north. 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

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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Residents would have access to a broad range of services and amenities within 600m of the site along South Street (the A629).						
		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to the Keighley and Worth Valley Railway line. This railway is a heritage/tourist line rather than an active main line. Services along this line tend to be seasonal and/or weekend only, thus the potential impact on quality of life (though exposure to air pollution and noise, and visual disturbances) is expected to be less than that of an active line.						
14 Culture & leisure		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants, places of worship and theatres in the centre of Keighley.						
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
		Residents would be within 800m of either Kilmeny Group Medical Practice or Holycroft Surgery, depending on location within the site. The site is 5.8km south-east of a general hospital, Airedale General 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 nearest primary school, St Joseph's Catholic Primary School, is 520m west of the site. The nearest secondary school, Oakbank, is 1.3km 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 within, and adjacent to the centre of Keighley, including the Worth Village Employment Zone which is 1.1km north-east of the site, as well as slightly further afield towards the regional city of Bradford in the south-east of the district.						
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
KY/083, Beck Street/Bridge Street	0.56	Vacant PDL plot covered in scrub	Brownfield	39 dwellings	Preferred Option: KY30/H

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

As a PDL site in the centre of Keighley, KY/083 would be an efficient use of the land resource and would provide residents with excellent access to key services and amenities, including shops, cultural spaces, and recreational areas, with particularly good access to schools and sustainable transport options.

The site is a good opportunity to deliver biodiversity net gain and improvements to the local townscape character, as well as the vitality of Keighley's centre.

A large portion of the site is at a risk of surface water flooding, which may require careful consideration through any planning application for development here.

A major negative effect is predicted in relation to water resources due to the presence of the North Beck onsite (classified as a main river by the Environment Agency).

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.

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
	As a PDL site on land with an ALC Grade of 'Urban', the site would constitute an efficient use of the land resource depending on the potential impacts of development on the sand and gravel MSAs it coincides with.							
4 Climate change resilience		-	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	Approximately half of KY/083 is at a medium risk of surface water flooding with some areas of high surface water flood risk. A very small area in the south eastern corner of the site is in FZ2 and FZ3. Given the size of the site in relation to the area of flood risk, it is expected that it would be avoided through the layout of development.							
5 Water resources		--	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a - 5e
	Site does not coincide with a GSPZ. The North Beck runs through the southern section of KY/083, which is connected with the River Worth to the east. The Environment Agency classifies the North Beck as a main river. Development here could pose a risk to water quality. Development at the site would be likely to increase water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a - 6h
	Development at the site would be an opportunity to enhance the biodiversity value of the site and to improve their contribution to the connectivity of the wider 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 at the site would be an opportunity to enhance their contribution towards the local character by replaced vacant PDL plots with high-quality housing that incorporates GI elements.							
8 Cultural heritage		+	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	8a, 8b
	KY/083 is situated in the Keighley Town Centre Conservation Area. Within and adjacent to the site's northern perimeter, are several Grade II Listed Buildings, situated on Church Street. With the site being 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 Buildings and the character of the Conservation Area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c
	Development at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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 - 10d
	Site has excellent access to numerous bus stops just outside the site, in the centre of Keighley, with frequent services. Keighley Railway Station is 725m north-east. The site is highly accessible for pedestrians and also accessible for cyclists, although there is a general lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							

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	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Site is immediately adjacent to Keighley Town Centre. The site is within 600m of various local services and amenities, including shops, in the centre of Keighley.						
13 Social cohesion		+/-	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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. Site is adjacent to A629, 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 excellent access to pubs, cultural spaces, and open spaces in the local area in the centre of Keighley						
15 Safe & secure		+/-	P	LT	IR	M	TR5, TR8, EN8, DS5	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. 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	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c
		Farfield Group Practice is 300m north-west. The site is within the 8km target distance of a hospital, with Airedale General Hospital approximately 4.5km north-west. The site would provide residents with good access to semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.						
17 Education		++	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a - 17c
		Site is within 600m of several primary schools, including Holycroft, Keighley St Andrew's and Parkwood Primary Schools. Site is within the 2km target distance of a secondary school, with Holy Family Catholic School no more than 1.3km north-west.						
18 Employment		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with excellent access to a broad range of employment opportunities within, and adjacent to, the centre of Keighley, including the Worth Village Employment Zone (650m to the north east) and the Business Development Zone.						
19 Economy		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/092, Cark Road, Keighley	0.32	Greenfield plot covered with trees	Greenfield	11 dwellings	Preferred Option: KY31/H

**Summary of assessment for KY/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. 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, local amenities and employment areas.

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 site which is almost entirely TPO woodland. The site is 55m east of the Devonshire Park and Cliffe Castle Conservation Area, the setting of which could potentially be impacted upon.

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, 3b, 3c, 3d, 3e
	Site is greenfield. Site does not coincide with an MSA. 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 high and medium risk, however, this may be difficult to avoid given the site's relatively small 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield with a high tree coverage and is of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site is almost entirely TPO woodland, which could be adversely affected by new development here, such as through a direct loss of trees or adverse 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 would 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	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is 55m east of the Devonshire Park and Cliffe Castle Conservation Area. There is existing built form and screening vegetation between the site and this sensitive historic area. However, a minor adverse effect on the setting of the Conservation Area cannot be entirely ruled out at this stage.							
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. 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 Skipton Road. The nearest railway station, Keighley, is 900m south east. Site is 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							

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 would have access to a broad range of services and amenities along Hard Ings Road 350m east on the site. Keighley Town Centre is approximately 600m south of the site.						
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is within 100m of the A650 and adjacent to a railway line, 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
		Residents at the site would have good access to a diverse range of culture and leisure opportunities including pubs, restaurants and places of worship in the centre of Keighley. The Leisure Centre, Keighley, is 550m south 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
		Residents would be within 500m of the nearest medical centre, North Street Surgery. The site is 4.5km south-east of a general hospital, Airedale General 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 nearest primary school, St Anne's Catholic Primary School, is 640m south of the site. The nearest secondary school, The Holy Family Catholic School, is 670m west 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 centre of Keighley, including the Beechcliffe Employment Zone which is 100m east of the site, as well as slightly further afield towards the regional city of Bradford in the south-east of the district.						
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
KY/099, James Street East	0.22	Partially PDL plot with car parking spaces and scrub	Mix	10 dwellings	Preferred Option: KY32/H

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

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.

As a partial greenfield site, in proximity to woodland, there is the potential for minor effects on biodiversity and local townscape character. The site's location provides good access to key services and amenities, including shops, jobs, and cultural and recreational areas. The site has excellent access to sustainable transport modes, 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	M	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site does not coincide with an MSA. Development at KY/099 would result in the loss of a limited area of greenfield, although its ALC classification 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 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 does not coincide with a GSPZ. Surface waterbodies are not within 100m of the site. New residential development at this greenfield site would be expected to increase water consumption at these locations in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	The site is likely of limited biodiversity value but does contain areas of scrub and grasses, and so development here could reduce ecological connectivity. However, it is a mix of PDL and greenfield and so there could be opportunities for realising biodiversity net gains. 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	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	The loss of green open space at KY/099 could potentially have an adverse impact on the local character.							
8 Cultural heritage		0	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
	Development at KY/099 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 at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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 along Park Lane with frequent services and is approximately 800m south-east of Keighley Railway Station. Pedestrian and cycling access at the site is good although there is a lack of local designated cycle paths.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is within 700m of a broad range of key services and amenities on offer in the centre of Keighley.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the 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 Keighley and Worth Valley Railway line. This railway is a heritage/tourist line rather than an active main line. Services along this line tend to be seasonal and/or weekend only, thus the potential impact on quality of life (though exposure to air pollution and noise, and visual disturbances) is expected to be less than that of an active line.							
14 Culture & leisure		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	The site offers new residents with excellent access Keighley town centre with its wide and varied cultural and recreational offering.							
		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a

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		New residential development at KY/099 would introduce new potential victims or targets of crime at vacant locations where currently there are none. Development at the site 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 nearest GP surgery, the Holycroft Surgery on Oakworth Road, is 775m north-west. Airedale General Hospital is approximately 5km north-west. The site would provide new 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 these developments.						
17 Education		++	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		Site is 350m south of Parkwood Primary School. Oakbank Secondary School is 1.6km south-west.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents at the site would have good access to employment opportunities in and adjacent to Keighley Town Centre as well as within the established Employment Zone and the Business Development Zone.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/101, Parkwood Rise	0.21	Small greenfield plot covered in scrub	Greenfield	7 dwellings	Preferred Option: KY33/H

**Summary of assessment for KY/101:**

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.

As a small greenfield site, minor adverse effects have been predicted for most natural environment themed SA Objectives. The site is well located to provide access to services and facilities, including shops, health facilities, and jobs, with particularly good access to schools and sustainable transport modes.

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 – 3d
	Site does not coincide with an MSA. Development at KY/101 would result in the loss of greenfield, although its ALC classification 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 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 does not coincide with a GSPZ. Surface waterbodies are not within 100m of the site. New residential development at this greenfield site would be expected to increase water consumption at these locations in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development at this small greenfield site could reduce the biodiversity value for the site, which includes mature trees, scrub, and grasses. Development here could potentially 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	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	The loss of green open space at KY/101, as well as some visually attractive GI elements, could potentially have an adverse impact on the local character.							
8 Cultural heritage		○	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
	Development at KY/101 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 at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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 along Park Lane with frequent services and is approximately 650m south of Keighley Railway Station. Pedestrian and cycling access at the site is good although there is a lack of local designated cycle paths.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is within 300m of a broad range of key services and amenities on offer in the centre of Keighley.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the 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	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	The site offers new residents with excellent access Keighley town centre with its wide and varied cultural and recreational offering.							

Sites Assessments - Airedale

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 KY/101 would introduce new potential victims or targets of crime at vacant locations where currently there are none. Development at the site 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 nearest GP surgery, the Holycroft Surgery on Oakworth Road, is 775m west. Airedale General Hospital is approximately 5km north-west. The site would provide new 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 these developments.							
17 Education		++	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site is 235m south-west of Parkwood Primary School. Oakbank Secondary School is 1.8km south-west.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents at the site would have good access to employment opportunities in and adjacent to Keighley Town centre as well as at the established Employment Zone and Business Development Zone.							
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/125, Former Branshaw School	0.51	Vacant PDL plot with car parking spaces	Brownfield	30 dwellings	Preferred Option: KY34/H

**Summary of assessment for KY/125:**

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.

The only minor adverse effects predicted are those related to increases in air pollution and water consumption, which have been predicted at nearly all sites. As a PDL site within the Keighley urban area, residents here would have excellent access to services and amenities, including jobs, shops, and transport options, 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 - 3e
	As a PDL site on land with an ALC Grade of 'Urban', the site would constitute an efficient use of the land resource depending on the potential impacts of development on the sand and gravel MSAs it coincides with.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	The site is in FZ1. KY/125 is not at 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. No surface waterbodies are within 100m of KY/125. Development at the site would be likely to increase water consumption.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a - 6h
	Development at the site would be an opportunity to enhance the biodiversity value of the site and to improve its contribution to the connectivity of the wider ecological network. Adjacent to KY/125's northern perimeter is some woodland priority habitat that is TPO protected. The construction of homes at the site could pose a risk to this habitat, although once completed the development could provide a boost to the habitat through tree planting. 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	None
	Development at the site would be an opportunity to enhance its contribution towards the local character by replaced vacant PDL plots with high-quality housing that incorporates GI elements.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at KY/125 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 at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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 Oakworth Road, and is approximately 1.3km south-west of Keighley Railway Station. Pedestrian and cycling access at the site is good although there is a lack of local designated cycle paths.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SC2, SC6, SC10	12a
	The site offers new residents with excellent access to a diverse range of key services and amenities. KY/125 sits just off a stretch of the B6125 where there are various services and amenities, whilst also having good access to Keighley town centre.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the 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.							
		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

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	The site offers new residents with excellent access to culture and leisure spaces and activities. KY/125 sits just off a stretch of the B6143 where there are various takeaways, cafes/restaurants and community facilities, whilst also having good access to Keighley town centre.							
		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure	Residential development at the 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 enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.							
		++	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health	Site is 350m west of Holycroft Surgery. The site is within the 8km target distance of a hospital, with Airedale General Hospital approximately 4.5km north-west. The site would provide residents with good access to semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.							
		++	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education	Holycroft Primary School is 315m south-east. Oakbank Secondary School is 1km south.							
		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment	The site would provide residents with excellent access to a broad range of employment opportunities within and adjacent to Keighley Town Centre, including the Worth Village and Hard Ings/Beechcliffe Employment Zones and Business Development Zones.							
		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/133, Land Off Golden View Drive, Thwaites	0.99	Vacant greenfield/ Potentially agricultural.	Greenfield, Green Belt	30 dwellings	Preferred Option: KY35/H

**Summary of assessment for KY/133:**

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, local amenities and education facilities.

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. Being on raised ground atop a small hill, the site would likely be visible from a distance and as such development at the site could impact the landscape and alter the local character.

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, 3b, 3c, 3d, 3e
	Site is greenfield. Site does not coincide with an MSA. ALC Grade at the site is a mix of Grade 4 and '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 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could 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 would result in the loss of open greenfield and Green Belt land that, in its current condition, likely 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. This is particularly the case given the site appears to be atop raised ground that is viewable from a distance.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	230m north east of the site is the Grade II Listed Building 'Jack Fields'. The site is on raised ground atop a small hill. Development at this site would therefore be likely to be viewable from this sensitive heritage asset and could potentially have a minor adverse effect on its setting.							
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. 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 on Thwaites Brow Road which have an hourly service. The nearest railway station, Keighley, is 1.4km north west. Pedestrian access could be improved, and the site is accessible for 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

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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Access to key services and amenities is somewhat poor, with the offering in Thwaites Brow and Long Lee limited to a shop, pharmacy and GP surgery. To access a broader range of services, including supermarkets, residents are likely to have to travel 1.3-1.5km. Keighley Town Centre is approximately 1.5km to the west of the site.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
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 cultural and leisure spaces in Thwaites Bow and Long Lee, including the local pub, cricket club and church. However, for a more diverse and extensive range of cultural and leisure spaces residents may need to travel up to 2km west into the centre of Keighley.						
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 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 500m of the nearest medical centre, Long Lee Surgery. The site is 6.7 south-east of a general hospital, Airedale General 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 nearest primary school, Long Lee Primary School, is 700m west of the site. The nearest secondary school, The Holy Family Catholic School, is 2.7km 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 centres of Keighley and Bingley, including the Worth Village Employment Zone which is 800m north of the site, as well as slightly further afield towards the regional city in the south-east. 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 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
KY/134A, Long Lee Lane	0.24	Vacant greenfield/ Potentially agricultural.	Greenfield, Green Belt	13 dwellings	Preferred Option: KY36/H

**Summary of assessment for KY/134A:**

The site could deliver a major positive effect for residents on the health SA Objective as a result of being within the target distances for all necessary health facilities.  
 A significant adverse effect arises from the band of high surface water flood risk running through the centre of the site, which would be difficult to avoid given the relatively small size of 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 positive effects were predicted for some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and education facilities.  
 Minor adverse effects have been predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. Hog Holes Beck is 25m west of the site, so consideration around protecting water quality would be required.

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, 3b, 3c, 3d, 3e
	Site is greenfield. Site does not coincide with an MSA. ALC Grade at the site is a mix of Grade 4 and 'Urban'.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site is in FZ1. A band of low, medium and high surface water flood risk runs through the centre of the site which would likely be difficult to avoid given the site's relatively small 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
	Hog Holes Beck is 25m west 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could 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 would result in the loss of open greenfield and Green Belt land that, in its current condition, likely 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		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 effect on a sensitive heritage asset or historic area.							
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. 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 an hourly service on Cherry Tree Rise. The nearest railway station, Keighley, is 1.2km north west. 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

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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.	
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
							Access to key services and amenities is somewhat poor, with the offering in Thwaites Brow and Long Lee limited to a shop, pharmacy and GP surgery. To access a broader range of services, residents may need to travel up to 1km north west towards Keighley Town Centre.	
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
							Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.	
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 cultural and leisure spaces in Thwaites Bow and Long Lee, including the local pub, cricket club and church. However, for a more diverse and extensive range of cultural and leisure spaces residents may need to travel up to 1.5km north-west into the centre of Keighley.	
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 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, Long Lee Surgery. The site is 6.7km south-east of a general hospital, Airedale General 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 nearest primary school, Long Lee Primary School, is 475m north of the site. The nearest secondary school, Oakbank School, is 2.3km 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 centres of Keighley and Bingley, including the Worth Village Employment Zone which is 930m north of the site, as well as slightly further afield towards the regional city in the south-east. 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 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
KY/136, Former Ingrow Corn Mill	0.13	PDL comprising a track/road and some vegetation/trees	PDL	9 dwellings	Preferred Option (Commitment) KY37/HC

**Summary of assessment for KY/136:**

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, local amenities and employment areas.

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 development on a vegetated site that is situated entirely within Natural England's GI corridor.

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, 3b, 3c, 3d, 3e
	Site is PDL comprising some vegetation/trees. Site does not coincide with an MSA. 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 and has a very 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
	A small, unnamed waterbody is within 60m west 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL comprising some vegetation/trees and thus could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity, particularly as the site falls entirely within NE's GI corridor. 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. The site is partially PDL. There is therefore somewhat limited scope for new development at this location to alter the local townscape and landscape character. Depending on the condition of the site 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 that are likely of high visual amenity value and, based on the risk that this could be lost as a result of new development, in addition to the loss of some open space, a minor adverse effect on the local character cannot be entirely ruled out at this stage.							
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 effect on a sensitive heritage asset or historic area.							
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. 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

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 multiple bus stops with frequent services, including those along Ingrow Lane. The nearest railway station, Keighley, is 2km north east. Pedestrian and bicycle access of the site is good, 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 provided being in line with the Local Plan policies. The development would not 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	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Residents would have access to a broad range of services and amenities within 200m of the site along Staveley Road and Ashbourne Road.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
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 places of worship in Ingrow and in the centre of Keighley, which is easily accessible.						
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 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 200m of the nearest medical centre, Kilmeny Group Medical Practice. Site is 5.5km south-east of a general hospital, Airedale General 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 nearest primary school, Ingrow Primary School, is 170m north-east of the site. The nearest secondary school, Oakbank School, is 450m 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 centres of Keighley, including the Worth Village Employment Zone which is 1.8km north-east of the site, as well as slightly further afield towards the regional city of Bradford in the south-east of the district.						
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
KY/138, Worthville Farm, Dawson Avenue	0.22	PDL plot with vacant building	Brownfield	10 dwellings	Preferred Option: KY38/H

**Summary of assessment for KY/138:**

As a brownfield site KY/138 could be an efficient use of land, depending on the impacts on the MSA it is within. 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. There could potentially be adverse effects on the nearby Ancient Woodland and LWS. Development at the site could improve the local character and vitality. Residents here would have good access to key services and amenities, as well as jobs, cultural spaces and transport options, 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	M	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site does not coincide with an MSA. KY/138 is entirely brownfield with existing buildings. The site is identified as being in a 'development low risk area' for former coal mining activities. Positive effects are likely against this objective through the regeneration of a brownfield site. .							
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	M	SP9, EN1, EN2, EN7, EN9	5a - 5e
	Site does not coincide with a GSPZ. 40m north-west of the site is Hog Holes Beck. Development could potentially pose a risk to water quality here. The construction and occupation of new homes at the site would be expected to result in a minor increase in water consumption in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development at the site could lead to a minor increase in public access (and potentially disturbances) of two areas of nearby Ancient Woodland, which are also LWSs; approximately 560m to the north-east of the site (Park Wood) and also approximately 670m south west of the site (Hainworth Wood). Development at this brownfield site could be an opportunity to enhance the biodiversity value of the site and its role in the wider ecological network's 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 KY/138 would be an opportunity to enhance the site's contribution towards the local character.							
8 Cultural heritage		O	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at KY/138 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 at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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 Park Lane, and is approximately 1.2km south of Keighley Railway Station. Pedestrian and cycling access at the site is good although there is a lack of local designated cycle paths.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site is within 600m of a broad range of key services and amenities on offer in the centre of Keighley.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the 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.							
		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

Sites Assessments - Airedale

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		The site offers new residents excellent access to Keighley town centre with its wide and varied cultural and recreational offering.						
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	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
18 Employment		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
19 Economy		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/158, Bradford Road	0.22	PDL, vacant brownfield plot	Brownfield	16 dwellings	Preferred Option: KY39/H

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

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.

As a PDL plot it would be an efficient use of land, depending on the potential impacts on the MSA. The site includes TPO woodland and it is unclear how this may be affected by development here. Residents here would have good access to key services and amenities, as well as jobs, cultural spaces, and transport options, 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	M	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is a vacant PDL plot and so development would be an efficient use of land, depending on the potential impacts on the sand and gravel MSA with which it coincides. 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 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 within a GSPZ. Development would result in a minor increase in water consumption in relation to existing levels. No surface waterbodies are within, adjacent to or within 100m of the site.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development here 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, including Natural England's GI network it is situated in. However, there are trees in the south eastern corner of the site which are part of TPO woodland towards the south east of the site. Development could pose a risk to these important GI elements. 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 vacant brownfield site would be an opportunity to enhance its contribution towards the local townscape character.							
8 Cultural heritage		0	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at KY/158 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 at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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 Park Lane, and is approximately 550m north-east of Keighley Railway Station. Pedestrian and cycling access at the site is good although there is a lack of local designated cycle paths.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site is within 600m of a broad range of key services and amenities on offer in the centre of Keighley.							
13 Social cohesion		+/-	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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. Site is adjacent to 6035 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.							

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
	The site offers new residents excellent access to Keighley town centre with its wide and varied cultural and recreational offering.							
15 Safe & secure		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	Residential development at the 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 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	SP6, SP14, SP16, EC1, EC2, EC3, EC4	17a - 17c
	The nearest GP surgery, North Street Surgery, is 850m west of KY/158. KY/158 is therefore slightly outside the 800m target distance of a GP surgery. The site is within the target distance of a hospital, with Airedale General Hospital 5.5km north-west. The site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.							
17 Education		++	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	18a, 18b
	The nearest primary school, Eastwood Primary, is 300m west of the site. The nearest secondary school, The Holy Family Catholic School, is 1.3km west of the site.							
18 Employment		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with excellent access to a broad range of employment opportunities within and adjacent to Keighley Town Centre, including the Worth Village and Hard Ings/Beechcliffe Employment Zones and Business Development Zones.							
19 Economy		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/159A, The Bungalow, Harden Road, Long Lee	0.21	Vacant greenfield	Greenfield, Green Belt	6 dwellings	Preferred Option: KY40/H

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

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 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.

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.

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, 3b, 3c, 3d, 3e
	Site is greenfield. ALC Grade at the site is Grade 4. 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
	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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could 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 would result in the loss of open greenfield and Green Belt land that, in its current condition, likely 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	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 effect on a sensitive heritage asset or historic area.							
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. 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 on Long Lee Lane which have an hourly service. The nearest railway station, Keighley, is 1.3km north west. Pedestrian and bicycle access of the site is good, 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 provided being in line with the Local Plan policies. The development would not 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.							
		-	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

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							Access to a broad range of keys services and amenities is somewhat poor, with the offering in Thwaites Brow and Long Lee limited to a shop, pharmacy and GP surgery. Residents would likely need to travel up to 1.3km west in order to access services and amenities, such as a supermarket, in Keighley town centre.	
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
14 Culture & leisure		+	P	LT	IR	M	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	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/164A, Ryan Grove	0.37	Agricultural	Greenfield	6 dwellings	Preferred Option (Commitment)KY42/HC

**Summary of assessment for KY/164:**

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 education centres, although residents may need to travel beyond the target distance to access services and amenities.

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 site. In particular, the site is 10m north of the Braithwaite Conservation Area; development at this open greenfield site would be likely to adversely alter the setting of this sensitive historic 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	M	SP4, SP8, SP9, HO2, TR5	3a – 3e
	Site is greenfield. Site coincides with a sandstone MSA. ALC Grades at the site are 'Urban' and Grade 4.							
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. 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could 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 would result in the loss of open greenfield that, in its current condition, likely 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	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is 10m north of the Braithwaite Conservation Area. New development at this open greenfield site would be likely to adversely alter the setting of this sensitive historic area.							
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. 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 Braithwaite Road. The nearest railway station, Keighley, is 2.7km east. 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents would need to travel up to 1.3km south-east into the centre of Keighley to access a range of local shops and services.							
		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

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 would have good access to a range of culture and leisure opportunities including a church and numerous outdoor leisure spaces.							
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 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 west of the nearest GP surgery, Farfield Group Practice, putting it outside the target distance. The site is 3.3km south-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site is 580m north-west of Merlin Top Primary School and 1.8km south-west of Holy Family Catholic School.							
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 centres of Keighley and Bingley, including the Beechcliffe and Worth Village Employment Zones which are both within 2.5km east of the site, as well as slightly further afield towards the regional city of Bradford in the south-east of the district. 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 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
KY/167, Grange Street	0.35	PDL, vacant brownfield plot	Brownfield	25 dwellings	Preferred Option: KY43/H

**Summary of assessment for KY/167:**

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.

As a PDL plot it would be an efficient use of land, depending on the potential impacts on the MSA, and would be an opportunity to achieve biodiversity net gains and improvements to the local character. Residents here would have good access to key services and amenities, as well as jobs, cultural spaces, and transport options, 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	M	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is a vacant PDL plot and so development would be an efficient use of land, depending on the potential impacts on the sand and gravel MSA with which it coincides. 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 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 within a GSPZ. Development would result in a minor increase in water consumption in relation to existing levels. No surface waterbodies are within, adjacent to or within 100m of the site.							
6 Biodiversity & geodiversity		--	P	LT	IR	M	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development here 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, including Natural England's GI network it is situated in. 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 vacant brownfield site would be an opportunity to enhance its contribution towards the local townscape character.							
8 Cultural heritage		0	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at KY/167 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 at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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 Lawkholme Lane and Bradford Road, and is approximately 410m north of Keighley Railway Station. Pedestrian and cycling access at the site is good although there is a lack of local designated cycle paths.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site is within 600m of a broad range of key services and amenities on offer in the centre of Keighley.							
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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
	The site offers new residents excellent access to Keighley town centre with its wide and varied cultural and recreational offering.							
		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a

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		Residential development at the 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 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	SP6, SP14, SP16, EC1, EC2, EC3, EC4	17a - 17c
	The nearest GP surgery, North Street Surgery, is 525m west. The site is within the target distance of a hospital, with Airedale General Hospital 5.5km north-west. The site would provide new residents with good access to the countryside and a diverse range of semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.							
17 Education		++	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	18a, 18b
	The nearest primary school, Eastwood Primary, is 175m north of the site. The nearest secondary school, The Holy Family Catholic School, is 1.1km west of the site.							
18 Employment		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	The site would provide residents with excellent access to a broad range of employment opportunities within and adjacent to Keighley Town Centre, including the Worth Village and Hard Ings Beechcliffe Employment Zones and Business Development Zones.							
19 Economy		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/172, Parson Street, Keighley	0.49	PDL comprised of industrial buildings	Brownfield	35 dwellings (based on 45dph)	Preferred Option: KY44/H

**Summary of assessment for:**

The site could deliver major positive effects for residents on both the health and transport SA Objectives as a result of being within the target distances for all necessary health facilities, as well as bus stops and a railway station. 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 local services and amenities, and 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.

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

The only minor adverse effects are 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	M	SP4, SP8, SP9, HO2, TR5	3a – 3f
	Site is PDL. Site contains existing buildings, which could present opportunities for reusing existing structures or construction materials. ALC Grade at the site is 'Urban'. Site coincides with a sand and gravel 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.							
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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is PDL containing buildings. It is considered likely that it is of limited biodiversity value in its current condition. New development here would be a good opportunity to deliver biodiversity net gain at the site such as through the introduction of GI elements. 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
	The site is PDL and contains existing buildings that appear to be in commercial use. There is therefore limited scope for new development to alter the local character, and 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		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	The Grade II listed building; Eastwood House in Victoria Park, Hard Ings Road, is approximately 80m north of the site. Development at this site could impact upon the setting of this heritage asset, however due to intervening built form, including a school, this is likely to be minimal.							
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. 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. However, it is unclear how current levels of pollution, from the sites industrial use, would compare to the occupation of new homes.							
10 Transport		++	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

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 400m of multiple bus stops with frequent services, including those along the A6035 Bradford Road. The nearest railway station, Keighley, is 450m south. Pedestrian and bicycle access of the site is good, 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The nearest area of key services and amenities in the centre of Keighley.						
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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 excellent access to a diverse range of culture and leisure opportunities, being only 600m north-east of the very centre of Keighley, including pubs, restaurants, places of worship and churches. Additionally, site is 150m south of The Leisure Centre, Keighley.						
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 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 650m of the nearest medical centre, North Street Surgery. The site is 5km south-east of a general hospital, Airedale General Hospital. Residents at the site would have access to a diverse range of semi-natural habitats with opportunities for outdoor exercise, such as at Victoria Park, as well as being within 250m of The Leisure Centre, Keighley, both of 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 nearest primary school, Eastwood Primary School, is 122m north of the site. The nearest secondary school, The Holy Family Catholic School, 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 excellent access to a broad range of high quality and diverse employment opportunities in the centres of Keighley, including the Beechcliffe and Worth Village Employment Zones both of which are within 250m of the site, as well as slightly further afield towards the regional city of Bradford in the south-east of the district. However, 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
		It is uncertain the extent to which residential development would reduce employment opportunities at this location. However, 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
KY/175, Former Mortuary, Skipton Road	0.15	Vacant plot	Greenfield	5 dwellings	Preferred Option (Commitment) KY45/HC

**Summary of assessment for KY/175:**

A major adverse effect has been predicted for the cultural heritage SA objective due to the eastern perimeter of the site being adjacent to Utley Cemetery, a Grade II Registered Park/Garden. Development at this open vacant plot would be likely to alter the setting of this highly sensitive heritage asset/historic area.

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, education facilities and employment areas.

As a greenfield site adjoining deciduous woodland priority habitat, the development has been predicted to result in minor adverse effects on most natural environment themed SA Objectives.

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.

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 – 3e
	Site appears to be greenfield. ALC grade at the site is 'Urban'. Site does not coincide with an 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could 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 adjoins deciduous woodland priority habitat, which could be adversely affected by development at the site such as through impacts 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 would result in the loss of open greenfield that, in its current condition, likely 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. This includes potential effects on the setting and character of Utley Cemetery, a Grade II Registered Park/Garden, adjacent to the site's eastern perimeter.							
8 Cultural heritage		--	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Eastern perimeter of the site is adjacent to Utley Cemetery, a Grade II Registered Park/Garden. Development at this open vacant plot would be likely to alter the setting of this highly sensitive heritage asset/historic area.							
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. 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 on the B6265 which have frequent services. The nearest railway station, Keighley, is 1.8km south east. 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							

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 would need to travel up to 1.6km south-east towards the centre of Keighley to access a range of local shops and services.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
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 range of culture and leisure opportunities in highly accessible locations in Keighley, including pubs, a church and Keighley Rugby Union Football Club.						
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 1.2km north-west of the nearest GP surgery, North Street Surgery, putting it outside the target distance. The site is 3.6km south-east of a general hospital, Airedale General 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 nearest primary schools, Eastwood Primary School, St Anne's Catholic Primary School and Victoria Primary School, are 1.4km to the south east, 1.3km to the south and 1.3km to the south of the site respectively. The nearest secondary school, The University Academy Keighley, is 290m 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 Keighley, including Beechcliffe Employment Zone approximately 250m east of the site, as well as slightly further afield towards the regional city of Bradford in the south-east of the district.						
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
KY/182, Land at Woodville Road	0.22	Vacant plot	Greenfield	7 dwellings	Preferred Option: KY46/H

**Summary of assessment for KY/182:**

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 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 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 site. The site is entirely within the Devonshire Park and Cliffe Castle Conservation Area, and so development at the site could potentially result in a minor adverse effect on the character and setting of this sensitive historic 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	H	SP4, SP8, SP9, HO2, TR5	3a, 3b, 3c, 3d, 3e
	Site appears to be greenfield but could potentially be PDL that has been reclaimed by nature. Site does not coincide with an MSA. 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 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
	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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could 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 would result in the loss of open greenfield that, in its current condition, likely 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	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is entirely within the Devonshire Park and Cliffe Castle Conservation Area. Development at this greenfield site could potentially result in a minor adverse effect on the character and setting of this sensitive historic area.							
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. 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 Skipton Road. The nearest railway station, Keighley, is 1km south east. 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 provided being in line with the Local Plan policies. The development would not 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.							
		++	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

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 would have excellent access to a broad range of services and amenities within 500-550m south east of the site in Keighley Town Centre as well as 500m south of the site along Belgrave Road.	
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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	L	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	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/183, Former Site of Sandbeds Methodist Church, Swine Lane	0.16	PDL plot with trees and scrub	Brownfield	8 dwellings	Preferred Option: KY47/H

**Summary of assessment for KY/183:**

Development at this site would be unlikely to result in a significant positive effect on any SA Objective.

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 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 amenities, education facilities and employment areas.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site, particularly as the site falls entirely within NE's GI corridor.

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, 3b, 3c, 3d, 3e	
	Site is derelict PDL. Site coincides with a sandstone MSA. ALC Grade at the site is Grade 3, which could include BMV.							
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	
	Site does not coincide with a GSPZ. The site is approximately 45m west of the Leeds and Liverpool Canal 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f	
	Site is PDL which contains trees and scrub, and so it could be of some biodiversity value in its current condition. New development here could reduce biodiversity value at the site and reduce local ecological connectivity, particularly as the site falls entirely within NE's GI corridor. 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 would 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 effect on a sensitive heritage asset or historic area. The site is 40m south-west of the Leeds Liverpool Canal Conservation Area but, due to the presence of existing built form and screening vegetation between the site and the Conservation Area, effects are considered to be unlikely.							
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. 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	

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 150m of bus stops on Bradford Road which have frequent services. The nearest railway station, Keighley, is 2.4km west. Site is very accessible for pedestrians and cyclists. The Leeds and Liverpool Canal towpath is approximately 80m north east of the site and can be accessed via Swine Lane. It forms part of the National Cycle Network (Route 69). There are also some on-road cycle paths along the B6265 Bradford Road to the south of the site.						
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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		Residents would have excellent access to a broad range of services and amenities along adjacent Bradford Road.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
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 places of worship along adjacent Bradford Road and in the centre of Keighley, which is easily accessible. The site is within 600m of Airedale Cricket Club and East Morton Golf Club.						
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 1.4km north-west of the nearest GP surgery, Crossflatts Surgery, putting it outside the target distance. The site is 7.1km south-east of a general hospital, Airedale General Hospital. Residents 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 nearest primary school, East Morton CE Primary School, is 750m north-east of the site. The nearest secondary schools, Bingley Grammar School is 2.2km to the south east of the site, whilst The Holy Family Catholic School and University Academy Keighley, are 3.5km 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 the centre of Keighley, including the Worth Village Employment Zone, which is 820m south-west of the site, as well as slightly further afield in Crossflatts (approximately 1.3km to the south east) and towards the regional city of Bradford in the south-east of the district.						
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
EM31, Beechcliffe	9.54	Vacant open space	Greenfield	Employment	Preferred Option: (KY49/E)

**Summary of assessment for EM31:**

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 40% of the site falling within Flood Zone 3 and a limited area at high risk of surface water flooding. More detailed flood risk assessments would likely be required for the site, and careful consideration given to the layout of the development.

The large waterbody present within the site boundary and an unnamed stream running adjacent to the eastern perimeter lead to an additional significant adverse effect being predicted on the water resources SA Objective and land and buildings SA Objective. The construction and occupation of the site could pose a risk to water quality here.

A third major adverse effect is due to the site's location 25m east of the Utley Cemetery Registered Park/Garden, within which is a Grade II Listed Building. The site is also in proximity to two Conservation Areas. Development at this large greenfield site could potentially result in an adverse alteration to the setting of this highly sensitive historic area and nearby heritage assets. 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 the remaining natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site which contains an LWS.

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, 3b, 3c, 3d, 3e
	Site is greenfield. Site coincides with a sand and gravel MSA. ALC Grade at the site is a mix of 'Urban' and Grade 3, which could include BMV soils.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Approximately 40% of the Site falls within FZ3. The Site has multiple areas at low risk of surface water flooding and a few very limited areas at medium and high risk. 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 is a large waterbody present within the site boundary and an unnamed stream that runs adjacent to the eastern 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Beechcliffe lngs LWS is within the site, as are several areas of deciduous woodland priority habitat. New development at the site would be likely to adversely affect the LWS and woodland, such as through a direct loss of trees or impacts on root zones. The site falls within the Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI. Depending on the scale and type of employment development here, consultation with Natural England may be required as part of any planning application in order to ensure no adverse effects on the SAC/SPA/SSSI.							
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, new development at this site would result in the loss of a large and 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	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	25m west of the site is the Utley Cemetery Registered Park/Garden, within which is a Grade II Listed Building. Development at this large greenfield site could adversely alter the setting of this sensitive historic area. The Devonshire Park and Cliffe Castle Conservation Area is 150m west of the site. The Lower Utley Conservation Area is 175m north-west of the site.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d

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 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 transport movements and pollution associated with these businesses.						
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 Skipton Road. The nearest railway station, Keighley, is 1.4km south east. The National Cycle Route (NCN Route 696) runs through the site from the existing Royd Ings Industrial Estate in the east to the railway line in the west.						
11 Housing		O	n/a	n/a	n/a	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None
		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		O	n/a	n/a	n/a	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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 Keighley.						
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 Beechcliffe Employment Zone, that could contribute towards the long term success of Bradford's economy. Due to the site's location, the proposed development could also provide a significant boost to the vitality of Keighley centre.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM32, Bradford Road	1.49	Agricultural	Greenfield	Employment	Discounted

**Summary of assessment for EM32:**

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 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.

Minor adverse effects have been predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. Additionally, the site falls within an Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI.

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, 3b, 3c, 3d, 3e
	Site is greenfield. Site coincides with a sand and gravel MSA. ALC Grade at the site is Grade 3, which could include BMV soils.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The site falls within FZ1, but immediately borders FZ3. A small area in the north west 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	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ. The site is approximately 40m north-east of the River Aire 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. The site falls within an Impact Risk Zone for the South Pennine Moors SAC/SPA/SSSI.							
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, new development at this site would result in the loss of open greenfield that, in its current condition, likely 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		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 effect on a sensitive heritage asset or historic area.							
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 transport movements and pollution associated with these businesses.							
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 on Keighley Road which have frequent services. The nearest railway station, Crossflatts, is 950m south east. Site is accessible for pedestrians and cyclists, with designated cycle paths in the immediate vicinity.							
11 Housing		O	n/a	n/a	n/a	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None
	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.							

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	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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 Keighley. 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 1ha+ of new employment space that would contribute towards the long term success of Bradford's economy. Due to the site's location, the proposed development could also provide a significant boost to the vitality of Crossflatts. 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
KY/009, Black Hill Lane	8.04	Agricultural with buildings	Greenfield, Green Belt	211 dwellings	Alternative

**Summary of assessment for KY/009:**

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 some socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to transport links and health facilities.

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 with an adjacent strip of TPO 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, 3b, 3c, 3d, 3e
	Site is greenfield and appears to be used for agricultural purposes. The site overlaps with Daisy Hill Farm. Existing buildings within the site boundary could provide opportunities for reusing structures or construction materials, however, is it unclear whether existing buildings will be re used at this stage. 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
	Site is in FZ1. KY/009 has a small area of land at a medium risk and a small area of land at low risk of surface water flooding. These areas are expected to be avoided, however, with careful development planning. 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. A section of the northern boundary of the site adjoins a strip of TPO trees. Additionally, a section of the southern boundary of the site adjoins TPO woodland. These features could be adversely affected by development at the site such as through impacts 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. However, residential development at this site would result in the loss of open greenfield and Green Belt land that, in its current condition, likely makes a positive contribution towards the local landscape and townscape character. New development here would therefore be likely to alter the local townscape and landscape 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 effect on a sensitive heritage asset or historic area.							
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. 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 a frequent service, including that along Braithwaite Road and Blackhill Lane. The nearest railway station, Keighley, is 2.2km east. Pedestrian access of the site would require minor improvement; bicycle access is sufficient, although there is a general 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							

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 would need to travel up to 1.3km south-east into the centre of Keighley to access a range of local shops and services.							
13 Social cohesion		++	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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 and numerous outdoor leisure space (including Devonshire Park and Cliffe Castle Park).							
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 1.6km of the nearest GP surgeries, North Street Surgery and Farfield Group Practice, putting it outside the target distance. The site is 3.3km south-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Merlin Top Primary School, is 350m south of the site. The nearest secondary school, The Holy Family Catholic School, is 1.2km north-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 centres of Keighley and Bingley, including the Beechcliffe and Worth Village Employment Zones which are both within 2km east of the site, as well as slightly further afield towards the regional city in the south-east. 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 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
KY/021, Wheathead Lane	5.14	Agricultural with buildings	Greenfield, Green Belt	135 dwellings	Alternative

**Summary of assessment for KY/021:**

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 and health facilities.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. A major 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, 3b, 3c, 3d, 3e
	Site is greenfield. Site coincides with a sandstone MSA. Existing buildings within the site boundary could provide opportunities for reusing structures or construction materials, however, is it unclear whether existing buildings will be re used at this stage.							
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. 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 adjacent to the Site's western perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. There are no TPO tree of TPO woodland within the vicinity of the site. 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 would result in the loss of open greenfield and Green Belt land that, in its current condition, likely 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		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 effect on a sensitive heritage asset or historic area.							
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. 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 along Wheathead Lane, which have an hourly service. The nearest railway station, Keighley, is 2.7 km north east. Site is fairly 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents would need to travel up to 1.3km east towards Ingrow to access a range of local shops and services.							

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	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
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 and numerous outdoor leisure spaces. For a wider range of culture and leisure opportunities, residents would need to travel approximately 1.3km east towards Ingrow.							
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 west of the nearest GP surgery, Kilmeny Group Medical Practice, putting it outside the target distance. The site is 5.1km south of a general hospital, Airedale General Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats, being in close proximity to Branshaw 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	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Nessfield Primary School, is 855m north-east of the site. The nearest secondary school, Oakbank School, is 700m 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 centres of Keighley, including Worth Village Employment Zones which is 3km north-east of the site, as well as slightly further afield towards the regional city in the south-east. 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 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
KY/105, Harewood Hills Farm	7.68	Open field	Greenfield, Green Belt	242 dwellings	Alternative

**Summary of assessment for KY/0105:**

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 and health facilities.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield and Green Belt site. A major 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, 3b, 3c, 3d, 3e
	Site is greenfield. Site does not coincide with a 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 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
	River Worth is 40m from the site's southern boundary. There is also an unnamed lake 50m south. 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. There is an area of priority deciduous woodland 130 m south of the site, and a LWS (Whins Wood) 400m south east. Wetland, grassland and woodland habitat adjoins the sites southern boundary. There is a cluster of 4 trees with TPO's 50m from the sites north western boundary. 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 would result in the loss of open greenfield and Green Belt land that, in its current condition, likely 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	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Oakworth Conservation Area is 800m west of the site. There is a Grade II Listed Building ('Damems Farmhouse and attached cottage') 20m north west of the site. Development at this large greenfield site could potentially result in an adverse alteration to the setting of these sensitive heritage assets.							
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. 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 along Goose Cote Lane and Harewood Road. The nearest railway station, Keighley, is 3km north east. Site is 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

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 some available services 800m north of the site in Oakworth (including a post office). Additionally, residents could up to 1.3km north east towards Ingrow or 1.4km south west to Harewood to access a range of local shops and services.	
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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	L	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	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/151, Long Lee Lane	4.39	Greenfield with trees	Greenfield	138 dwellings	Alternative

**Summary of assessment for KY/151:**

As a large greenfield site, major adverse (significant) or minor adverse effects have been predicted for most natural environment themed SA Objectives. This is also due to the site's proximity to Ancient Woodland.

The site is well located to provide access to services and facilities, including shops, health facilities, and jobs, with particularly good access to schools and sustainable transport modes. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy.

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 – 3d
	Site coincides with coal and sandstone MSA. Development at KY/151 would result in the loss of greenfield.							
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 does not coincide with a GSPZ. Surface waterbodies are not within 100m of the site. Hog Hole Beck is 120m south of the site and the River Worth is 400m north west. New residential development at this greenfield site would be expected to increase water consumption at these locations in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development could lead to adverse effects on Park Wood (Ancient Woodland and LWS) directly adjacent to the site's perimeter. Within Park Wood is a TPO woodland 300m from the site. Development could place this sensitive habitat area at risk of harm, exposing it to increased disturbances and potentially resulting in the loss of functionally linked land. Development at this greenfield site could reduce the biodiversity value at the site as well as their connectivity role in the local ecological network.							
7 Landscape & townscape		-	P	LT	IR	H	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 loss of green open space at KY/151, as well as some visually attractive GI elements, could potentially have an adverse impact on the local character.							
8 Cultural heritage		0	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
	Development at KY/151 would be unlikely to have a discernible impact on any heritage asset or historic area. The closest heritage asset is the Grade II Listed Building 'Guidestone set in wall opposite junction with Glen Lee Lane'							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c
	Development at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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 along Park Lane with frequent services and is approximately 700m north of Keighley Railway Station. Pedestrian and cycling access at the site is good although there is a lack of local designated cycle paths.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is within 600m of a broad range of key services and amenities on offer in Keighley.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the 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	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Residents at the site would have good access to cultural and leisure spaces including Park Wood immediately adjacent to the site and churches shops and supermarkets 600m north in Keighley.							
		+/-	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a

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		New residential development would introduce new potential victims or targets of crime at vacant locations where currently there are none. Development at the site 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 nearest GP surgery, Long Lee Surgery, is 800m east of the site. Airedale General Hospital is approximately 5km north-west. The site would provide new 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 these developments.						
17 Education		++	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		Site is 300m west of Long Lee Primary School and Oakbank Secondary School is 1.8km south-west.						
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents at the site would have good access to employment opportunities in the Keighley – the Worth Village Employment Zone 500m north and the Hard Ings/Beechcliffe Employment Zone 1km north.						
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/002, Hollins Lane, Utley	4.06	Agricultural fields	Greenfield, Green Belt	142 residential dwellings (based on 35dph)	Discounted

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

The south-east perimeter of the site is adjacent to Whinburn Registered Park/Garden, within which are three Grade II Listed Buildings. Development at this open greenfield site would be likely to result in an adverse effect on the setting of this sensitive historic area; a major adverse effect has therefore been predicted for the cultural heritage SA Objective. 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, education facilities and employment areas.

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a greenfield site with adjacent TPO woodland and 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, 3b, 3c, 3d, 3e
	Development would result in the loss of >0.4ha of greenfield site. Site does not coincide with an MSA. ALC Grade at the site is a mix of 'Urban' and Grade 4.							
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. 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 within 80m of a number of small, unnamed waterbodies. 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 could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Site is bordered by TPO woodland and trees, which could be adversely affected by development at the site such as through impacts on tree 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 would result in the loss of open greenfield and Green Belt land that contains GI elements of potentially high visual amenity, and it would therefore be likely to adversely alter the local townscape and landscape character. The site is on the opposite side of the road to existing residential built form, 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	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	South-east perimeter of the site is adjacent to Whinburn Registered Park/Garden, within which are three Grade II Listed Buildings. Development at this open greenfield site would be likely to result in an adverse effect on the setting of this heritage asset.							
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. 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 along the B6265, which have a frequent service. The nearest railway station, Keighley, is 2.3km south east. 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
		-	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

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 would need to travel up to 1.7km south-east towards the centre of Keighley to access a range of local shops and services.	
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
13 Social cohesion							Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.	
14 Culture & leisure		+	P	LT	IR	H	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
14 Culture & leisure							Site would have excellent access to a range of culture and leisure opportunities in highly accessible locations in Keighley, including pubs, a church and Keighley Rugby Union Football Club.	
15 Safe & secure		+/-	P	LT	IR	L	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
15 Safe & secure							The construction and occupation of new homes would introduce new potential targets and victims of crime at a location where there are currently none, and so an increase in crime at the site cannot be ruled out. However, new development could potentially enhance community cohesion and wellbeing, or increase natural surveillance, and so could help to combat the local risk of crime.	
16 Health		+	P	LT	IR	H	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
16 Health							Site is 1.7km north-west of the nearest GP surgery, North Street Surgery, putting it outside the target distance. The site is 3.1km south-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.	
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
17 Education							The nearest primary school, Victoria Primary School is 1.4km south-east of the site. The nearest secondary schools, University Academy, Keighley and The Holy Family Catholic School, are 850m and 890m to the south-east of the site.	
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
18 Employment							Site would provide residents with good access to a broad range of high quality and diverse employment opportunities in the centre of Keighley, including Beechcliffe Employment Zone approximately 1.1km east of the site, as well as slightly further afield towards the regional city in the south-east.	
19 Economy		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
19 Economy							The construction and occupation of new homes could have a minor beneficial impact on the 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
KY/028, Devonshire Street	0.4	Vacant greenfield	Greenfield	14 dwellings	Discounted

**Summary of assessment for KY/028:**

As a greenfield site containing GI elements, development here has been predicted to result in minor adverse effects on most natural environment themed SA Objectives A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site would provide new residents with excellent access to education and health facilities, and good access to services, jobs, and important economic and cultural 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	M	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site is greenfield, although it has an ALC Grade of 'Urban'. Site does not coincide with an 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 of the site is at a small and medium risk of surface water flooding, which would likely be difficult to avoid given the site's relatively small size.							
5 Water resources		-	P	LT	IR	H	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site does not coincide with a GSPZ. No surface waterbodies are within 100m of KY/028. Development at the site would be likely to increase water consumption.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development at KY/028 would be unlikely to have a discernible effect on a biodiversity designation. However, the site appears to be of some biodiversity value due to the presence of trees and hedgerow. Development here would risk reducing the biodiversity value at the site as well as local ecological connectivity.							
7 Landscape & townscape		-	P	LT	IR	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at KY/028 would result in the loss of a greenfield site as well as GI elements of high visual amenity value. 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		O	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
	Development at KY/028 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 at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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 – 10d
	The site is within 400m of several bus stops with frequent services, including those along West Lane. Site is 1.4km west of Keighley Railway Station. The site is highly accessible for pedestrians and also accessible for cyclists, although there is a general lack of designated cycle paths in the local area.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site offers new residents with excellent access to a diverse range of key services and amenities. KY/028 is within 600m and a short walk of the wide array of services and amenities towards the centre of Keighley.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the 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	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	The site offers new residents with excellent access to culture and leisure spaces and activities. KY/028 is within 600m and a short walk of the varied cultural and recreational offering towards the centre of Keighley.							
		+/-	P	LT	IR	M	TR5, TR8, EN8, DS5	15a

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		New residential development at the site would introduce new potential victims or targets of crime at a vacant location where currently there are none. 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
		Farfield Group Practice is 650m south-east. Airedale General Hospital is approximately 4.4km north-west. The site would provide residents with good access to semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.						
17 Education		++	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The site has good access to a primary school, with Our Lady of Victories Catholic Primary School 250m south-west. The site is also within the target distance of a secondary school, with Holy Family Catholic School no more than 1km north.						
18 Employment		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		The site would provide residents with excellent access to a broad range of employment opportunities in Keighley, including the Worth Village Employment Zone and Business Development Zone, and the local Business Development Zones in the centre of Keighley approximately 1km east.						
19 Economy		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
		The construction and occupation of new homes at the site could have a minor beneficial impact on the local economy 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.						

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/053, Thwaites Brow Road	0.75	Agricultural fields	Greenfield	20 dwellings	Discounted

**Summary of assessment for KY/053:**

As a large greenfield site, minor adverse effects have been predicted for most natural environment themed SA Objectives. However, a major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site is well located to provide access to services and facilities, including bus links, shops, schools, and jobs, 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	3a – 3d
	Development at the site would result in the loss of greenfield, although the ALC classification for the site is 'Urban' and 'Grade 4'.							
4 Climate change resilience		+	P	LT	IR	H	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 does not coincide with a GSPZ. Surface waterbodies are not within 100m of the site. New residential development at this greenfield site would be expected to increase water consumption at these locations in relation to existing levels.							
6 Biodiversity & geodiversity		-	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6h
	Development at the site would be unlikely to have a discernible impact on a sensitive biodiversity designation. The replacement of agricultural fields with residential development would risk diminishing the biodiversity value of the site and its potential for supporting diverse habitats, whilst also reducing the connectivity of the local ecological network.							
7 Landscape & townscape		-	P	LT	IR	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at the site would replace flat and open greenfield with residential built form. Whilst this development would be in-keeping with existing residential built form adjacent to the site's perimeter, an adverse impact on the local character is considered to be likely.							
8 Cultural heritage		0	n/a	n/a	n/a	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	None
	Development at KY/053 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 at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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 and is approximately 1.3km south-east of Keighley Railway Station. Pedestrian and cycling access at the site is good although there is a lack of local designated cycle paths.							
11 Housing		+	P	LT	IR	M	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, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		-	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Access to a broad range of key services and amenities is somewhat poor, with the offering in Thwaites Brow and Long Lee limited. Residents would likely need to travel up to 1.5km west in order to access services and amenities, such as a supermarket, within or adjacent to Keighley Town Centre.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the 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.							
		+	P	LT	IR	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a

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 cultural and leisure spaces in Thwaites Bow and Long Lee, including the local pub, cricket club and church. However, for a more diverse and extensive range of cultural and leisure spaces residents may need to travel up to 1.5km west into the centre of Keighley.
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	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
KY/095, Woodville Road, Spring Gardens Lane	0.77	Site contains existing buildings, car parking area and open green space	Mix	25 dwellings	Discounted

**Summary of assessment for KY/095:**

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 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 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 development on a partially greenfield site containing TPO woodland. The site is entirely within the Devonshire Park and Cliffe Castle Conservation Area and in close proximity to three Grade II Listed Buildings, the settings of which could potentially be impacted upon, and around which careful consideration would be required in the site's planning application.

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, 3b, 3c, 3d, 3e, 3f
	Site is a mix of PDL and greenfield. Existing buildings within the site may present opportunities for reusing structures or construction materials. ALC grade at the site is 'Urban'. Site does not coincide with an MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP9, EN1, EN2, EN7, EN9	5a – 5e
	Site is in FZ1. Approximately 20% of the site is a low risk of surface water flooding and there is a band of medium surface water flood risk in the north 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 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is partial greenfield and is of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Site contains TPO woodland and is in proximity to deciduous woodland priority habitat, which could be adversely affected by new development here, such as through a direct loss of trees or adverse effects 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. The site is partially PDL with existing buildings. There is therefore somewhat limited scope for new development at this location to alter the local townscape and landscape character. Depending on the condition of the existing buildings 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 that are likely of high visual amenity value and, based on the risk that this could be lost as a result of new development, in addition to the loss of some open space, a minor adverse effect on the local character cannot be entirely ruled out at this stage.							
8 Cultural heritage		--	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Site is entirely within the Devonshire Park and Cliffe Castle Conservation Area. There are three Grade II Listed Buildings within 100m of the site, within the Conservation Area. New development at this site, which is partially greenfield and contains some elements of high visual amenity value such as trees, could potentially result in an adverse effect on the setting and character of the Conservation Area, as well as the setting of nearby Listed Buildings.							
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. 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 the Skipton Road. The nearest railway station, Keighley, is 1km south east. Site is very accessible for pedestrians and cyclists, although there is a lack of designated cycle paths in the local 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Residents would have access to a broad range of services and amenities 500m south of the site along Belgrave Road. Keighley Town Centre is approximately 500m south east of the site.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
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 in the centre Keighley.							
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, 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 450m of the nearest medical centre, North Street Surgery. The site is 4.2km south-east of a general hospital, Airedale General Hospital. Residents at the site would have good access to a diverse range of semi-natural habitats, including nearby Devonshire 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	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary schools, Victoria Primary School and St. Anne's Catholic Primary School, are around 510m to the south west and 450m to the south east of the site respectively. The nearest secondary school, The Holy Family Catholic School, is 290m 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 excellent access to a broad range of high quality and diverse employment opportunities in the centre of Keighley, including the Beechcliffe Employment Zone which is 550m north-east of the site, as well as slightly further afield towards the regional city of Bradford in the south-east of the district.							
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.							

## Silsden

- 1.1.46 There are eight potential housing sites identified as Preferred Options in Silsden.
- 1.1.47 Significant negative effects have been identified in relation to climate change resilience (SA Objective 4) for SI/013 and SI/020, which is due to potential flood risk. This could be addressed through measures such as Sustainable Drainage Systems and by exploring alternative site layouts to avoid the highest risk areas.
- 1.1.48 Significant beneficial effects have been identified in relation to health (SA Objective 16) for sites SI/008, SI/013, SI/020, SI/023, SI/024 and SI/027, as a result of the sites' proximity to healthcare facilities and access to opportunities for outdoor exercise and local natural environments.
- 1.1.49 All sites scored positively (minor) in relation to education (SA Objective 17) apart from site SI/027, which was assigned a minor negative effect, as this site is situated outside of the target distance for schools.
- 1.1.50 All sites scored positively (minor) in relation to transport (SA Objective 10) apart from site SI/001 (minor negative). This is largely due to the distance from the nearest railway station and bus stop.
- 1.1.51 In relation to biodiversity & geodiversity (SA Objective 6), sites SI/023 and SI/024 are brownfield sites, whilst all other sites are predominantly greenfield sites. Future development is to incorporate green infrastructure and enhance the biodiversity value of outdoor amenity spaces and local ecological connectivity, whilst meeting biodiversity net gain requirements.
- 1.1.52 All sites have been scored negatively (major) in relation to biodiversity & geodiversity (SA Objective 6). The HRA Screening process has identified that likely significant effects (LSE) on the South Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage. This is largely related to potential recreation impacts. A LSE has also been triggered in relation to the North Pennine Moors SPA/SAC for site SI/004A (SI2/H).
- 1.1.53 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for sites SI/001, SI/004A, SI008 and SI/013 and SI/020. This is due to the loss of >0.4ha of greenfield land.
- 1.1.54 In Silsden, in relation to housing sites there are also two Alternative options (SI/003 and SI/004). In relation to employment sites, there is one alternative site (EM76). These are assessed below.

Summary table of effect scores predicted for housing sites in Silsden (Preferred Options):

PO ref	Site	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SI1/H	SI/001	-	-	--	-	-	--	-	O	-	-	+	+	+	+/-	+	+	+	+	
SI2/H	SI/004A	-	-	--	+	-	--	-	-	-	+	+	+	+/-	+	+/-	+	+	+	
SI3/H	SI/008	-	-	--	+	-	--	-	-	-	+	+	+	+	+	+/-	++	+	+	
SI4/H	SI/013	-	-	--	--	-	--	-	-	-	+	+	+	+	+	+/-	++	+	+/-	
SI5/H C	SI/020	-	-	--	--	-	--	-	-	-	+	+	+	+	+	+/-	++	+	+	
SI7/H	SI/023	-	-	+	+	-	--	+	+/-	+	+	+	+	+	+	+	++	+	+	
SI8/H	SI/024	-	-	+	-	-	--	+	O	+/-	+	+	+	+	+	+	++	+	+	
SI1/H	SI/027	-	-	-	+	-	--	-	O	-	+	+	+	+	+	+/-	++	-	+	

Key:

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SI/001, North Dene Road	1.36	Vacant fields bordered by hedgerow and trees	Greenfield	43 dwellings	Preferred Option: SI1/H

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

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 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. 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 TPO woodland. Additionally, a small, unnamed stream falls just within the site's north-western perimeter, the water quality of which could be impacted by the construction and occupation of this 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.

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, 3b, 3c, 3d, 3e
	Site is greenfield. ALC grade at the site is Grade 3, which could include BMV soils. Site does not coincide with an 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 area, in the north-west corner, that is at low and medium 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
	A small, unnamed stream falls just within the site's north-western perimeter. Development here could pose a risk to water quality. Site is not within a GSPZ. Development at the site would be expected to result in a minor increase in water consumption at this location in relation to existing levels.							
6 Biodiversity & geodiversity		--	P	LT	IR	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Eastern border of the site adjoins TPO woodland, which could be adversely affected by development at the site such as through impacts 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 would result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including hedgerow, 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
	Site is 150m north of the Silsden Conservation Area. Several Grade II Listed Buildings are just over 150m east of the site. Given the topography, the presence of existing built form, and screening vegetation, development at the site would be unlikely to have a discernible effect on a sensitive heritage asset or historic area.							
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. 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
	The nearest bus stops are around 450m away on Bolton Road, and have frequent services. The nearest railway station, Steeton & Silsden, is 2.2km south. Pedestrian and bicycle access of the site is good, 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

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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.
12 Accessible services		+	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 Skipton Road and Hillcrest Avenue.
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
								Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.
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 library in the centre of Silsden and along Keighley 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 1km north-east of the nearest GP surgery, Silsden Group Practice, putting it outside the target distance. The site is 3km north-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
								The nearest primary school, Hothfield Street Junior School, is 730m south of the site. The nearest secondary school, South Craven School in Cross Hills, is approximately 3.8km south west of the site. The University Academy Keighley and the Holy Family Catholic School are 4.6km and 4.9km to the south east of the site, respectively.
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 Silsden, including the Keighley Road Employment Zone. For a more expansive and diverse range of employment opportunities residents may need to travel 6km south-east to Keighley, which is easily accessible by public transport.
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 footfall in Silsden, increasing 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
SI/004A, Bolton Road / Brown Bank Lane	2.10	Vacant field	Greenfield	40 dwellings	Preferred Option: SI2/H

**Summary of assessment for SI/004A:**

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 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. 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 contains a small area of TPO woodland as well as adjoining it on the north and south sides. The site is in close proximity to four Grade II Listed Buildings, the setting of one may be adversely affected by the development due to the topography. Additionally, a small, unnamed stream falls just within the site's southern perimeter, the water quality of which could be impacted by the construction and occupation of this site. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and the North Pennine Moors SPA/SAC are triggered and thus cannot be ruled out at this stage.

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, 3b, 3c, 3d, 3e
	Site is greenfield. ALC grade at the site is Grade 3, which could include BMV soils. Site does not coincide with an 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. 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 stream falls just within the site's southern 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Northern and southern perimeters of the site adjoin TPO woodland, with a small area of TPO woodland in the northern portion of the site, which could be adversely affected by development at the site such as through impacts on root zones. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC and North 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 would 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	8a, 8b
	Site is 160m north-east of Silsden Conservation Area. Site is within 120m of four Grade II Listed Buildings. Given the topography and the presence of existing built form, it is considered to be likely that development at the site could only feasibly have potential adverse effects on the Grade II Listed 'Townhead Farmhouse' as a result of replacing open greenfield, on land sloping upwards, with built form.							
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. 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 on Bolton Road, which have frequent services. The nearest railway station, Steeton & Silsden, is 2.2km south west. 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

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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The nearest area of key services and amenities is 550m south-west at Bridge Street. The site forms the northern part of the Local Centre.						
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to A6034 Bolton Road, which has the potential 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 good access to a range of culture and leisure opportunities including pubs, restaurants, churches and a library in the centre of Silsden.						
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 1.2km north-east of the nearest GP surgery, Silsden Group Practice, putting it outside the target distance. The site is 3.3km north-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Silsden Primary School, is 475m south of the site. The nearest secondary school, South Craven School in Cross Hills, is approximately 4km south west of the site. The University Academy Keighley and the Holy Family Catholic School are 4.4km and 4.8km south east of the site, respectively.						
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 Silsden, including the Keighley Road Employment Zone. For a more expansive and diverse range of employment opportunities residents may need to travel 6km south-east to Keighley, which is easily accessible by public transport.						
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 footfall in Silsden, increasing 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
SI/008, Woodside Road	5.56	Vacant field bordered by trees and hedgerow	Greenfield	146 dwellings	Preferred Option: SI3/H

**Summary of assessment for SI/008:**

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

Minor positive effects were predicted for 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 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. The site is adjacent to the Leeds Liverpool Canal Conservation Area, the setting of which could be adversely affected by the development, and to the Leeds and Liverpool Canal, meaning very careful consideration is required around protecting water quality.

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.

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, 3b, 3c, 3d, 3e
	Site is greenfield. ALC grade at the site is Grade 3, which could include BMV soils. Site does not coincide with an 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 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
	The Leeds and Liverpool Canal is adjacent to the site's southern 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Site contains TPO woodland and TPO trees, which could be adversely affected by new development here such as through a direct loss of trees or impacts on root zones. The site falls within a SSSI Impact Risk Zone. Further consideration of the likely risks should be undertaken at the site level and consultation with Natural England undertaken if necessary. The HRA Screening process has identified that likely significant effects on the South Pennine Moors SPA/SAC 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 would result in the loss of open greenfield that contains GI elements of potentially high visual amenity, including trees and hedgerows, 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	8a, 8b
	Development at the site would be unlikely to have a discernible effect on a Listed Building. Site is adjacent to the Leeds Liverpool Canal Conservation Area, the setting of which could be adversely affected as a result of new development on this open greenfield site.							
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. 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 on Woodside Road, which have frequent services. The nearest railway station, Steeton & Silsden, is 1.2km south east. 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

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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The nearest area of key services and amenities is 600m east along Kirkgate, Briggate, Bridge Street and Bolton Road, which is within a Local Centre.						
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.						
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 library in the centre of Silsden.						
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
		Residents would be within 450m of the nearest medical centre, Silsden Group Practice. The site is 1.9km north-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Aire View Infants School, is 670m north-east of the site. The nearest secondary school, South Craven School in Cross Hills, is approximately 3km south west of the site. The University Academy Keighley and The Holy Family Catholic School are 4km and 4.5km, respectively, to the south east 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 Silsden, including the Keighley Road Employment Zone. For a more expansive and diverse range of employment opportunities residents may need to travel 5.5km south-east to Keighley, which is easily accessible by public transport.						
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 footfall in Silsden, increasing 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
SI/013, Sykes Lane	5.52	Site comprised of several fields delineated by hedgerow. Eastern portion of the site appears to have been in previous agricultural use, with some small buildings present.	Predominantly greenfield	145 dwellings	Preferred Option: SI4/H

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

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

A major adverse effect arises for the climate change resilience SA objective due to the site falling partially within the active flood zones FZ2 and FZ3. More detailed flood risk assessments would likely be required for the site. In addition, a major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a predominantly greenfield site containing hedgerows and trees. The site is adjacent to the Leeds Liverpool Canal Conservation Area, the setting of which could be adversely affected by the development, and to the Leeds and Liverpool Canal, meaning very careful consideration is required around protecting water quality.

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.

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, 3b, 3c, 3d, 3e
	Site is predominantly greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a sand and gravel MSA. Any 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
	The majority of the site is located in FZ1; however, part of the site falls within FZ2 and FZ3. A limited extent of the site is 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
	The Leeds and Liverpool Canal 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and contains hedgerows and trees, and so it is likely of some biodiversity value. New development here could reduce biodiversity value at the site 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. 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 hedgerow, 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	8a, 8b
	Development at the site would be unlikely to have a discernible effect on a Listed Building. Site is adjacent to the Leeds Liverpool Canal Conservation Area, the setting of which could be adversely affected as a result of new development on this open greenfield site.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9d
	Development at this site would be likely to increase air pollution at the site in relation to existing levels due to the construction and occupation of new homes and the associated transport movements and household pollution.							

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 400m of bus stops on Keighley Road, which have frequent services. The nearest railway station, Steeton & Silsden, is 1km south. Pedestrian and bicycle access to the site would need to be considered when providing road access.							
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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	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 north-east along Kirkgate, which is within Silsden Local Centre, the main retail and service area of the town.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
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 library in the centre of Silsden. The site is adjacent to Silsden Association Football Club and Silsden Cricket Club.							
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
	Residents would be within 500m of the nearest medical centre, Silsden Group Practice. The site is 2km north-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Hothfield Street Junior, is 662m north-east of the site. The nearest secondary schools, South Craven School, University Academy Keighley and The Holy Family Catholic School, are 3km to the south west, 3.9km and 4.1km to the south-east of the site, respectively.							
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 Silsden, including the Keighley Road Employment Zone which is adjacent to the site. For a more expansive and diverse range of employment opportunities residents may need to travel 6km south-east to Keighley, which is easily accessible by public transport. 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 construction and occupation of new homes could have a minor beneficial impact on the local economy, such as by increasing footfall in Silsden, increasing 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
SI/020, Keighley Road	4.51	Vacant plot of a mix of hardstanding and greenfield.	Mix	156 dwellings	Preferred Option (Commitment) SI5/HC

**Summary of assessment for SI/020:**

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

A major adverse effect arises for the climate change resilience SA objective due to the site falling almost entirely within the active flood zones FZ2 and FZ3, and containing limited areas at high risk of surface water flooding. More detailed flood risk assessments would likely be required for the site. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land.

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

Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a partially greenfield site containing hedgerows and trees. The site is adjacent to both the Silsden and Leeds Liverpool Canal Conservation Areas, the settings of which could be adversely affected by the development, and to the Leeds and Liverpool Canal. Additionally, the site is 20m west of Silsden Beck and the construction and occupation of this site could impact the water quality here.

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.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR 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, 3b, 3c, 3d, 3e
	Site is a mix of greenfield and PDL. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a sand & gravel MSA.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	Site falls almost entirely within FZ2 and FZ3. Site is predominantly at low risk of surface water flooding with a few limited areas of medium to high risk. Given the size of the site in relation to this, 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 20m west of Silsden 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is predominantly greenfield that could be of some biodiversity value. New development here could reduce biodiversity value at the site 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. 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. The site is partially PDL. Some areas of the site appear to be in a disused or derelict condition and so there could potentially be opportunities for enhancing the local character through new development of a high quality design and incorporating new GI elements, as required by various Local Plan policies. However, the site also contains greenfield, open space, hedgerows and trees that are likely of high visual amenity value and, based on the risk that these could be lost as a result of new development, and overall minor adverse effect on the local character cannot be entirely ruled out at this stage.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Northern perimeter of the site adjoins both the Silsden and Leeds Liverpool Canal Conservation Areas. New development at this predominantly greenfield site would be likely to adversely alter the setting of these sensitive 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 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.							

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR and DM 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 400m of bus stops on Keighley Road, which have frequent services. The nearest railway station, Steeton & Silsden, is 950m south. Pedestrian and bicycle access of the site is good, 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The nearest area of key services and amenities is 450m north along Kirkgate, which is within the Local Centre, the main area of retail and services within the town.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
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 library in the centre of Silsden. The site is adjacent to Silsden Association Football Club and Silsden Cricket Club.							
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
	Residents would be within 550m of the nearest medical centre, Silsden Group Practice. The site is 2km north-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Aire View Infant School, is 570m north of the site. The nearest secondary school is South Craven School in Cross Hills which is approximately 3km south west of the site. The University Academy Keighley and The Holy Family Catholic School are 3.6km and 3.9km to the south-east of the site, respectively.							
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 Silsden, including the Keighley Road Employment Zone which the site is adjacent to. For a more expansive and diverse range of employment opportunities residents may need to travel 5.5km south-east to Keighley, which is easily accessible by public transport.							
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 footfall in Silsden, increasing 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
SI/023, Aire View Infants School, Elliot Street	0.49	Primary school grounds	Brownfield	21 dwellings	Preferred Option: SI6/H

**Summary of assessment for SI/023:**

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 have been predicted for air quality and water resources SA Objectives, as has been done for most sites. The site is well situated in terms of providing residents with good access to key services, facilities, and amenities, with particularly good access to health facilities. It is unclear if development at the site would deliver an enhancement to the setting of the nearby Conservation Area.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR 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 – 3d
	SI/023 is a brownfield site and would constitute an efficient use of land. It is unknown if the existing buildings on-site could be re-used but they would likely be a source of some materials of some use. ALC Grade at the site is Grade 3 and so it potentially contains BMV soils, although the site is now made ground. As the site is within the centre of a built-up area and has been long developed as a school, it is considered unlikely that there could be any BMV soils present. Site does not coincide with an MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	SI/023 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. 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
	Development at SI/023 would present an opportunity to enhance the biodiversity value of the site, and to improve 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		+	T	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at SI/023 would be an opportunity to improve the impact of the site on the local character and would be in-keeping with the existing built form.							
8 Cultural heritage		+/-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	SI/023 is opposite the Leeds Liverpool Canal Conservation Area so development at the site could potentially alter its setting. The existing school building at the site likely makes a positive contribution to the setting of the Conservation Area, although depending on implementation new development here could improve this further, such as due to the implementation of GI elements.							
9 Air quality		+/-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a - 9c
	Development at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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, although this is somewhat uncertain, as it is unclear if there would be a net reduction in traffic movements and associated pollution due to the closure of the school buildings at this location.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	The site is 1.5km north of Steeton & Silsden Railway Station, which has frequent services. Site is within 150m of bus stops with frequent services. 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
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by CSPR policies.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site provides residents with good access to key services and amenities, being within a 10 minute or 500m walk of services and amenities along Kirkgate, Briggate, Bolton Road and Bridge Street in Silsden Local Centre.							
		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
13 Social cohesion		Development at the 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	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site provides residents with good access to cultural and leisure areas, being within a 10 minute or 500m walk of that varied array of cultural and leisure spaces along Kirkgate, Briggate, Bolton Road and Bridge Street in the Silsden Local Centre.							
15 Safe & secure		+	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	Development at SI/023 would replace school buildings 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 school buildings could potentially become derelict and exacerbate local crime rates.							
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	The site is no more than 400m and a 5 minute walk of Silsden Health Centre. Airedale General Hospital is just over 2km south-west. Residents at the site would have excellent access to outdoor exercise opportunities, including Silsden Association Football Club, Silsden Park, several golf clubs, and the countryside, including via the local PRow network.							
17 Education		+	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	SI/023 is currently a school building. This is due to close with a new school building being built near Silsden Park, due for completion in 2021. Residents at the site would have excellent access to the new primary school building, being within 800m. Access to a secondary school is more limited, the nearest in the District (University Academy Keighley and Holy Family Catholic School being around 4km to the south east in Keighley, which is accessible by public transport. It is likely that most residents here could utilise the South Craven Secondary School in Cross Hills, North Yorkshire, which is approximately 3km away.							
18 Employment		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Silsden as well as within the Keighley Road Employment Zone. For a more expansive and diverse range of employment opportunities residents may need to travel 4km south-east to Keighley, which is easily accessible by public transport.							
19 Economy		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	New residents at the site would likely provide a minor boost to the local economy, increasing footfall in the centre, providing new customers to local businesses, and also increasing the local pool of potential employees. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SI/024, Hothfield Junior School, Norton Street	0.52	Primary school grounds	Brownfield	22 dwellings	Preferred Option: SI7/H

**Summary of assessment for SI/024:**

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 have been predicted for air quality and water resources SA Objectives, as has been done for most sites. The site is well situated in terms of providing residents with good access to key services, facilities, and amenities, with particularly good access to health facilities. It is unclear if development at the site would deliver an enhancement to the setting of the nearby Conservation Area.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR 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 – 3d
	SI/024 is a brownfield site and would constitute an efficient use of land. It is unknown if the existing buildings on-site could be re-used but they would likely be a source of some materials of some use. ALC Grade at the site is Grade 3 and so it potentially contains BMV soils, although the site is now made ground. As the site is within the centre of a built-up area and has been long developed as a school, it is considered unlikely that there could be any BMV soils present. Site does not coincide with an MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	SI/024 is in Flood Zone 1 but approximately half of the site is considered to be at risk of surface water flooding, including some land that is at a high risk – although it is expected that areas of high risk could be avoided through careful layout of development. However, it is unclear how this might be achieved as the flood risk is not confined to a discrete area of the site.							
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. 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
	Development at SI/024 would present an opportunity to enhance the biodiversity value of the site, and to improve 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		+	T	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at SI/024 would be an opportunity to improve the impact of the site on the local character and would be in-keeping with the existing built form.							
8 Cultural heritage		O	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at SI/024 would be unlikely to have a discernible effect 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 at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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, although this is somewhat uncertain as it is unclear if there would be a net reduction in traffic movements and associated pollution due to the closure of the school buildings at this location.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d
	The site is 1.6km north of Steeton & Silsden Railway Station, which has frequent services. Site is within 150m of bus stops with frequent services. 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
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site provides residents with good access to key services and amenities, being within a 10 minute or 500m walk of services and amenities along Kirkgate, Briggate, Bolton Road and Bridge Street in the Silsden Local Centre.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the 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.							

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR and DM 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 provides residents with good access to cultural and leisure areas, being within a 10 minute or 500m walk of that varied array of cultural and leisure spaces along Kirkgate, Briggate, Bolton Road and Bridge Street in the centre of Silsden.							
15 Safe & secure		+	P	LT	IR	M	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	Development at SI/024 would replace school buildings 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 school buildings could potentially become derelict and exacerbate local crime rates.							
16 Health		++	P	LT	IR	M	SP2, SP9, SP10, SP15, HO9, EN1, EN8, EN9, CO1, CO2, CO3, DS1, DS5	16a, 16b
	The site is no more than 350m and a 5 minute walk of Silsden Health Centre. Airedale General Hospital is just over 2km south-west. Residents at the site would have excellent access to outdoor exercise opportunities, including Silsden Association Football Club, Silsden Park, several golf clubs, and the countryside, including via the local PRoW network.							
17 Education		+	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	SI/024 is currently a school building. This is due to close with a new school building being built near Silsden Park, due for completion in 2021. Residents at the site would have excellent access to the new primary school building, being within 800m. Access to a secondary school is more limited, the nearest in the District, University Academy Keighley and Holy Family Catholic School being around 4km to the south east in Keighley, which is accessible by public transport. It is likely that most residents here could utilise the South Craven Secondary School in Cross Hills, North Yorkshire, which is approximately 3km away.							
18 Employment		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Silsden as well as the Keighley Road Employment Zone. For a more expansive and diverse range of employment opportunities residents may need to travel 4km south-east to Keighley, which is easily accessible by public transport.							
19 Economy		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	New residents at the site would likely provide a minor boost to the local economy, increasing footfall in the centre, providing new customers to local businesses, and also increasing the local pool of potential employees. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
SI/027, Dradishaw Road	0.21	Small plot of open green space	Greenfield	7 dwellings	Preferred Option: SI8/H

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

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.

The site is on greenfield and could potentially result in minor adverse effects on natural environment themed SA Objectives. The site is outside the target distance of schools, but provides generally good access to all other key services and amenities, including bus links, jobs, and shops with particularly good access to health facilities.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		-	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a – 3d
	SI/027 is a small greenfield site and so would not constitute an efficient use of land. The site is on Grade 3 land and so it could potentially contain BMV soils. However, as the site is within the centre of an urban area and was once occupied by garages (now long demolished), it is considered unlikely that there could be any BMV soils present despite being Greenfield. The site is not within an MSA.							
4 Climate change resilience		+	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	SI/027 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. 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
	Development at this site would likely reduce the small greenfield site's biodiversity value and could risk harming the TPO woodland 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.							
7 Landscape & townscape		-	P	LT	IR	M	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Development at SI/027 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 here would be within an area of 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 SI/027 would be unlikely to have a discernible effect 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 at the site would not be expected to have a discernible impact on and AQMA or CAZ. The construction and occupation of new homes at the site 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 – 10d
	Site is 1.7km north of Steeton & Silsden Railway Station, which has frequent services. Site has excellent access to bus stops, with frequent services, just outside the site along Skipton Road. 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
	The site could make a minor positive contribution towards satisfying Bradford's housing needs, including a mix of housing types as required by Local Plan policies.							
12 Accessible services		+	P	LT	IR	M	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site provides residents with good access to key services and amenities, being within a 10 minute or 500m walk of services and amenities along Kirkgate, Briggate, Bolton Road and Bridge Street in the Silsden Local Centre.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the 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	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site provides residents with good access to cultural and leisure areas, being within a 10 minute or 500m walk of that varied array of cultural and leisure spaces along Kirkgate, Briggate, Bolton Road and Bridge Street in the Silsden Local Centre.							

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR and DM 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
	Residential development at SI/027 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 no more than 400m and a 5 minute walk north of Silsden Health Centre. Airedale General Hospital is just over 2km south-west. Residents at the site would have excellent access to outdoor exercise opportunities, including Silsden Association Football Club, Silsden Park, several golf clubs, and the countryside, including via the local PRow network.							
17 Education		-	P	LT	IR	M	SP6, SP14, SP16, EC3, DS5, CO2	17a, 17b
	The nearest primary school would be the new school being built near Silsden Park, approximately 1.2km east. Silsden Primary School is approximately 1.1km to the east of the site. Access to a secondary school at the site is also limited, the nearest in Bradford district, University Academy Keighley and Holy Family Catholic School being around 4.5km to the south east in Keighley, which is accessible by public transport. It is likely that most residents here could utilise the South Craven Secondary School in Crosshills, North Yorkshire, which is approximately 3km away.							
18 Employment		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents would have good access to employment opportunities in the centre of Silsden as well as the Keighley Road Employment Zone. For a more expansive and diverse range of employment opportunities residents may need to travel 4km south-east to Keighley, which is easily accessible by public transport.							
19 Economy		+	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	New residents at the site would likely provide a minor boost to the local economy, increasing footfall in the centre, providing new customers to local businesses, and also increasing the local pool of potential employees. An improvement in the built environment could lead to an improved attractiveness to the area, which could encourage further inward investment.							

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM76, Hainsworth Road	11.3	Agricultural fields delineated by trees and hedgerows	Greenfield, Green Belt	Employment	Alternative

**Summary of assessment for EM76:**

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. 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 TPO trees. The site is adjacent to the Leeds Liverpool Canal Conservation Area, the setting of which could be adversely affected, and to the Leeds and Liverpool Canal, so careful consideration would be needed regarding the preservation of the water quality during construction and occupation. Additionally, easy access to public and active travel opportunities from the site is somewhat limited.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site is greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site does not coincide with an MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The south corner of the site overlaps with land in FZ2 and FZ3. Site has a limited extent of land at a low, medium and high risk of surface water flooding. Given the size of the site in relation to this, 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
	The Leeds and Liverpool Canal is adjacent to the Site's northern perimeter and a small unnamed stream is adjacent to the site's south-west 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and contains hedgerow and trees, and so is likely to be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Seven TPO trees are within the site. The Hainsworth Hedges LWS also runs through the site. New development could adversely affect the trees, such as through a direct loss of impacts on roots, as well as the LWS. The site falls within the Impact Risk Zones for South Pennine Moors SAC/SPA/SSSI. Depending on the scale and type of employment development here, consultation with Natural England may be required as part of any planning application in order to ensure no adverse effects on the SAC/SPA/SSSI.							
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, new 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 hedgerows, 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. This is particularly the case given the size of the site.							
8 Cultural heritage		-	P	LT	R	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at the site would be unlikely to have a discernible effect on a Listed Building. Site is adjacent to the Leeds Liverpool Canal Conservation Area, the setting of which could be adversely affected as a result of new development on this open greenfield site.							
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 transport movements and pollution associated with these businesses.							
10 Transport		-	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10a – 10d

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		The nearest bus stops are around 650m away along Keighley Road, and have frequent services. The nearest railway station, Steeton & Silsden, is 1.1km south west. Pedestrian and bicycle access to the site would need to be improved.						
11 Housing		O	n/a	n/a	n/a	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None
		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		O	n/a	n/a	n/a	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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 Silsden. 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 1ha+ of new employment space that would contribute towards the long term success of Bradford's economy. Due to the site's location, the proposed development could also provide a significant boost to the vitality of Silsden's centre. 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
SI/003, Brown Bank Lane	21.05	Mixed. Fields with a road and some buildings	Greenfield	553 dwellings	Alternative

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

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 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.

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 contains a small area of TPO woodland. The site is in close proximity to two Grade II Listed Buildings and adjoins a Conservation Area and therefore the setting of these heritage assets may be adversely affected by the development.

Significant (major beneficially) effects on the house SA Objective are expected due to the development providing 535 additional dwellings.

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, 3b, 3c, 3d, 3e
	Site is predominantly greenfield. Any existing buildings within the site may present opportunities for reusing structures or construction materials. Site does not coincide with an 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. 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
	Swartha Beck is 300m east of the site. Silsden Beck is 350m west of the site. These are unlikely to be affected by the development at this 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is predominantly greenfield with GI so would have some biodiversity value. There is TPO woodland and a cluster of TPO trees within the site boundary. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. TPO woodland and TPO's within the site boundary 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 would 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	8a, 8b
	Site is 600m east of Silsden Conservation Area. Site is directly adjacent (south- eastern boundary) to Brunthwaite Conservation Area. Site is within 100m of two Grade II Listed Buildings. Given the presence of existing built form, it is considered to be likely that development at the site could have potential adverse effects on the setting of these heritage assets as a result of replacing open 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. 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 on Bolton Road, which have frequent services. The nearest railway station, Steeton & Silsden, is 2km south west. 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

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 major positive contribution (553 dwellings) towards satisfying Bradford's housing needs, depending on the types and tenures of the housing provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need						
12 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 a range of services and amenities available in the centre of Silsden; 700m west of the site.						
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to A6034 Bolton Road, which has the potential 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 good access to a range of culture and leisure opportunities including pubs, restaurants, churches and a library in the centre of Silsden. There is an excellent range of outdoor leisure facilities which include Silsden Park 230m west, Swartha Wood 400m east and Silsden Golf Club 320m 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 660m east of the nearest GP surgery, Silsden Clinic. The site is 3km north-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Silsden Primary School, is 100m west of the site. The nearest secondary school, University Academy Keighley 3.6km south west 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 Silsden, including the Keighley Road Employment Zone (700m south- west of the site). For a more expansive and diverse range of employment opportunities residents may need to travel 6km south to Keighley, which is easily accessible by public transport.						
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 footfall in Silsden, increasing 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
SI/004, Bolton Road / Brown Bank Lane	5.89	Vacant field	Greenfield	177 dwellings	Alternative

**Summary of assessment for SI/004:**

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 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.

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 contains several small areas of TPO woodland and TPO trees. The site is in close proximity to four Grade II Listed Buildings, the setting of one may be adversely affected by the development due to the topography.

Additionally, a small, unnamed stream falls within the site perimeter, the water quality of which could be impacted by the construction and occupation of 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, 3b, 3c, 3d, 3e
	Site is greenfield. Site does not coincide with an 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. 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 stream falls within the site's boundary. 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. There are small sections of the site that contain TPO woodland and TPO trees. GI at the site could adversely affected by development 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 would 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	8a, 8b
	Site is 450m north of Brunthwaite Conservation Area and 200m east of Silsden Conservation Area. Site is within 120m of four Grade II Listed Buildings. Given the topography and the presence of existing built form, it is considered to be likely that development at the site could only feasibly have potential adverse effects on the Grade II Listed 'Townhead Farmhouse' as a result of replacing open greenfield, on land sloping upwards, with built form.							
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. 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 on Bolton Road, which have frequent services. The nearest railway station, Steeton & Silsden, is 2.2km south west. 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

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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.						
12 Accessible services		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
		The nearest area of key services and amenities is 550m south-west at Bridge Street.						
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
		Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to A6034 Bolton Road, which has the potential 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 good access to a range of culture and leisure opportunities including pubs, restaurants, churches and a library in the centre of Silsden.						
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 east of the nearest GP surgery, Silsden Clinic. The site is 3.3km north-east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.						
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		The nearest primary school, Silsden Primary School, is 130m south of the site. The nearest secondary school, South Craven School in Cross Hills, is approximately 3.5km south west of the site. The University Academy Keighley and the Holy Family Catholic School are 4km and 4.4km south east of the site, respectively.						
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 Silsden, including the Keighley Road Employment Zone. For a more expansive and diverse range of employment opportunities residents may need to travel 6km south-east to Keighley, which is easily accessible by public transport.						
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 footfall in Silsden, increasing demand for local goods and services and enhancing the pool of potential employees for local businesses.						

## Steeton with Eastburn

- 1.1.55 There are four potential housing sites identified as Preferred Options in Steeton with Eastburn. There is one potential employment site.
- 1.1.56 Significant beneficial effects have been identified in relation to transport (SA Objective 10) for site ST/001A and in relation to health (SA Objective 16) for site ST/002. Significant beneficial effects have been identified in relation to education (SA Objective 17) for ST/023.
- 1.1.57 In relation to the accessible services (SA Objective 12), any future development of sites ST/001A, ST/023 and ST/002 are likely to have a minor positive effect.
- 1.1.58 All sites are assigned a minor positive effect in relation to climate change resilience (SA Objective 4) apart from sites ST/001A which is assigned a minor negative effect. This could potentially be addressed through measures such as Sustainable Drainage Systems and by exploring alternative site layouts to avoid the highest risk areas.
- 1.1.59 Significant negative effects have been identified in relation to land and buildings (SA Objective 3) for all sites. This is due to the loss of >0.4ha of greenfield land.
- 1.1.60 With regards to the potential employment site, significant negative effects have been identified in relation to land and buildings (SA Objective 3). This is due to the loss of >0.4ha of greenfield land.
- 1.1.61 All sites have been assigned a major negative effect in relation to the biodiversity and geodiversity SA Objective 6. 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.
- 1.1.62 Significant beneficial effects have been identified in relation to employment (SA Objective 18) and economy (SA Objective 19) for the potential employment site. Future employment development on this site would provide new employment opportunities and could provide a significant boost to the vitality of Steeton with Eastburn's centre. However, it is unknown at this stage, the extent to which the loss of agricultural land could impact on the local agricultural economy.
- 1.1.63 In Steeton with Eastburn, in relation to housing sites there are also one Alternative option (ST/001), one Discounted Option (ST/007). These are assessed below.

Summary table of effect scores predicted for housing sites in Steeton with Eastburn

PO ref	Site	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ST1/H	ST/001A	-	-	--	-	-	--	-	-	-	++	+	+	+/-	+	+/-	+	+	+/-	+
ST2/H	ST/002	-	-	--	+	-	--	-	O	-	+	+	+	+	+	+/-	++	+	+/-	+
ST3/HC	ST/010B	-	-	--	+	-	--	-	O	-	+	+	+	+	+	+/-	+	+	+	+
ST4/H	ST/023	-	-	--	+	-	--	-	-	-	+	+	+	+	+	+/-	+	++	+	+

Summary table of effect scores predicted for employment sites in Steeton with Eastburn

PO ref	Site	SA Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ST5/E	EM78	-	-	--	-	-	-	-	-	-	+	O	+	O	O	+/-	O	+	++	++

**Key:**

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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
ST/023, Rear of Holly Fold	0.35	Vacant open space	Greenfield, partly Green Belt	11 dwellings	Preferred Option: ST4/H

**Summary of assessment for ST/023:**

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 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, transport links, education facilities and employment areas. However, residents may need to travel outside the target distance to access basic services and amenities.

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

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR 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 – 3e
	Site is greenfield. ALC grade at the site is Grade 5. Site does not coincide with an 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Site is in proximity to two areas of deciduous woodland priority habitat, which could be indirectly affected by development such as an increase in recreational disturbances. 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, likely 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		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 effect on a sensitive heritage asset or historic area.							
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. 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 along the B6265, which have frequent services. The nearest railway station, Steeton & Silsden, is 2.1km north east. Pedestrian and bicycle access to the site would need to be considered when developing road access.							
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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR and DM 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 is located approximately 160m to the south west of the Eastburn portion of the Steeton with Eastburn Local Centre. This includes a public house, takeaway and a convenience store (including Post Office). Residents can also travel approximately 1.1km to the east to access a Co-op on Skipton Road. To access a wider range of local shops and services, residents would need to travel up to 1.5km east into the centre of Steeton or west to Sutton-in-Craven.							
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place.							
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 within the Eastburn portion of the Steeton with Eastburn Local Centre, along Skipton Road and in the centres of Steeton, Cross Hills and Sutton-in-Craven. The site is within 200m of Eastburn Playing Fields.							
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 1.4km west of the nearest GP surgery, Steeton Health Centre, putting it outside the target distance. The site is 800m south-west of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		++	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Eastburn Junior and Infant School, is 355m north-east of the site. The nearest secondary school, South Craven School in Cross Hills, is approximately 1km north west of the site (approximately a 1 mile walk from the site). The University Academy Keighley and Holy Family Catholic School are 4.2km and 4.3km south-east of the site, respectively.							
18 Employment		+	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents at the site would have access to a diverse range of employment opportunities, including those in Glusburn, Sutton-in-Craven, Cross Hills and Steeton with Eastburn. For a broader range of high-quality employment opportunities residents made need to travel further afield to areas such as Keighley, approximately 5km south-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 footfall, increasing 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
ST/001A, Summerhill Lane	5.34	Agricultural fields delineated by hedgerows	Greenfield, Green Belt	120 dwellings	Preferred Option: ST1/H

**Summary of assessment for ST/001A:**

The site could deliver a major positive effect for residents on the transport SA Objective as a result of being within the target distances for bus stops and a railway station.

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

As a large greenfield site, development here would likely result in minor adverse effects on all the natural environment themed SA Objectives and a significant adverse effect on the Land and Buildings SA Objective. The site is 30m east of the Steeton Conservation Area, the setting of which could be adversely affected as a result of new development.

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.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site is greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a sand and gravel MSA.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The north-east corner of the site slightly overlaps with land in FZ2. Site 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 this, 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing scrub and hedgerow, and part of the site contains wetland and grassland, which form part of a wider habitat network. All onsite habitats may be of biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. 30m east of the site is an area of deciduous woodland, which could be indirectly affected by development at the site such as through an increase in recreational disturbances. 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	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. 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
	Development at the site would be unlikely to have a discernible effect on a Listed Building. Site is 30m east of the Steeton Conservation Area, the setting of which could be adversely affected as a result of new development on this open greenfield site.							
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. 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 Keighley Road. The nearest railway station, Steeton & Silsden, is adjacent to the site. Pedestrian and bicycle access to the site is good, although there is a lack of designated cycle paths in the local area.							

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR and DM 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	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 Station Road and Skipton Road.							
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to a railway line, 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 access to a range of culture and leisure opportunities including pubs, restaurants, bowling green and churches in the centre of Steeton and along Skipton Road. The site is adjacent to Steeton Cricket Club.							
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 900m north-east of the nearest GP surgery, Steeton Health Centre, putting it outside the target distance. The site is 1.5km east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Steeton Primary School, is 618m south of the site. The nearest secondary schools, University Academy Keighley and The Holy Family Catholic School, are 2.5km and 2.7km south-east of the site. South Craven secondary school in Cross Hills is approximately 3km west of the site.							
18 Employment		+/-	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents at the site would have good access to employment opportunities in Steeton with Eastburn and 4km south-east in Keighley, as well as just outside the district in and around Cross Hills. 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 footfall, increasing 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
ST/002, Aireburn Avenue	0.70	Agricultural land	Greenfield	22 dwellings	Preferred Option: ST2/H

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

The site is on greenfield and minor adverse effects have been predicted for most natural environment themed SA Objectives. 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.

Site is well located to provide residents with access to jobs, cultural and recreational spaces, and schools with a particularly good access to health facilities. Access to other services and amenities, such as shops, is somewhat limited at this location.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR 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 – 3d
	Development would result in the loss of greenfield site, which is entirely comprised of Grade 3 ALC soils (potentially BMV soils).							
4 Climate change resilience		+	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	Site is in FZ1 and is not at risk of surface water flooding at present, although 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 and is not within 100m of a surface waterbody. 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 would likely reduce the biodiversity value of the site due to the loss of greenfield and could diminish 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 would result in the loss of a greenfield site and could adversely impact the local character. Effects would be limited by the existing built form to the north and east and the woodland to the west screening views.							
8 Cultural heritage		○	n / a	n/a	n/a	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	None
	Development at the site would not impact on a heritage asset. Steeton Conservation Area is 100m west of the site, the setting of which would be unlikely to be impacted due to the development being adjacent to existing residential built form and the presence of woodland between the site and the Conservation Area.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c
	Development would not impact on an AQMA or CAZ but would likely increase air pollution at the previously undeveloped site due to polluting activities associated with the construction and occupation of homes.							
10 Transport		+	P	LT	IR	M	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b
	Bus stops 150m east of the site offer frequent services. Steeton & Silsden Railway Station is just under 2km north-west. Pedestrian access of the site is good. Cycling access would be via the B6265 which does not have any designated cycle paths.							
11 Housing		+	P	LT	IR	H	HO1 - HO12	11a
	Site could deliver up to 22 homes, which would 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 site 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	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	Site is approximately 500m east of a range of services and amenities on offer in Steeton.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the 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	M	SP9, SP10, SP15, CO1, EC4, TR4, EN6, DS2, DS3, DS4	14a
	Site offers good access to the various recreational and cultural opportunities 500m west in Steeton.							

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
15 Safe & secure		+/-	P	LT	IR	H	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
	The construction and occupation of 22 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 east of Airedale General Hospital and 800m east of Steeton Medical Centre. Residents would have excellent access to greenspaces and a diverse range of natural and semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments.							
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	Site is 350m east of Steeton Primary School. The nearest secondary schools, the University Academy Keighley and the Holy Family Catholic School, are 2.5km and 2.7km south-east of the site, respectively. South Craven secondary school in Cross Hills is located approximately 3km west of the site. However, the presence of accessible facilities could lead to positive effects for the education of incoming residents, without placing undue pressure on services.							
18 Employment		+/-	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents at the site would have good access to employment opportunities in Steeton with Eastburn and 3km south-east in Keighley, as well as just outside the district in and around Cross Hills. 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	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	19a, 19b
	The construction and occupation of 22 homes here could have a minor beneficial impact on the local economy in Steeton with Eastburn, 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. 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
ST/010b, West of Green Lane	1.33	Green open space containing trees.	Greenfield	35 dwellings	Preferring Option (Commitment) ST3/HC

**Summary of assessment for ST/010b:**

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 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. However, residents may need to travel outside the target distance to access basic services and amenities. Minor adverse effects were predicted for a range of natural environment themed SA Objectives, primarily as a result of the impacts of new development on a 100% greenfield site containing TPO woodland and trees.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR 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 - 3e
	Site is greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site does not coincide with an 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a - 6f
	Site is greenfield containing trees and could be of some biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. Site contains TPO woodland and TPO trees, which could be adversely affected by new development such as through direct loss of impacts on roots. 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. 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		○	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a
	Development would be near to existing built form and due to the topography, it would have no impacts on heritage assets or 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 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 along the B6265 Main Road, which have frequent services. The nearest railway station, Steeton & Silsden, is 1.8km north east. Pedestrian and bicycle access to the site along Green Lane would need to be improved.							
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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
		+	P	LT	IR	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
12 Accessible services								
13 Social cohesion		+	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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	L	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	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
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

Site reference and Name	Size (ha)	Existing site uses	Brownfield/greenfield split	Potential development	Status
EM78, Lyon Road	2.69	Agricultural, including open fields and an area of hardstanding with agricultural buildings	Mix	Employment	Preferred Option: ST5/E

**Summary of assessment for EM78:**

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.

Major adverse effects have been predicted for the site's impact on the water resources SA Objective due to the presence of Eastern Beck within the site boundary. The construction and occupation of this site would be likely to impact the water quality. 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 also predicted on the land and buildings SA Objective due to the loss of greenfield land.

As a partial greenfield site including an area of trees, development here has been predicted to result in minor adverse effects on most natural environment themed SA Objectives. The site is partially PDL and contains existing buildings that appear to be of agricultural use, and there may therefore be somewhat limited scope for new development at this location to alter the local townscape and landscape character.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR 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 – 3e
	Site is a brownfield/greenfield mix. ALC Grade at the site is Grade 3. Site coincides with coal and sand & gravel MSAs.							
4 Climate change resilience		-	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The Site falls entirely within FZ2. Site has two bands of low to high surface water flood risk that cross, one of which is associated with Eastburn Beck. Given the size of the site in relation to this, 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
	Eastburn Beck forms the northern boundary of the site. A small watercourse crosses the site; this is the former mill stream. 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is partial greenfield including an area of trees and so it could 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 an Impact Risk Zone for 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. The site is partially PDL and contains existing buildings that appear to be of agricultural use. 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 there could potentially be opportunities for enhancing the local character through new development of a high quality design and incorporating new GI elements, as required by various CSPR policies. However, the site currently contains several greenfield, open space, hedgerows and trees that are likely of high visual amenity value and, based on the risk that these could be lost as a result of new development, in addition to the loss of some open space, a minor adverse effect on the local character cannot be entirely ruled out at this stage.							
8 Cultural heritage		-	P	LT	IR	M	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a, 8b
	Development at the site would be unlikely to have a discernible effect on any Conservation Areas. Within 60m south-east of the site are the Grade II Listed Buildings '23, Lyon Road' and 'Ivy House'. The site is in existing agricultural use containing large buildings. The potential for adverse effects on the setting of these Listed Buildings as a result of new development at the site is therefore limited but cannot be entirely ruled out at this stage.							
9 Air quality		-	P	LT	IR	M	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a – 9c

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
		Development at this site could potentially increase air pollution at the site in relation to existing levels. Although there is pollution associated with the construction of new business premises, how the transport movements and pollution associated with the new businesses would compare to that from the current use of the site is unknown. Development would not have a discernible impact on an AQMA or CAZ.						
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 along the B6265, which have frequent services. The nearest railway station, Steeton & Silsden, is 2km east. Pedestrian and bicycle access to the site would need to be improved.						
11 Housing		O	n/a	n/a	n/a	H	SP8, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10	None
		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		O	n/a	n/a	n/a	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	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 Steeton with Eastburn. However, 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 proposed development would deliver 1ha+ of new employment space that would contribute towards the long term success of Bradford's economy. Due to the site's location, the proposed development could also provide a significant boost to the vitality of Steeton with Eastburn. 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
ST/001, Summerhill Lane	7.72	Agricultural fields delineated by hedgerows	Greenfield, Green Belt	203 dwellings	Alternative

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

The site could deliver a major positive effect for residents on the transport SA Objective as a result of being within the target distances for bus stops and a railway station. Minor positive effects were predicted for most socio-economic themed SA Objectives due to the benefits of new residential development for the local economy as well as the location of the site in relation to health facilities, local services and amenities, and education facilities.

As a large greenfield site, development here would likely result in minor or major (significant) adverse effects on all the natural environment themed SA Objectives. The site is immediately adjacent to Steeton Conservation Area, the setting of which could be adversely affected as a result of new development.

A major adverse effect arises for the climate change resilience SA objective due to the site falling within flood zones FZ2 and FZ3. More detailed flood risk assessments could be required for the site, and careful consideration given to the layout of the development.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR and DM policies	Mitigation code(s)
		Score of effect	Permanence	Duration	Reversibility	Certainty		
3 Land & Buildings		--	P	LT	IR	M	SP4, SP8, SP9, HO2, TR5	3a – 3d
	Site is greenfield. ALC Grade at the site is Grade 3, which could include BMV soils. Site coincides with a sand and gravel MSA.							
4 Climate change resilience		--	P	LT	IR	M	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a – 4e
	The north-east corner of the site slightly overlaps with land in FZ2 and there is an area in the south east of the site that is within FZ3b. Site has a very small extent of land which is at high risk of surface water flooding. Given the size of the site in relation to this, 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. The River Aire is 300m west 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a – 6f
	Site is greenfield containing scrub and hedgerow, and part of the site contains wetland and grassland habitat, which form part of a wider habitat network. All onsite habitats may be of biodiversity value. New development here could reduce biodiversity value at the site and reduce local ecological connectivity. 250m south is an area of Ancient Woodland (Hawcliffe Wood) and directly adjoining the sites eastern perimeter an area of deciduous woodland. These sensitive areas could be indirectly affected by development at the site such as through an increase in recreational disturbances. 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. 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
	Development at the site would be unlikely to have a discernible effect on a Listed Building. Site is directly adjacent to Steeton Conservation Area, the setting of which could be adversely affected as a result of new development on this open greenfield site.							
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. 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.							

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR and DM 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 400m of multiple bus stops with frequent services, including those along Keighley Road. The nearest railway station, Steeton & Silsden, is adjacent to the site. Pedestrian and bicycle access to the site is good, 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 provided being in line with the Local Plan policies. The development would meet the minimum criteria of policies HO4 and HO5 (10 or more homes, or an area of more than 0.5ha), that specify aspects such as housing mix and affordable houses to reflect local need.							
12 Accessible services		+	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 Station Road and Skipton Road.							
13 Social cohesion		+/-	P	LT	IR	H	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Site would situate new residents within an existing community, encouraging participation and community interaction, without the development being of a scale that may put pressure on local services and facilities or could alter the local sense of community and place. Site is adjacent to a railway line, 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 access to a range of culture and leisure opportunities including pubs, restaurants, bowling green and churches in the centre of Steeton and along Skipton Road. The site is adjacent to Steeton Cricket Club and 250m north of Ancient Woodland.							
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 900m north-east of the nearest GP surgery, Steeton Health Centre, putting it outside the target distance. The site is 1.5km east of a general hospital, Airedale General Hospital. Residents at the site would have excellent access to a diverse range of semi-natural habitats throughout the local countryside with opportunities for outdoor exercise and community engagement, which could improve both physical and mental health for the residents of the development.							
17 Education		+	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
	The nearest primary school, Steeton Primary School, is 620m south of the site. The nearest secondary schools, University Academy Keighley and The Holy Family Catholic School, are 2.5km and 2.7km south-east of the site. South Craven secondary school in Cross Hills is approximately 3km west of the site.							
18 Employment		+/-	P	LT	IR	M	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
	Residents at the site would have good access to employment opportunities in Steeton with Eastburn and 4km south-east in Keighley, as well as just outside the district in and around Cross Hills. 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 footfall, increasing 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
ST/007, Lyon Road	0.72	Agricultural land	Greenfield	23 dwellings	Discounted

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

The site is on greenfield and minor adverse effects have been predicted for most natural environment themed SA Objectives as well as the climate change resilience SA Objective as part of the site lies within Flood Zone 2. A major adverse effect is predicted on the land and buildings SA Objective due to the loss of greenfield land. The site is well located to provide residents with access to most services and amenities, including jobs, shops, health facilities and economic areas, with a particularly good access to schools.

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR 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 - 3e
	Site is a large (>0.4ha) greenfield site. Site is entirely situated on Grade 3 ALC land, which could include BMV soils. Western perimeter of the site coincides with a sand and gravel MSA.							
4 Climate change resilience		-	P	LT	IR	H	SP8, SP9, SP10, SP15, HO9, EN1, EN2, EN3, EN7	4a - 4e
	A proportion of the site is in FZ2, with the majority being located in FZ1. The site 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	H	SP10, SP11, EN1, EN2, EN3, EN7, EN9	6a - 6h
	Development at this site would be unlikely to have a discernible impact on a biodiversity designation. A loss of 0.72 ha of greenfield would likely reduce the biodiversity value of the site and could diminish the connectivity of the local ecological network. TPO woodland adjacent to the site's south-eastern perimeter could be impacted by the construction and occupation of new homes at the site, whilst new residents at the site could place additional public access associated pressure on the deciduous woodland priority habitat 100m west of the site.							
7 Landscape & townscape		-	P	LT	IR	H	SP2, EN1, EN3, EN5, EN6, DS2, DS3	7a, 7b
	Site is a large greenfield site on flat land with existing built form on the western and northern perimeter and screening woodland on the eastern perimeter. However, the replacement of 0.72ha greenfield with residential development could have a minor adverse impact on the local landscape character.							
8 Cultural heritage		0	n/a	n/a	n/a	H	SP2, SP10, EN3, EN4, EN5, EN6, DS3	8a
	Development would be near to existing built form and due to the topography it would have no impacts on heritage assets or areas.							
9 Air quality		-	P	LT	IR	H	SP7, SP9, SP15, TR2, TR6, EN8, EN9, DS4, HO9	9a, 9b
	The replacement of 0.72ha of greenfield with 23 dwellings would be expected to have a minor adverse impact on air quality due to air pollution associated with new homes and transport movements. Development would not impact directly on an AQMA or CAZ.							
10 Transport		+	P	LT	IR	H	SP7, SP9, DS4, HO9, TR1, TR2, TR3, TR4, TR5, TR6	10b
	Site has good pedestrian access. Cycling access would be via the adjacent B-road, which does not have a designated cycle path. The nearest railway station, Steeton and Silsden, is approximately 2km east. The nearest bus stop is up to 240m north-west of the site.							
11 Housing		+	P	LT	IR	H	HO1 - HO12	11a
	Site could deliver up to 23 homes, which would 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 site 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	H	SP2, SP3, SP8, SP9, SP10, SP15, HO8, DS4, CO2	12a
	The site is located approximately 270m to the north west of the Eastburn portion of the Steeton with Eastburn Local Centre. This includes a public house, takeaway and a convenience store (including Post Office). The nearest supermarket is approximately 1.2km east of site.							
13 Social cohesion		+	P	LT	IR	M	SP2, SP6, SP9, DS1, DS5, CO1, CO2, HO4	13a
	Development at the 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.							

SA Objective	Baseline trend	Effect on SA Objective					Mitigating or enhancing CSPR and DM 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
		Within 800m of the site are various cultural and leisure spaces including a public house, a gym and a church.						
15 Safe & secure		+/-	P	LT	IR	H	SP1, SP3, SP4, SP16, HO9, DS5, CO2	15a
		The construction and occupation of 23 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 site is within 800m of Airedale General Hospital. Residents would have excellent access to greenspaces and a diverse range of natural and semi-natural habitats with opportunities for outdoor exercise and community engagement opportunities, which could improve both physical and mental health for the residents of these developments. There is also a gym 300m from the site. The nearest GP surgery in Bradford is 1.5km south east in Steeton. 1.2km west of the site, just outside Bradford, is Cross Hills Group Practice.						
17 Education		++	P	LT	IR	H	SP6, SP14, SP16, EC3, DS5, CO2	17a – 17c
		Site is 300m east of Eastburn Junior & Senior Infant School and 1km east of South Craven Secondary School. This could lead to positive effects for the education of incoming residents, without placing undue pressure on services.						
18 Employment		+/-	P	LT	IR	H	SP6, SP14, SP16, EC1, EC2, EC3, EC4	18a, 18b
		Residents at the site would have good access to a diverse range of employment opportunities, including those in Glusburn, Sutton-in-Craven, Cross Hills and Steeton with Eastburn. For a broader range of high-quality employment opportunities residents made need to travel further afield to areas such as Keighley, approximately 6km south-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 23 homes here could have a minor beneficial impact on the local economy in Steeton with Eastburn, 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. However, it is uncertain the extent to which the loss of agricultural land could impact on local agricultural economy.						