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HARDEN NEIGHBOURHOOD PLAN 2021- 2030  
MADE SEPTEMBER 2023

## **FOREWORD BY CHAIR**

*“In June 2017, the Village Council decided to start the process of writing a Neighbourhood Plan for Harden. A grant was obtained and a consultant appointed to take the work forward with members of the Neighbourhood planning Team.*

*We embarked on this project because we wanted to secure the future of the village as a good place to live for its present and future residents. It was clear that residents hugely valued the environment of the village and had chosen to live here because of its unique characteristics but they also had concerns that future developments should enhance rather than harm what they valued .*

*At every stage we have surveyed and consulted residents about how they saw the future of our village and how we develop a vision for the future.*

*This draft Plan, along with other documents and evidence about development design, housing requirements, green spaces, transport infrastructure, local businesses, local facilities and non-listed heritage assets will now be put out to a six week consultation to village residents.”*

Gerwyn Bryan - Chair of Harden Village Council

Kay Kirkham - Chair of the Neighbourhood Plan Group

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\*The Harden Design Code is a separate document to the Neighbourhood Plan and should be used in conjunction.

## HARDEN NEIGHBOURHOOD PLAN POLICIES

### Housing

|       |  |
|-------|--|
| HNDP1 | Sustainable design and renewable energy        |
| HNDP2 | Housing mix                                    |
| HNDP3 | High quality design                            |
| HNDP4 | Homeworking                                    |
| HNDP5 | Building for a Healthy Life & Accessible Homes |
| HNDP6 | High speed broadband                           |

### Transport and movement

|        |                                  |
|--------|----------------------------------|
| HNDP7  | Harden to Bingley active travel  |
| HNDP8  | Electric vehicle charging points |
| HNDP9  | Parking solutions                |
| HNDP10 | Pedestrian and cycle connections |

### Community facilities and services

|        |                                   |
|--------|-----------------------------------|
| HNDP11 | Community Infrastructure Levy     |
| HNDP12 | Community energy schemes          |
| HNDP13 | Community services and facilities |
| HNDP14 | Enhancing the village centre      |

### Green spaces

|        |                                     |
|--------|-------------------------------------|
| HNDP15 | Green infrastructure                |
| HNDP16 | Harden wildlife and habitat network |
| HNDP17 | Tree planting                       |
| HNDP18 | Local Green Spaces                  |

### Heritage

|        |             |
|--------|-------------|
| HNDP19 | Heritage    |
| HNDP20 | Stone walls |
| HNDP21 | Key views   |

### Business and employment

|        |                         |
|--------|-------------------------|
| HNDP22 | Business and employment |
|--------|-------------------------|

## THE CLIMATE EMERGENCY

Harden became one of the first rural communities in Yorkshire to declare a climate emergency. In declaring a climate emergency the Village Council has committed to:

- Put the emergency at the forefront of discussions and decision-making, ensuring negative environmental impact is avoided, minimised or mitigated.
- Establish a set of actions and commitments for working with and supporting local residents, groups and businesses to be more sustainable, progress against which will be assessed regularly.
- Call on the Government and Bradford Council to provide the resources and powers so that our village can make its contribution to the UK's carbon reduction targets and help avert the emergency.

The Neighbourhood Plan has a range of policies that will seek to improve Harden's resilience to the effects of climate change, reduce carbon emissions and promote healthy and active communities.

A Village Action Plan is being produced by Harden Village Council to outline and deliver projects and initiatives that are outside the remit of the Neighbourhood Plan. The Village Council and local community will seek to deliver these in parallel to the Neighbourhood Plan.

## COVID-19

Work on the Neighbourhood Plan commenced in 2018 before the global pandemic but during 2020 and 2021 the Neighbourhood Planning group sought to ensure that the Plan reflects and promotes some of the issues the pandemic has raised that has both affected and improved our lives over the last few years.

This includes:

- Access to and maintenance of green spaces for leisure and recreation
- Improved broadband connectivity to support homeworking and learning
- Space to facilitate homeworking
- Community facilities and services
- Improved walking and cycling routes



## **VISION**

**Harden will be a vibrant, inclusive, sustainable rural community, with attractive green spaces and high quality housing and facilities, making it a desirable place for people to live and enjoy, now and into the future.**

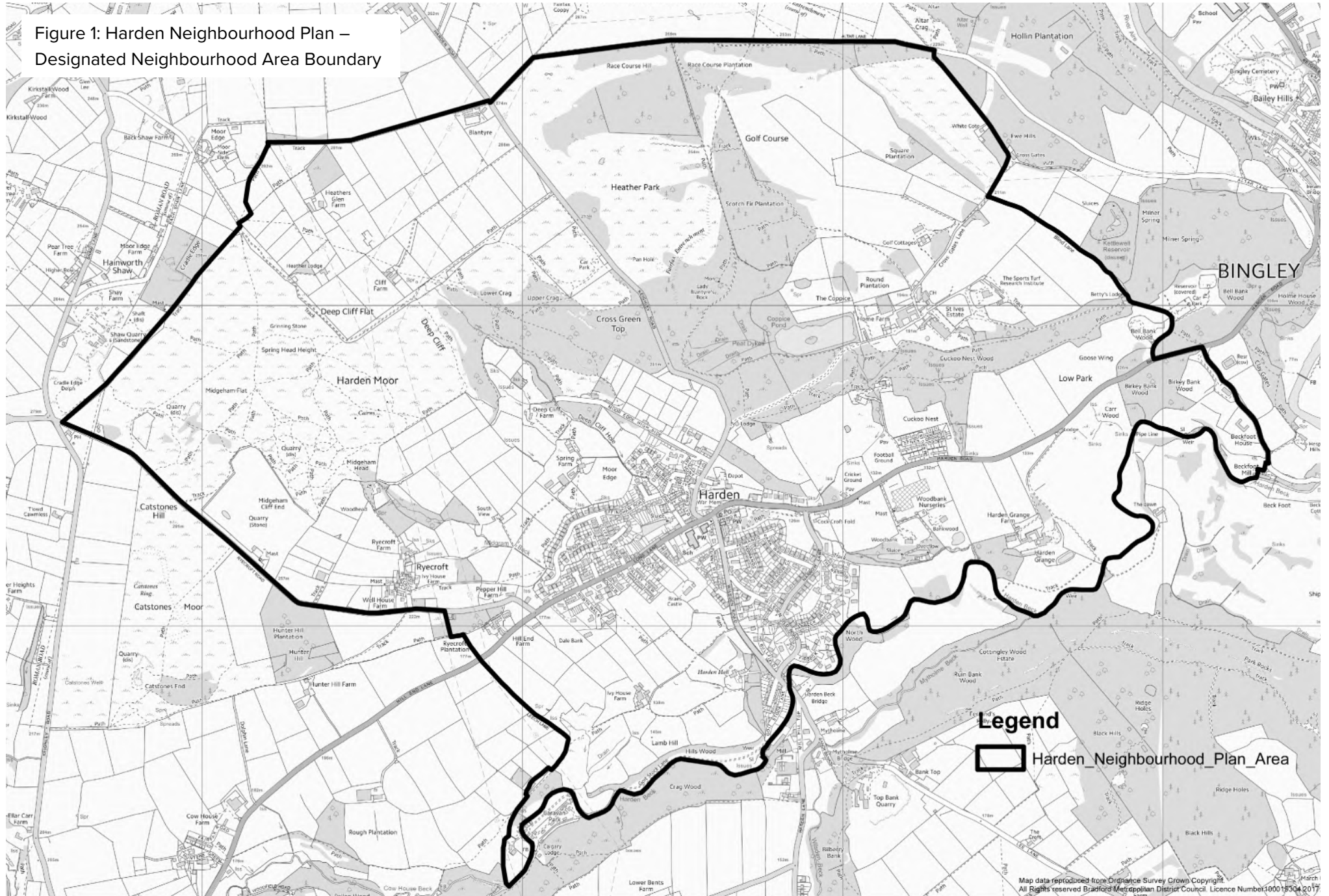
# 01

## INTRODUCTION

### 1. INTRODUCTION

- 1.1 The Harden Neighbourhood Plan covers the whole of the Civil Parish of Harden as indicated on the map Figure 1 opposite.
- 1.2 The Neighbourhood Plan Area was formally approved by City of Bradford Metropolitan District Council (Bradford Council) on Wednesday 30 August 2017 in accordance with the Localism Act, 2011, and the Neighbourhood Planning (General) Regulations, 2012.
- 1.3 The Neighbourhood Plan has been produced on behalf of Harden Village Council in accordance with the above-mentioned statutory provisions together with guidance contained in the National Planning Policy Framework, (NPPF) (2021) and Planning Practice Guidance (PPG) issued by the Department for Levelling Up, Housing and Communities (DLUHC).
- 1.4 The strategic planning policy background to the Neighbourhood Plan is provided by the adopted Bradford Council Core Strategy (2017), Bradford City Centre Area Action Plan, Shipley and Canal Road Area Action Plan, the Waste Management DPD, and the Bradford Homes and Neighbourhoods Design Guide.
- 1.5 The Neighbourhood Plan covers the same period as the Bradford Council Core Strategy to 2030.

Figure 1: Harden Neighbourhood Plan – Designated Neighbourhood Area Boundary



Map data reproduced from Ordnance Survey Crown Copyright. All Rights reserved Bradford Metropolitan District Council. Licence Number 10015304 2017

## 1.2 PROCESS & TIMELINE

Following the designation of the Harden Neighbourhood Plan boundary a project group was set up comprising Village Councillors and residents to help progress work on the Neighbourhood Plan.

A brief timeline outlining the key stages of the Neighbourhood Plan is below:

|                |  |
|----------------|--|
| August 2017    | Designation of Neighbourhood Plan boundary |
| August 2018    | Appointment of consultants Integreat PLUS  |
| September 2018 | Development of project timeline            |
| September 2018 | Initial community engagement               |
| November 2018  | Development of vision, aims and objectives |
| November 2018  | Evidence gathering                         |
| March 2019     | Developing draft Neighbourhood Plan        |
| September 2019 | Continued community engagement             |
| March 2020     | Transport assessment                       |
| March 2020     | Independent Housing Needs Assessment       |
| March 2020     | Development of Harden Village Design Code  |
| April 2020     | Development of draft Neighbourhood Plan    |

A summary of the engagement and consultation activities that inform and support the plan is outlined below:

- September 2018 - Initial engagement to gain an understanding of key issues and local aspirations
- September 2018 Online and physical survey - completed by 84 people
- September 2018 - Drop-in event attended by 30 people
- November 2018 - Community feedback session
- Project group meetings to develop vision, aims and objectives and initial policies
- August 2019 - Initial draft plan produced
- September 2019 - Consultation on initial draft plan through online and physical feedback
- September 2019 - Drop-in event received 42 representations covering a wide range of issues

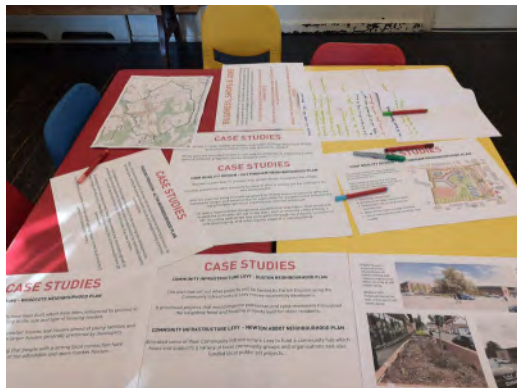
Local businesses, groups and organisations including the school, nursery and church have been directly consulted with and encouraged to share their views including those of their staff, members and family.





# HARDEN NEIGHBOURHOOD PLAN

## SUMMARY OF CONSULTATION HELD SEPTEMBER 2019



# HARDEN NEIGHBOURHOOD PLAN

## SUMMARY OF INITIAL ENGAGEMENT



### 1.3 ENGAGEMENT

**1.3.1** To date there have been 168 representations made at various engagement exercises split between physical copies of surveys, online comments and surveys and by attendees at drop-in events.



**168 REPRESENTATIONS**

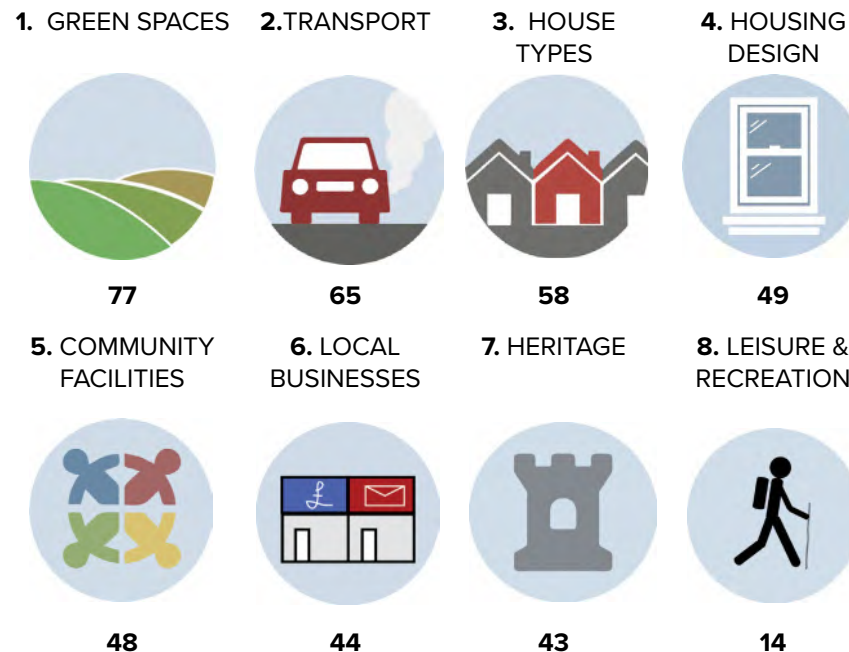
**1.3.2** The engagement exercises identified broad themes which have been discussed by the steering group over a series of meetings supported by an independent town planning consultant from Integreat PLUS.

**1.3.3** A full copy of the results of initial engagement can be found on the Village Council website along with minutes of all meetings.

[www.hardenvillagecouncil.gov.uk](http://www.hardenvillagecouncil.gov.uk)

### WHAT ISSUES SHOULD THE PLAN COVER

**1.3.4** In the survey respondents were asked what issues they feel the plan should cover. 83 people responded to this question.

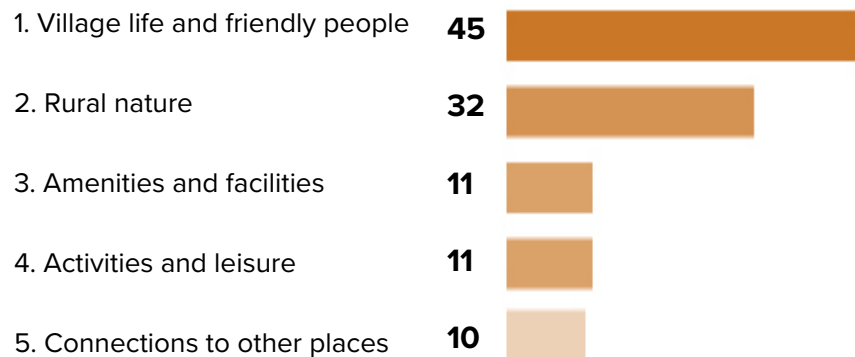


**1.3.5** The results of this question were discussed and six key themes incorporating the identified issues were developed. They are:

- Housing
- Transport & Movement
- Green Spaces & Natural Environment
- Community Facilities, Services & Leisure
- Business & Employment
- Heritage

## WHAT DO YOU VALUE THE MOST ABOUT HARDEN?

**1.3.6** Respondents were asked what they value the most about Harden. 83 people responded to this question.



**1.3.7** The most popular responses received relate to residents’ enjoyment of and appreciation for the rural nature of the village and its character.

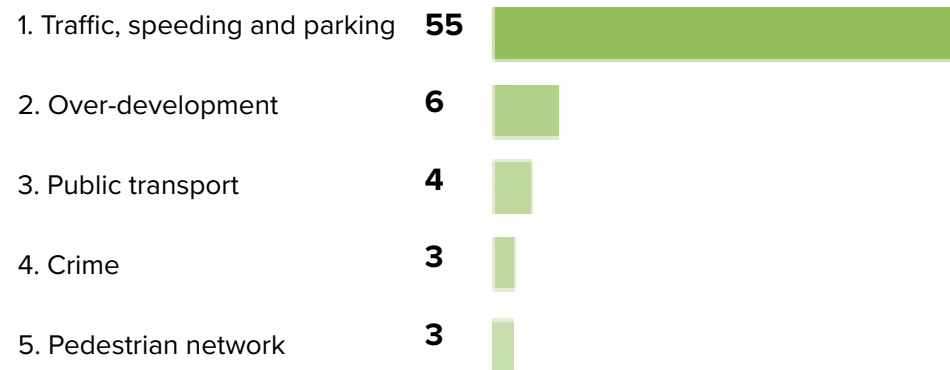
**1.3.8** Other responses include appreciation for its amenities and facilities, the opportunities for recreational activities and leisure pursuits, and connections to nearby villages, towns and cities.

**1.3.9** The Neighbourhood Plan responds to these comments by producing a register of local amenities and facilities which it seeks to protect to ensure vital community facilities continue to serve the local population.

**1.3.10** A Village Character Assessment and Design Code has been produced which assess and details the distinctive character and qualities of the village. This will be used by developers to ensure that new developments respond to the character of the village.

## WHAT DO YOU LIKE LEAST ABOUT HARDEN?

**1.3.11** Respondents were asked what they like least the about Harden. 83 people responded to this question.

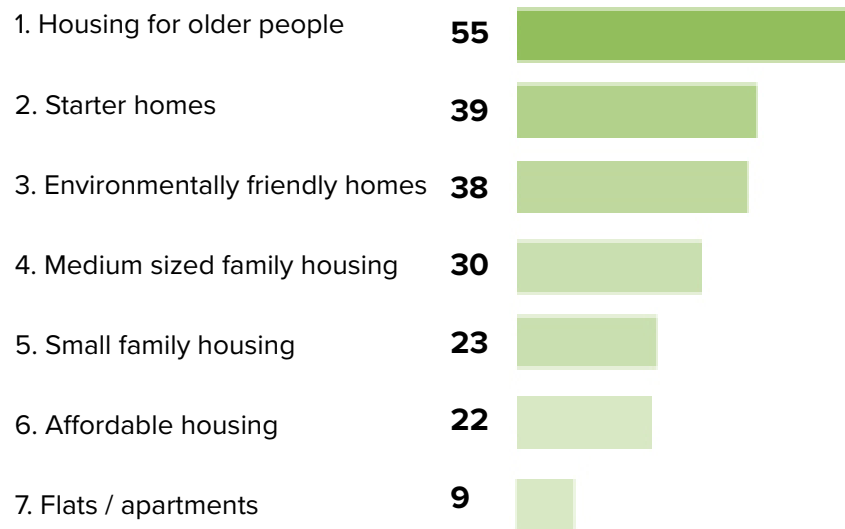


**1.3.12** Overwhelmingly the most common response relates to traffic, speeding and parking. The Neighbourhood Plan is limited in its scope to address these issues but does contain both policies and design guidance which seek to address these issues. A transport assessment has been undertaken on behalf of Harden Village Council, which includes a set of recommendations to improve pedestrian and cycle safety and to reduce traffic speeds. The Neighbourhood Plan references these proposals and it is anticipated Harden Village Council will work with key stakeholders to assess the viability of the proposals and seek to deliver them.

**1.3.13** The walking and cycling network is also covered in the Neighbourhood Plan and seeks to ensure new developments connect with and where required enhance the network. Over-development is addressed in the Harden Design Code.

## WHAT TYPES OF NEW HOUSING IS NEEDED?

**1.3.14** Respondents were asked what types of new housing are needed in Harden. 75 people responded to this question.



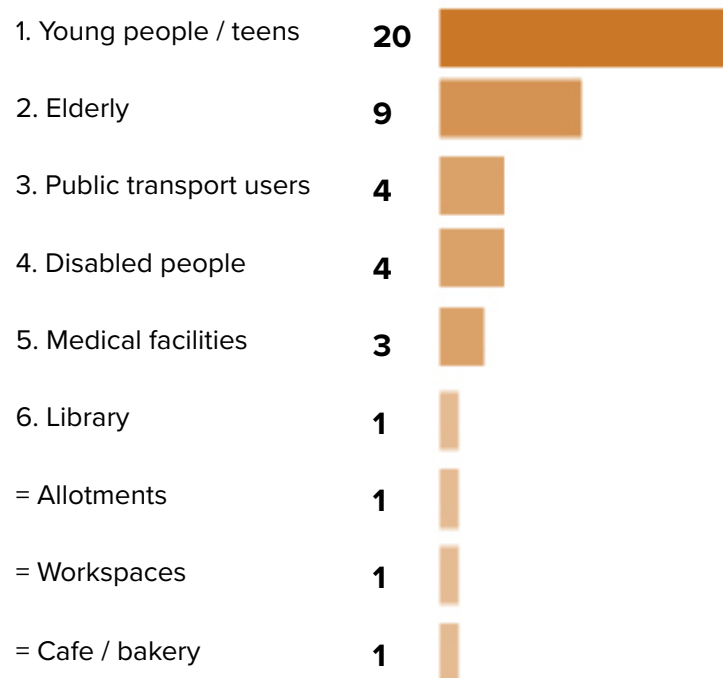
**1.3.15** To provide additional evidence to support the results of community engagement an independent Housing Needs Assessment has been undertaken which has identified that:

- A greater proportion of smaller properties are needed
- Harden has a higher proportion of people aged over 65 when compared to the district and England so a greater number of appropriate properties are required
- A high proportion of large properties already exist in the village and new developments of large properties should be resisted

These points are addressed in policy HN2P2.

## GROUPS THAT LACK SERVICES OR FACILITIES

**1.3.16** Respondents were asked what groups of people lack services or facilities locally. This question was answered by 64 people.

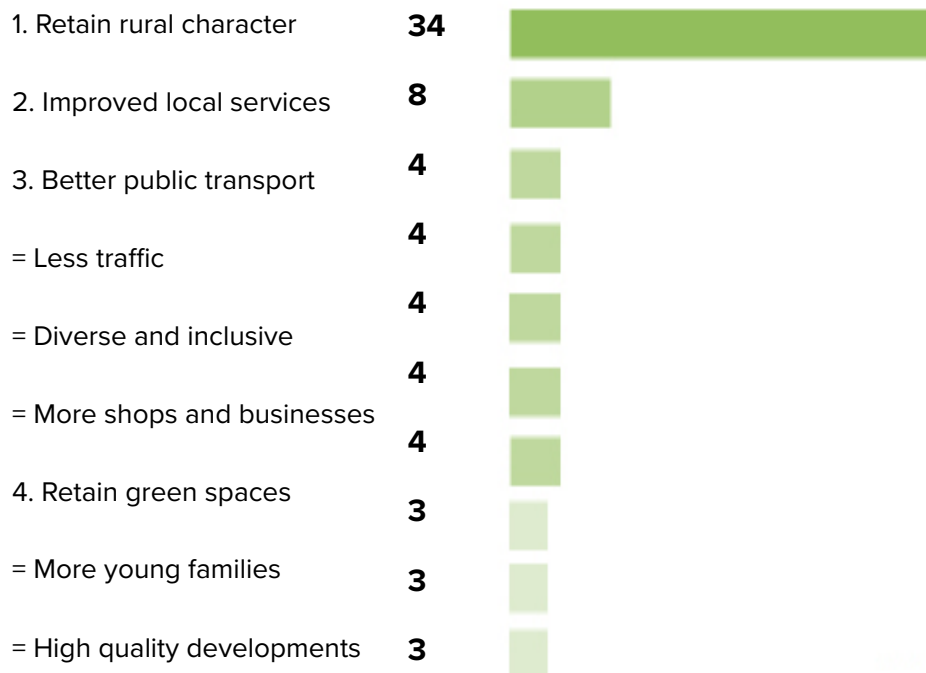


**1.3.17** The Neighbourhood Plan has responded to this by including policies which seek to provide new facilities and services for the groups mentioned.

**1.3.18** Where it is not appropriate to include proposals as a policy, they have been included as part of the Village Action Plan.

## HARDEN IN 15 YEARS

**1.3.19** People were asked what they thought Harden should be like as a village in 15 years' time. 81 people responded to this question.

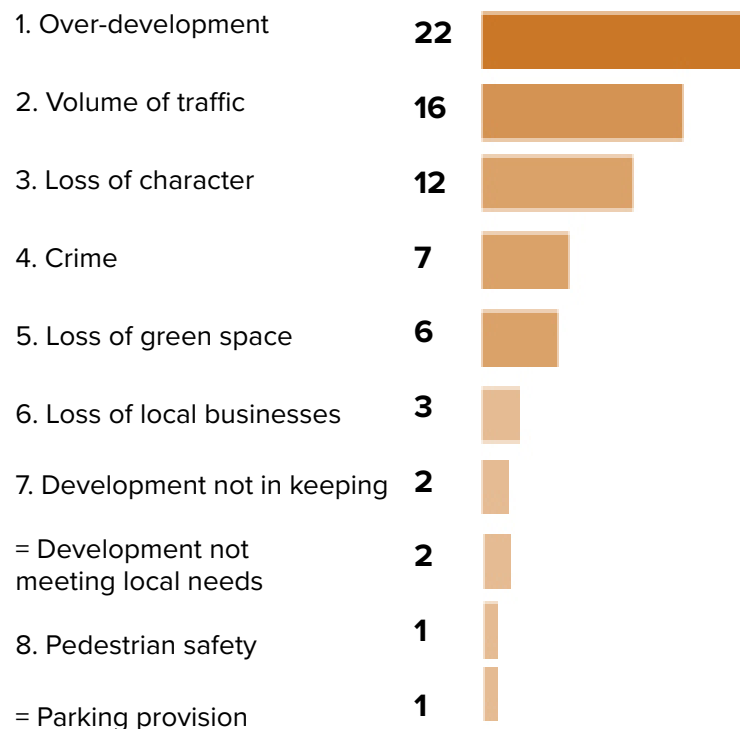


**1.3.20** The Neighbourhood Plan has responded to this by producing a Village Character Assessment and Design Code which details sets out key principles for new development so that they are of high quality and retain the character of the village. The aims and objectives are informed by these responses and policies to promote increased services and businesses are also included.

**1.3.21** The Neighbourhood Plan seeks to retain key green spaces by designating them as Local Green Spaces, which are to be protected from development.

## CONCERNS ABOUT THE FUTURE OF HARDEN

**1.3.22** People were asked what, if any, concerns they had about the future of Harden. This was answered by 76 people.



**1.3.23** The Neighbourhood Plan has assessed these comments and has taken steps where possible to ensure that these concerns have been addressed through either planning policy, design guidance or through village projects.

## ENGAGEMENT ACTIVITIES

**1.3.24** In addition to the engagement survey, community drop-in events were held in the summer of 2018 and the summer of 2019 to discuss a variety of themes and issues with local people.

**1.3.25** A full summary report has been produced which can be found on the village council website.

**1.3.26** Short summary of summer 2018 drop-in event comments:

- Better pedestrian footpaths needed to Bingley and to Wilsden
- Improvements to crossing at St. Ives entrance & mini roundabout
- Improved signage needed on walking routes
- Smaller housing needed for young families and older households wishing to down-size
- Parking provision and visitor parking key in new schemes
- Worries about strain on local services (doctor & schools)
- Improved broadband coverage is needed
- Support for small businesses and shops (cafe, bakery etc)
- Support for shared workspace, workshops, small business units
- Encourage greater mix of residents throughout the village
- Suggestion of using unused school field as car park

**1.3.27** The points raised above have been considered by the project group, and where appropriate have been included in either the Neighbourhood Plan, Design Code, or as a Village Project.

**1.3.28** Short summary of summer 2019 drop-in event comments:

- Greater reference to climate emergency in Neighbourhood Plan
- Vision should include retaining character of village
- Housing for the elderly is desperately needed
- All new houses should have solar panels, insulation and rainwater storage
- Bungalows are needed (or accessible homes)
- Protect key views
- Car parking and addressing speeding are important
- Improved and safer walking routes needed, especially near busy roads
- Greater use of existing buildings to benefit the community
- More facilities and recreational opportunities for young people and families
- Take over management of the old dam and improve biodiversity
- Green spaces must be protected
- Wildlife corridors are really important
- Encourage more tree planting throughout the village
- Preserve the village's heritage
- Dry stone walls are very important to the character of Harden
- Allotments and community gardening is needed
- Safety really important for pedestrians, especially for young people

**1.3.29** The points raised above have been assessed by the project group and where appropriate have been included in either the Neighbourhood Plan, the Design Code, or as a Village Project.

## 1.4 NEIGHBOURHOOD PLAN VISION

**“A vibrant, inclusive, sustainable rural community, with attractive green spaces and high quality housing and facilities, making it a desirable place for people to live and enjoy, now and into the future.”**

### NEIGHBOURHOOD PLAN AIMS & OBJECTIVES

1. Improve resilience to the effects of, and take urgent action against, the climate emergency, working towards becoming a sustainable and low-carbon village.
2. Ensure that new housing meets local needs both now and in the future.
3. Promote high quality design in all new developments, which responds to and reinforces local character and is built to high levels of sustainable design and performance.
4. Conserve and enhance green spaces, heritage assets and the character of the village for everyone to enjoy now and in the future, including access and amenity, and provision of allotments/community gardening.
5. Improve pedestrian and cycle infrastructure and support and enable greater use of sustainable and healthy transport methods, and greater mobility for all.
6. Work towards better management of parking issues in the village centre that negatively affect the community.
7. Encourage new leisure and recreational opportunities, especially for young people.
8. Protect existing facilities, and support the expansion and development of new community facilities in line with local needs and aspirations.
9. Protect existing businesses and encourage appropriate new business activity.
10. Encourage better, high-speed internet coverage.

# 02 HOUSING

## 2.0 INTRODUCTION

**2.0.1** By 2030 Harden will receive around 100 new houses as part of the housing allocation in Bradford Council's adopted Core Strategy.

**2.0.2** It is important that new housing in Harden not only meets the present needs of the community but is also designed and built to address the future challenges we face.

## 2.1 COMMUNITY ENGAGEMENT IDENTIFIED THAT:

- The design of new housing was the 3rd most important issue for the Neighbourhood Plan to address.
- The type and size of new housing was the 4th most important issue for the Neighbourhood Plan to address.
- The most popular types and sizes of housing suggested by members of the community are: housing that is suitable for older people, environmentally friendly housing, houses aimed at first time buyers, and medium sized family housing.
- At the drop-in event there were several suggestions that more smaller properties are required for small families or older people wishing to downsize.

## 2.2 KEY OBJECTIVES

- Ensure new housing is inclusive, accessible and designed to meet the needs of an ageing population, and the changing needs of residents
- Secure a mix of house types and sizes to meet local needs
- Build low-carbon, energy efficient and sustainable homes
- Develop well designed homes and neighbourhoods that respond to and reinforce the distinctive character of Harden, including enhancements to existing properties



## POLICY HNDP1: SUSTAINABLE DESIGN & RENEWABLE ENERGY

New housing development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. This includes the provision of on-site energy generation from renewable sources.

As appropriate to their scale, energy generation proposals in housing schemes should be accompanied by a visual impact assessment that demonstrates renewable energy provisions would not cause visual harm and/or do not detract from the visual amenity of its location.

Where appropriate, developments should include sustainable drainage systems (SuDS) and rainwater harvesting to help mitigate flooding and reduce the likelihood of flooding caused by surface water run-off. Best practice and examples are provided in the Harden Design Code and the Homes and Neighbourhoods Design Guide Supplementary Planning Document which should be referenced in applications. Regard should also be had to the National Design Guide and the National Model Design Code.

**2.2.1** This policy seeks to ensure new homes in Harden are energy efficient and include the provision of renewable energy technologies. This can contribute to lower energy consumption and therefore lower fuel costs for occupants. Examples of renewable on-site energy generation includes, PV panels, small wind turbines, air or ground source heat pumps.

**2.2.2** Harden has declared a climate emergency and the project group feel it is necessary to include a policy which signals the intention of the village to help address this by supporting renewable energy provision where appropriate.

**2.2.3** At initial engagement 58 people felt the Plan should cover design of new housing and 38 people felt Harden needed more environmentally friendly homes.

This policy seeks to achieve aims & objectives

1

2

3

This policy aligns with CBMDC adopted core strategy 2017 policy HO9

## POLICY HNDP2: HOUSING MIX

New market housing developments of 10 or more dwellings will be required to provide a mix of house types and sizes to meet the needs of the local community including:

- a minimum of 35% dwellings of no more than 2 bedrooms;
- a minimum of 30% 3 bedrooms

The remainder of the mix can be determined by the applicant to ensure the proposal is viable and meets local needs.

Only if it can be clearly demonstrated through robust, up-to-date local housing need and market evidence, will an alternative mix be permitted if the above mix is not viable.

**2.2.4** An independent Housing Needs Assessment (HNA) has been produced for the village which identified the need to secure a higher proportion of smaller properties within the plan period. Whilst the HNA has stated that the Neighbourhood Plan should seek to secure 28% 1 bed, 22% 2 bed and 50% 3 bed properties the Neighbourhood Plan has reduced these figures to provide more flexibility to applicants whilst still securing smaller properties.

**2.2.5** This policy seeks to ensure new developments provide a mix of house types and sizes to meet the needs of the local community.

This policy seeks to achieve aims & objectives

2

This policy aligns with CBMDC adopted core strategy 2017 policy HO8

### POLICY HNDP3: HIGH QUALITY DESIGN

New residential development, and extensions and alterations to existing properties, should respond to and reinforce the defining characteristics of its local area including: scale, massing, materials, layout, and architectural detailing.

Applicants should refer to the Harden Design Code and the Homes and Neighbourhoods Design Guide Supplementary Planning Document and demonstrate in any planning application how their principles have been incorporated. Regard should also be had to the National Design Guide and the National Model Design Code.

**2.2.6** This policy seeks to ensure that new housing developments are designed so that they respond to and reinforce the character of Harden and address key local issues.

**2.2.7** At initial engagement the design of new housing was the 3rd most popular response when asked what issues the Neighbourhood Plan should cover.

**2.2.8** The Harden Design Code covers a range of issues and sets acceptable design parameters for new development. The document should be read in conjunction with Bradford Council supplementary planning documents Homes and Neighbourhoods: A guide to designing in Bradford.

This policy seeks to achieve aims & objectives **3**

This policy aligns with CBMDC adopted core strategy 2017 policies DS1, HO9, DS3, DS4, DS5 and SC9 as well as the Homes and Neighbourhoods Design Guide SPD.

### POLICY HNDP4: HOMEWORKING

Applicants should demonstrate how proposals for residential development can support and facilitate homeworking.

**2.2.9** This policy recognises that more people are choosing or being asked to work from home, especially self employed people, older people, and those in rural areas (Financial Times 2014). This trend is likely to continue in the future and it is felt that appropriate space to facilitate homeworking is required.

**2.2.10** Space to facilitate homeworking does not necessarily mean the provision of a dedicated office space or spare/additional room within the property. It could mean ensuring there is enough space in habitable rooms to include a desk, chair and storage. This has been highlighted as a key issue during the Covid-19 pandemic as many people have been working from home in inadequate working conditions.

**2.2.11** As working practices continue to change more people are likely to be working from home and ensuring that homeworking can be comfortably accommodated in properties is essential. Yorkshire has the smallest average room sizes in England in new developments, and England has the smallest average room sizes in Europe in new developments (RIBA Case for Space 2011). It is essential that rooms are large enough to accommodate the necessary furnishing and artefacts to not only support general living but also homeworking.

This policy seeks to achieve aims & objectives **2** **9**

This policy aligns with CBMDC adopted core strategy 2017 policies EC4, TR1

## POLICY HN5: BUILDING FOR A HEALTHY LIFE & ACCESSIBLE HOMES

New housing developments of 10 or more dwellings should be accompanied by a Building for a Healthy Life assessment that demonstrates the proposals will result in high quality sustainable development.

All new homes are encouraged to be developed to Accessible and Adaptable Dwellings Standards.

**2.2.12** Building for a Healthy Life (BHL) is a set of 12 development principles that contribute to creating well-designed homes and neighbourhoods. These principles are scored on a traffic light system. Schemes that score 9 or more green out of 12 will qualify for Building for a Healthy Life accreditation. Applicants should contact an appropriately qualified person/organisation to undertake a Building for a Healthy Life assessment / review

**2.2.13** Accessible and Adaptable Dwellings Standards recognises that homes are not always suitable or adaptable for the changing needs of residents throughout their life. This incorporates design criteria that can be applied universally to new homes. Whilst there can be costs associated with building to these standards, the costs can be reduced by designing these criteria early in the design process.

**2.2.14** Harden has a higher proportion of residents aged over 65 when compared to the district and to England and this is set to increase within the plan period. Lifetime Homes principles and design guidance are included in the Harden Design Code pages 56-59, and in the Homes and Neighbourhoods Design Guide Supplementary Planning Document

This policy seeks to achieve aims & objectives

2 3

This policy aligns with CBMDC adopted core strategy 2017 policies HO9, DS1, DS3, DS4, DS5 and SC9 as well as section 3.2 of the Homes and Neighbourhoods Design Guide SPD.

## POLICY HN6: HIGH QUALITY COMMUNICATIONS INFRASTRUCTURE

All new housing development should be designed to connect to high quality communications infrastructure.

Support will be given for proposals that help to provide improved or additional connectivity for the village as a whole, providing other material planning considerations are satisfied.

**2.2.15** Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.

**2.2.16** There is an increase in people choosing or being asked to work from home and enhanced communications infrastructure can support this. The Covid-19 pandemic has highlighted the importance of this both nationally and locally.

This policy seeks to achieve aims & objectives

2 9 10

This policy aligns with CBMDC adopted core strategy 2017 policy PN1

# 03 TRANSPORT & MOVEMENT

## 3.0 INTRODUCTION

**3.0.1** Harden aspires to being a community where people can access opportunities easily, and get around in healthy and sustainable ways, benefiting themselves, others and the environment. The community wants to be well-connected to employment, education and leisure opportunities, while also reducing traffic noise, pollution and congestion, especially by enabling more people to walk, cycle and use public transport.

## 3.1 KEY OBJECTIVES

- Work towards better management of traffic, speeding and parking issues that negatively affect the community.
- Improve pedestrian and cycle infrastructure and support and enable greater use of sustainable and healthy transport methods, and greater mobility for all.

This part of the plan will also contribute to these wider aims:

- Encourage and support more sustainable living, striving towards being carbon-neutral.
- Preserve and enhance green spaces and heritage assets for everyone to enjoy now and in the future.

## 3.2 KEY ISSUES

Community engagement, consultation, and discussions by the Neighbourhood Planning group, and a review of local data and wider evidence identified five issues to focus on:

- Public transport links
- Traffic volume, noise and pollution
- Speed and safety
- Problem parking
- Pedestrian connectivity

**POLICY HNDP7: HARDEN TO BINGLEY ACTIVE TRAVEL**

Enhanced walking and cycling infrastructure connecting Harden to Bingley is required and contributions in accordance with the Community Infrastructure Levy Regulations 2010 will be sought where appropriate.

**3.2.1** This policy gives support to the provision of enhanced walking and cycling connections from Harden to Bingley – Harden’s closest major conurbation. At present the primary connection along Harden road is meagre, and in places is unsafe and unwelcoming. To the east of Woodbank Nurseries only the southern side of the road has pavements.

**3.2.2** The width of the pavement is narrow and restricts users to travel in single-file. People with pushchairs, wheelchair, or mobility scooters are unlikely to be able to use the route safely at all.

**3.3.3** Walking or cycling along Harden Road can also be intimidating due to the high speed and volume of traffic. This policy supports the aims and objectives of the plan by seeking to provide safer and healthier options of travel to Bingley, which boasts public transport connections to the wider area.

**3.3.4** It is anticipated that this will be scoped and delivered by a local project involving the Village Council and other key stakeholders such as landowners. The NDP is unable to provide an indicative route at this time.

This policy seeks to achieve aims & objectives

5

This policy aligns with CBMDC adopted core strategy 2017 policies PN1 (E.4), TR1 (E), TR3.

**POLICY HNDP8: ELECTRIC VEHICLE CHARGING POINTS**

Support is given to new housing developments that provide on-site electric vehicle charging points.

**3.3.5** To promote more sustainable travel habits the Neighbourhood Plan supports and encourages the inclusion of electric vehicle charging points in new housing developments. The preferred location of these is outside of the property.

**3.3.6** It is expected that the use of electric vehicles will increase in the near future and Harden aims to secure the infrastructure needed to support this. Increased use of electric vehicles can help reduce carbon emissions and reduce the noise of traffic which are contained in the aims and objectives for the Plan.

This policy seeks to achieve aims & objectives

1

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This policy aligns with CBMDC adopted core strategy 2017 policy TR1

### POLICY HNBP9: PARKING SOLUTIONS

New residential developments should comply with design guidance contained in the plan to produce design-led street layouts and parking solutions that provide:

- high quality and secure on-site cycle storage,
- the minimum expected amount of parking spaces in line with Bradford Council standards, and appropriate visitor parking bays, where necessary,
- garages and driveways to the rear or side of properties in the same style as the house they serve, with suggested internal dimension of the garages 3.5m x 6m and driveways a minimum of 3.5m in width.

**3.3.7** Applicants should refer to Bradford Council’s Homes and Neighbourhood Design Guide SPD which includes advise on parking provision as part of new developments. Engagement responses cited problem parking as a key issue in the village and new residential developments should not exacerbate the problem.

**3.3.8** Some garages locally are not large enough to store cars - so the Plan proposes internal dimensions in line with Lifetime Homes standards that will enable residents to park and enter/exit the vehicle both on the driveway and in the garage. This policy responds to the aims and objectives of the Plan by promoting and enabling more sustainable travel habits through the inclusion and promotion of pedestrian and cycle infrastructure whilst also aiming to reduce issues around problem or inconsiderate parking through requiring adequate parking and garaging solutions.

This policy seeks to achieve aims & objectives

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- 3
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This policy aligns with CBMDC adopted core strategy 2017 policy TR2

### POLICY HNBP10: PEDESTRIAN & CYCLE CONNECTIONS

All new developments will be expected to connect with existing footpaths and cycle paths, where available, and where possible, improve the network. Developments should allow for safe and convenient pedestrian and cycle movement to local facilities, shops, schools and public transport connections.

**3.3.9** This policy seeks to ensure that new developments are well connected to pedestrian and cycle connections. It responds to the aims and objectives of the plan which promote safe and convenient pedestrian and cycle movement throughout the village and to the wider area.

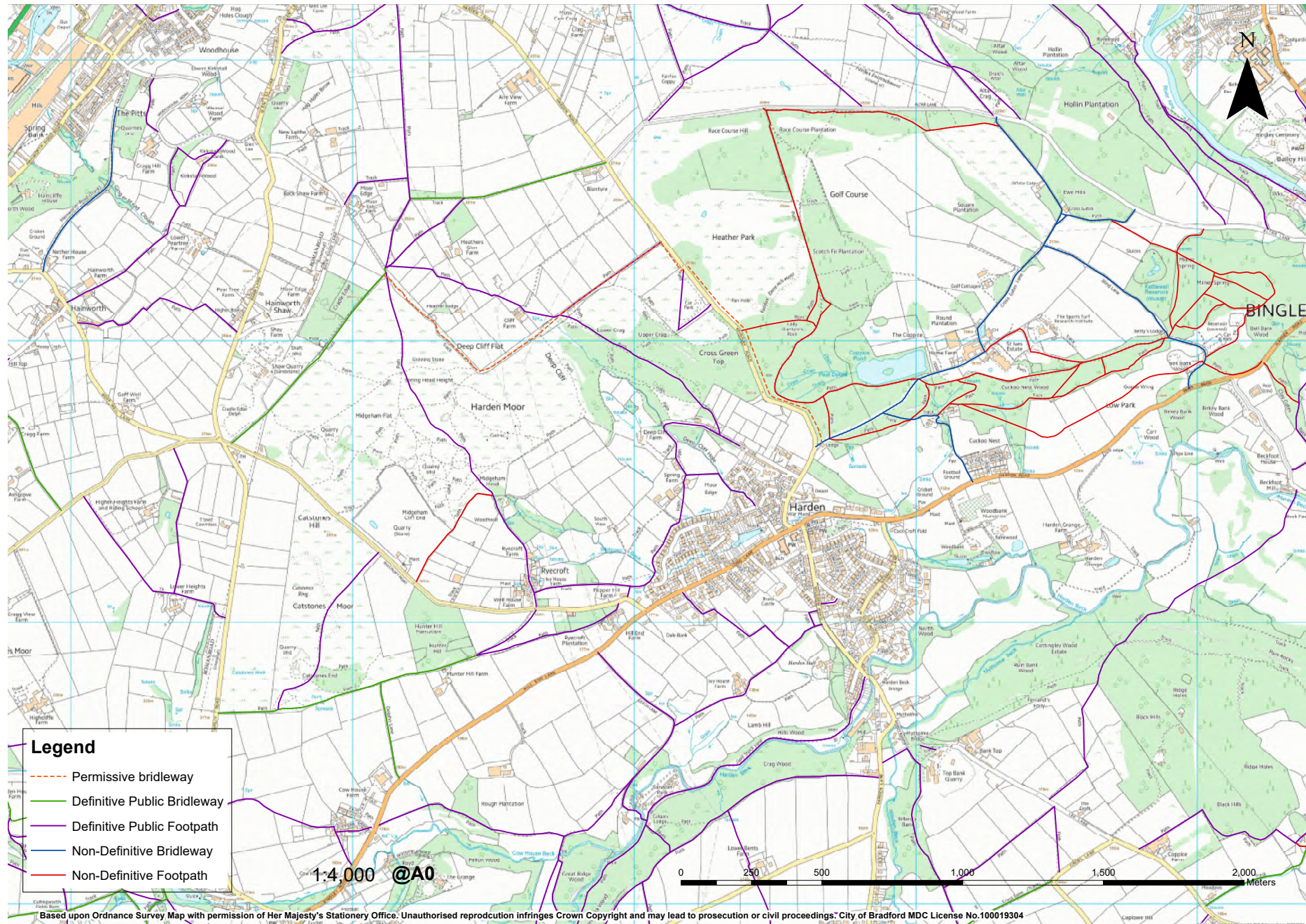
**3.3.10** See Figure 2 opposite for a map of definitive and non-definitive footpaths and bridleways.

This policy seeks to achieve aims & objectives

- 5

This policy aligns with CBMDC adopted core strategy 2017 policy PN1

Figure 2 - Map of Footpaths and Bridleways



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# 04 COMMUNITY FACILITIES & SERVICES

## 4.0 INTRODUCTION

**4.0.1** Harden has a variety of services and facilities that are valued by the local community. The Neighbourhood Plan is seeking to retain and, where possible, enhance these facilities so that they can continue to serve the community and help reduce the need for residents and visitors to travel outside of the village to access amenities and services. The Plan also supports the creation of new services and facilities in Harden to help meet the changing needs of the community.

### 4.1 KEY OBJECTIVES:

- Protect existing community facilities and services
- Support the expansion of existing facilities or the development of new facilities or amenities
- Encourage projects that would improve the village's resilience to climate change and/or help reduce the village's carbon footprint
- Encourage new recreational and leisure opportunities
- Improve pedestrian and cycle infrastructure and promote greater use of sustainable transport methods and healthy mobility opportunities for people of all ages and abilities

### 4.2 COMMUNITY ENGAGEMENT IDENTIFIED THAT:

- Through the initial survey, amenities and facilities was the 3rd most popular response when asked what people value the most about Harden.
- 48 people said that they felt the plan should cover community facilities and services.
- Improved community services was the 2nd most popular response when asked what Harden should be like in 15 years.



### POLICY HNDP11: COMMUNITY INFRASTRUCTURE LEVY

A portion of Community Infrastructure Levy (CIL) money will be used to fund the development, improvement and maintenance of walking and cycling routes, in addition to other identified village projects, which are outlined in the Harden Village Action Plan.

**4.2.1** This policy seeks to allocate a portion of CIL funds to maintain and enhance local walking and cycling routes throughout the village. The Plan objectives seek to promote more sustainable and healthier travel choices and to enable this improvements to the local network of footpaths and cycleways are needed.

**4.2.2** Throughout initial engagement respondents cited high quality green and open spaces as one of the Village's key assets and the Plan is keen to maintain, and where possible, enhance access to these amenities. Footpaths and cycleways are highly valued and well used by residents and visitors alike for leisure and recreational purposes.

**4.2.3** The Neighbourhood Plan Project group is working with local stakeholders to undertake regular condition surveys of key routes to identify where maintenance and improvements may be required. This policy is also in recognition of the restricted resources and competing priorities of Bradford Council which would usually be responsible for these actions.

**4.2.4** Any proposed improvements to public rights are to be considered in consultation with the Council Countryside and Rights of Way Officer.

This policy seeks to achieve aims & objectives

4 5 8

This policy aligns with CBMDC adopted core strategy 2017 policy PN1

### POLICY HNDP12: COMMUNITY ENERGY SCHEMES

Proposals for community renewable energy generation, storage and distribution schemes are supported and encouraged providing:

- the siting and scale is appropriate to its setting and position in the landscape;
- it does not create unacceptable impact on a feature of natural or biodiversity importance;
- it does not have unacceptable impact on amenities of residents.

**4.2.5** Harden is aiming to become a low-carbon village and community renewable energy schemes have the potential to contribute to reducing the village's carbon footprint through the generation and use of clean energy in homes and businesses.

**4.2.6** The Plan seeks to strike a balance between any impact on the landscape resulting from the development of renewable energy infrastructure and the many benefits such schemes would bring.

This policy seeks to achieve aim & objective

1

This policy aligns with CBMDC adopted core strategy 2017 policy EN6

## POLICY HNDP13: COMMUNITY FACILITIES & SERVICES

### Existing Facilities

There is a presumption in favour of the protection of existing community facilities and public houses. Where planning permission is required, the change of use of existing community facilities and public houses, as listed below, will only be supported for other health, education or community type uses (such as community halls, local clubhouses, schools, public houses and children’s day nurseries).

When a non-community use (e.g. housing) is proposed to replace, either by conversion or re-development, one of the facilities listed below such development will only be supported when one of the following can be demonstrated:

- a) The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
- b) Where facilities are considered to be no longer needed or suitable for continued community facility use, satisfactory evidence is put forward by the applicant that, over a minimum period of 12 months, it has been demonstrated, through active marketing of the site, that there is no longer a need or demand for the facility.

The facilities to be protected are listed as follows and shown on the Policies Map:

- A - Harden Pharmacy
- B - Golden Fleece Inn

- C - Harden Memorial Hall
- D - St Saviour’s Harden
- E - Harden Congregational Church
- F - Harden Post Office / Off licence
- G - The Fresh Approach / Off licence

### New Facilities

Where new community facilities are proposed they should be in accessible locations for those seeking or needing to access the sites by walking, cycling and public transport, include off-street car parking to CBMDC standards and be of good quality sustainable design as set out in the policies of this plan and other development plan documents.

**4.2.7** Harden village centre provides a range of local shops, services and a pub. Paragraph 84(d) of the NPPF states that plans should ‘promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.’

**4.2.8** The existing facilities in the village provide for local day-to-day needs, provides some local employment and economic activity, and being centrally located, are in reasonable walking distance to most residents. It is acknowledged that some of the facilities listed, depending on their Use Class (under the Use Classes Order), may enjoy permitted development rights that allows change of use to other uses without needing a separate planning approval.

This policy seeks to achieve aims & objectives



This policy aligns with CBMDC adopted core strategy 2017 policy PN2

Community facilities identified as Policy HNPD13



### POLICY HNPD14: ENHANCING THE VILLAGE CENTRE

Proposals to enhance the appearance and functionality of the village centre including improvements to:

- Public realm, street furniture and hard landscaping;
- Green infrastructure;
- Pedestrian and cycle safety;
- Parking management;

are encouraged and will be supported.

**4.2.9** The village centre is severed by the junctions of Wilsden Road, Long Lane and Harden Road making the immediate environment car dominated and unwelcoming for pedestrians wishing to access local shops and facilities. There is a long-standing issue with problem parking that impinges on the pedestrian environment due to the lack of suitable parking spaces in the village centre for people wishing to visit local shops.

**4.2.10** An enhanced public realm could create a more pleasant and desirable village centre that encourages greater use of local shops, especially by people on foot or bicycle. This could be achieved through a rationalisation of parking coupled with the inclusion of planters and street furniture to demarcate and protect.

This policy seeks to achieve aims & objectives **5** **6** **8**

This policy aligns with CBMDC adopted core strategy 2017 policy PN2

# 05 GREEN SPACES

## 5.0 INTRODUCTION

**5.0.1** Harden has a rich variety of natural assets and open and green spaces that contribute to the health and wellbeing of residents and visitors, in addition to supporting biodiversity. This includes ancient and semi-natural woodlands, moorlands, meadows, water courses, grasslands, and pastures. Many of these sites are designated as Local Wildlife Sites and fall within the Local Wildlife Network due to their importance in supporting flora and fauna.

**5.0.2** These spaces support recreational and leisure activities and contribute greatly to the tranquillity and rural character of Harden.

## 5.1 COMMUNITY ENGAGEMENT IDENTIFIED THAT:

- The rural nature, countryside and green spaces were the 2<sup>nd</sup> most popular response to what people like most about Harden.
- Green spaces was the most important issue when people were asked what the Neighbourhood Plan should cover.

## 5.2 KEY OBJECTIVES:

- Protect and, if possible, enhance green spaces and natural assets
- Secure green infrastructure as part of new developments and protect existing green infrastructure provision
- Encourage the connection of separate green spaces in Harden to create a series of interlinked natural assets into the wider environment forming wildlife and biodiversity corridors

Some of the proposals or projects identified in this section could be delivered locally through volunteer groups or other organisations as part of the Harden Village Council Plan.

### DOMESTIC & NEIGHBOURHOOD



### SETTLEMENT EDGE



### LOCAL WILDLIFE NETWORK



Examples of green infrastructure at different scales in Harden

## POLICY HN15: GREEN INFRASTRUCTURE

New developments are strongly encouraged:

- to include provision of green infrastructure, and where possible, connect with the existing Wildlife Habitat Network and/or Local Wildlife Sites;
- not to sever existing green infrastructure networks including Local Wildlife Sites or the Wildlife Habitat Network;
- to achieve biodiversity net gain;
- include green infrastructure that supports and enables the free movement of wildlife such as hedgehog gaps, and include boxes for bats, birds and insects.
- to ensure that the design and management of green infrastructure respects and enhances the character and distinctiveness of an area with regard to habitats and landscape types. Planting that is beneficial for pollinators and wildlife is preferred.

**5.2.1** Green infrastructure is a broad-term used to describe natural and semi-natural features of all scales within and between towns and villages from street trees and planting up to rivers, woodland and moorland.

**5.2.2** Bradford Council Strategic Core Policy SC6 considers Green Infrastructure as land which already contributes towards, or has the potential to contribute towards the following:

1. Retention, creation and enhancement of important habitats and ecological networks.
2. Resilience to climate change and sustainable design.
3. Important attributes of natural green space, connectivity to other green spaces and a local need for open space.
4. Valued landscapes and local distinctiveness and amenity, particularly within the urban core.
5. Historic parks and landscapes and the setting for heritage assets.
6. Improving opportunities for walking, cycling and horseriding, establishing strategic green links and enhancing the rights of way network in urban and rural parts of the district.

This policy seeks to achieve aims & objectives

4

This policy aligns with CBMDC adopted core strategy 2017 policy EN2, SC6, SP10

**5.2.3** Harden includes many sites that are designated as Local Wildlife Sites or are within the Local Wildlife Network as well as falling under other classifications of green infrastructure.

Local Wildlife Sites:

- Harden Moor
- Deepcliffe Wood
- St Ives Estate
- Goit Stock Wood & Grasslands
- Harden Beck
- Cuckoo Nest Wood

Wildlife Habitat Network:

- St Ives Estate
- Woodbank
- Harden Grange
- Cuckoo Nest Wood

Managed green space for local leisure and recreation:

- Harden Park
- Harden Cricket Pitch
- Harden Football Pitch

Water:

- Harden Beck
- Midgram Beck
- The Coppice Pond

Historic setting:

- Green space surrounding Ryecroft Conservation Area

## KEY OBJECTIVES

- Connect or reconnect areas of green infrastructure to enable wildlife to move more freely and for humans to enjoy a greater series of interconnected green spaces
- Provide spaces for leisure, recreation and relaxation contributing to and improving mental and physical wellbeing
- Enhancement of a site's multi-functionality and ability to play a key role in climate change adaption and mitigation, carbon capture, improve wildlife and biodiversity benefits, increased food production, and improved water management and flood risk
- Encourage enhancement of sites in line with their strategic objectives in relation to habitats and species. This might include promoting the planting of native broad-leaved trees, planting that is beneficial to pollinators or the inclusion of bat and bird boxes or hedgehog gaps between properties or physical boundaries
- Deliver green infrastructure provision at a variety of scales from domestic, street, neighbourhood, village, district and regional levels

## POLICY HNDP16: HARDEN WILDLIFE & HABITAT NETWORK

Proposals that provide biodiversity enhancements to green spaces in Harden, including connecting or reconnecting separate spaces, especially on the following sites, are encouraged and will be supported:

Local Wildlife Sites & Wildlife Habitat Network sites:

- St Ives Estate
- Harden Moor
- Deepcliffe Wood
- Harden Beck
- Goit Stock wood and grasslands

Biodiversity enhancements should be undertaken in accordance with the nature and status of each site to ensure its enhancement is appropriate for the species, habitat and landscape classification.

**5.2.4** Harden has a rich variety of natural assets including Harden Moor and Deepcliffe Wood, Goit Stock Wood and its Grasslands, St Ives Estate, and Harden Beck as shown in Figure 3. These sites play an important role in supporting biodiversity locally and regionally. They are home to species such as brown trout that breed in Harden Beck, kestrels and willow warblers on Harden Moor, and a wide-range of species at St Ives including deer, badgers, foxes, tawny and little owls, greater spotted woodpeckers, fresh water shrimp and a variety of bats.

**5.2.5** The connection and reconnection of green spaces, especially to Local Wildlife Sites and sites within the Wildlife Habitat Network, can help to create wildlife corridors that support the movement of fauna throughout the area.

**5.2.6** There are also opportunities to create a series of interlinked green spaces that can contribute to local recreational and leisure activities. The sites play an important role in contributing towards physical and mental health, flood mitigation, and air and water quality. These are expected to be delivered either as part of new developments or through the Harden Village Action Plan. Opportunities to work with neighbouring farmers and landowners to achieve these benefits on surrounding privately owned land will be sought.

This policy seeks to achieve aims & objectives

4

This policy aligns with CBMDC adopted core strategy 2017 policy EN2, SC6



Harden's natural environment provides opportunities for foraging.





### **POLICY HN17: TREE PLANTING**

Existing mature trees should be retained as part of any proposed development. Where possible new developments should include tree planting.

New trees should be matched to the site and climatic conditions, with a preference towards native species. These should respect and enhance the biodiversity, character, and distinctiveness of an area with regard to habitats, landscape types and the surrounding built environment.

Where practical, any trees which are proposed to be removed due to development should be replaced at a ratio of at least 3:1.

**5.2.7** It is expected that local groups, either existing or possible future groups, will liaise with landowners and identify suitable sites for new tree planting in addition to raising funds, obtaining grants and undertaking the work and ongoing management.

**5.2.8** The current climate emergency requires urgent attention and planting new trees can help to mitigate against some of these impacts. It is worth noting that management of Harden Moor is ongoing to provide carbon capture and flood management through the restoration of peat. This is supported and encouraged.

**5.2.9** Benefits from tree planting include:

- reducing air pollution
- absorbing CO2 from the atmosphere
- providing shade and shelter
- helping to mitigate against flooding
- improving mental and physical wellbeing
- creating vital homes for wildlife.

**5.2.10** Initial engagement identified that:

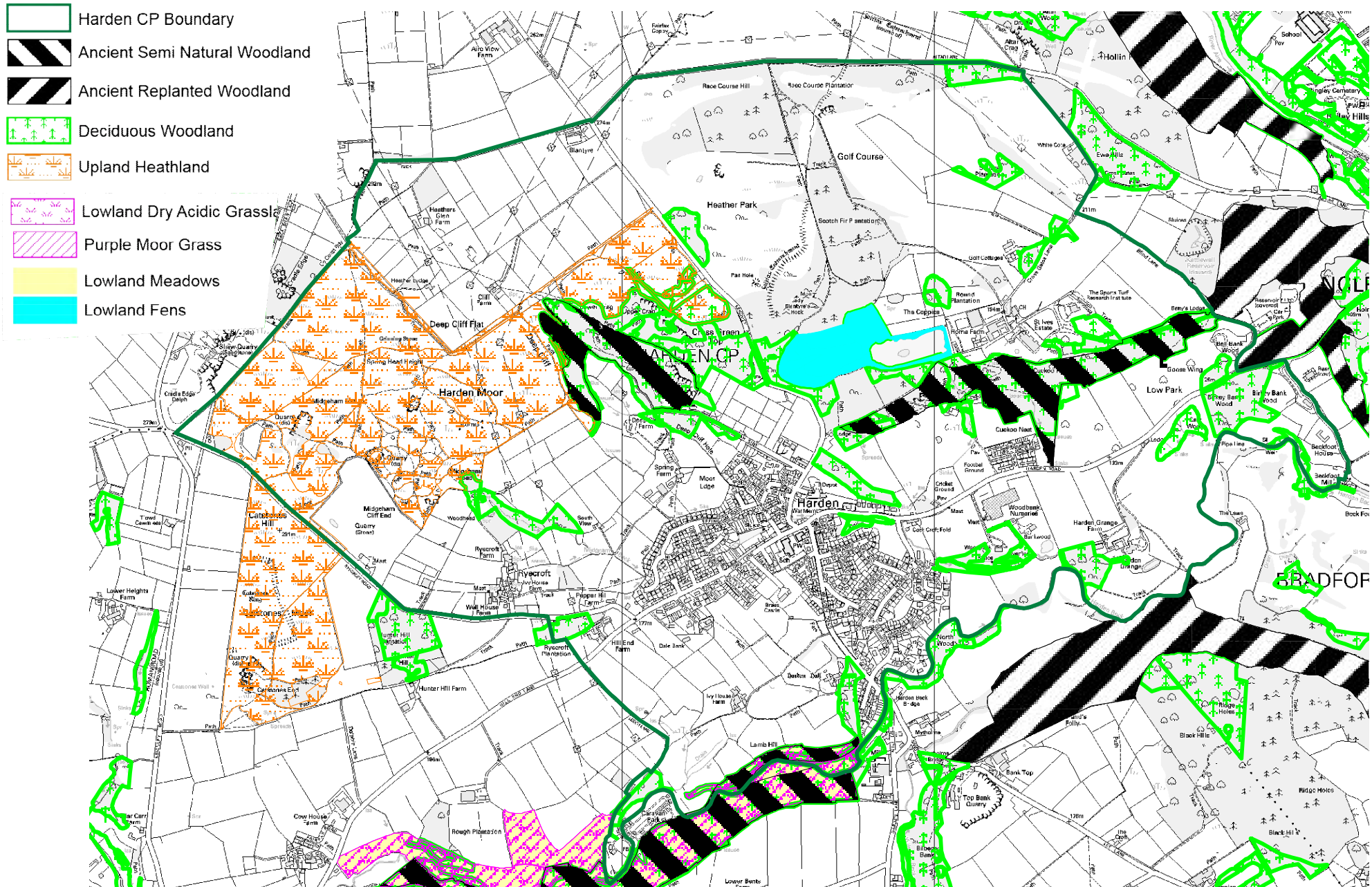
- The rural nature, countryside and green spaces were the 2<sup>nd</sup> most popular response to what people like to the question 'What do people like most about Harden?'
- Green spaces was the most important issue when people were asked what the Neighbourhood Plan should cover.

This policy seeks to achieve aims & objectives

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This policy aligns with CBMDC adopted core strategy 2017 policy EN5

**Figure 4 - Map of Species in Harden**



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### **POLICY HN18: LOCAL GREEN SPACES**

The following spaces, as identified on the policies map, are to be designated as local green spaces. Development will be managed in a manner consistent with Green Belt policy

- A) Mill pond and surrounding woodland
- B) Memorial Park off Harden Road
- C) Village Green space at Highfell Grove

The enhancement of these sites to improve access, amenity, leisure and recreational opportunities, wildlife or biodiversity opportunities is supported and encouraged.

**5.2.11** Full Local Green Space (LGS) assessments have been undertaken and are included in the appendix to this plan. Sites which have been filtered out are also included in the appendix.

**5.2.12** Whilst these sites are protected from development, development will be considered if:

- The land becomes surplus to requirements
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quality and quantity in a suitable location
- The development is for alternative sports and recreation provision, the benefits of which clearly outweigh the loss of the current or former use.

**5.2.13** Local Green Spaces are designated sites that are protected from development due to the contribution they make to the local area. There is specific criteria for designating sites so not all green spaces will be suitable for Local Green Space listing. The listing criteria is shown below:

**5.2.14** The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
- and where the green area concerned is local in character and is not an extensive tract of land.

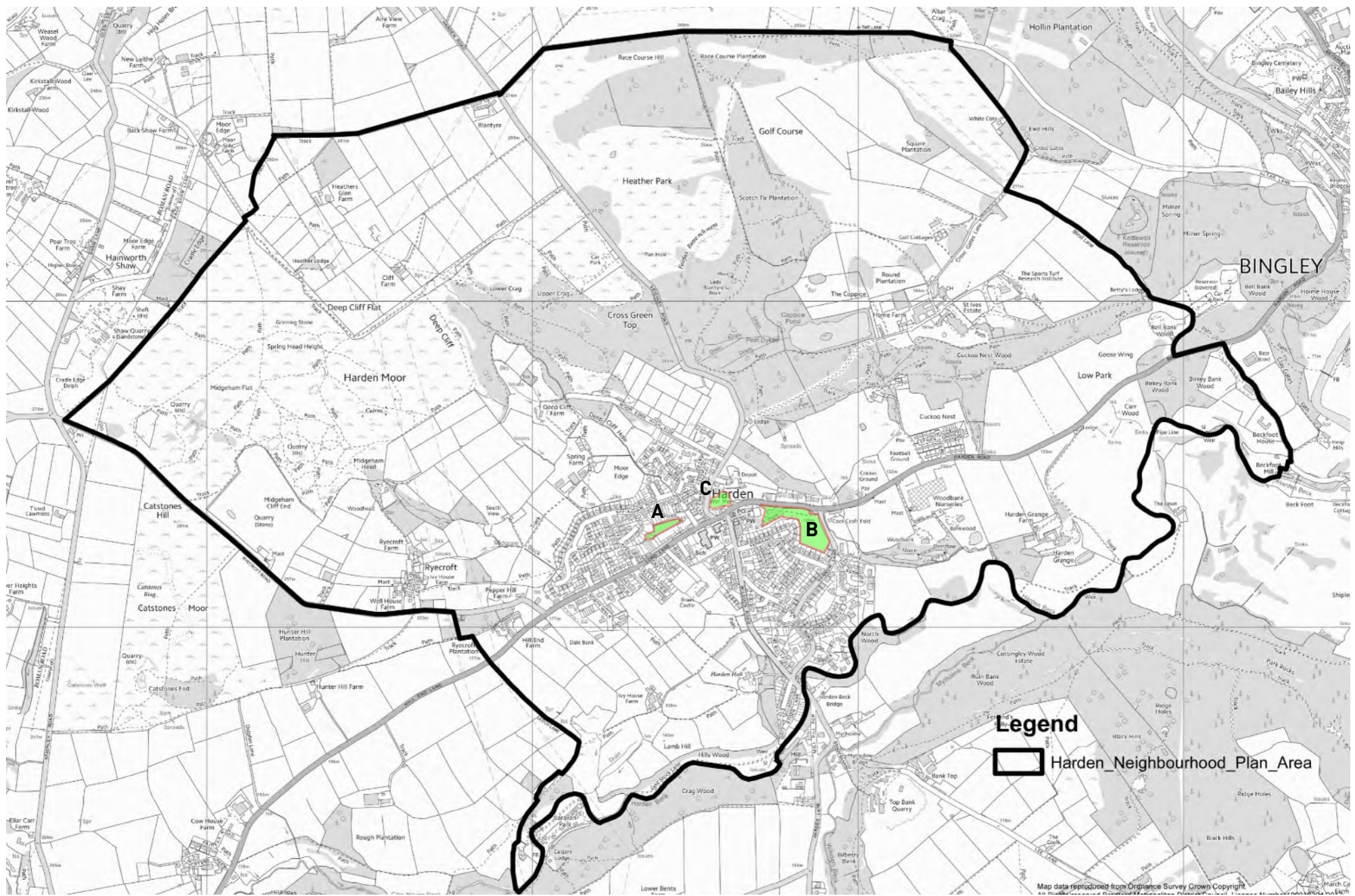
**5.2.15** These green spaces have been suggested by members of the steering group and have been assessed against the criteria set out in the National Planning Policy Framework and National Planning Practice Guidance.

This policy seeks to achieve aims & objectives

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This policy aligns with CBMDC adopted core strategy 2017 policies EN1

FIGURE 5 - MAP OF PROPOSED LOCAL GREEN SPACES



# 06 HERITAGE

## 6.0 INTRODUCTION

**6.0.1** Excavations on Leech Lane led to discoveries of pottery, coins and elephant ivory which suggest Harden was once a Roman settlement around 150 AD. The first written record of Harden is in the Domesday Book of 1086 written as 'Hateltone' or 'Hateltun. Presently, there are some examples of buildings dating back to the 17th century with many more examples from the 18th and 19th centuries.

**6.0.2** Harden, like many settlements in the area was predominantly home to agricultural workers, and later, mill workers. Many of these buildings are still present today, although most now serve alternative uses, such as residential and have been altered over time, meaning many no longer contain all of their original architectural features.

**6.0.3** The Neighbourhood Plan seeks to protect heritage assets, and supports their sensitive enhancement and restoration. Listed buildings and monuments are sufficiently covered and protected by national and local planning policy so these are not addressed in this section.

## 6.1 COMMUNITY ENGAGEMENT IDENTIFIED THAT:

- 43 people felt the Neighbourhood Plan should promote heritage and conservation
- Retaining the character of the village was the most popular response when people were asked what Harden should be like in 15 years with 34 responses

## 6.2 KEY OBJECTIVES

- Conserve local heritage and ensure new developments are in keeping with the local character
- Promote sensitive enhancement and /or restoration of non-designated heritage assets

## ST IVES ESTATE

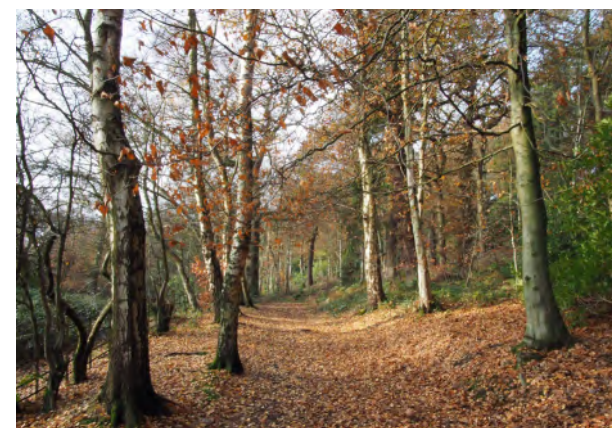
**6.2.1** St Ives Estate is a 550 acre Grade II Listed historic park and gardens containing a variety of buildings of historical interest. The estate is highly valued locally and regionally as a place of recreational, ecological and heritage value.

**6.2.2** St Ives estate is a Local Wildlife Site and is within the Bradford Wildlife Habitat Network. The estate comprises ancient semi-natural woodland, deciduous woodland, and lowland fens which support a variety of flora and fauna. Within the estate are locally significant artefacts such as Lady Blantyre's Rock and the William Busfeild Ferrand Obelisk Monument - two memorials built in honour of former residents of the estate.

**6.2.3** St Ives is well used by residents and visitors – attracting around 300,000 visitors annually including walkers, bird watchers, anglers, horse riders. The estate includes public amenities such as a large children's play area, a café, and public toilets.

**6.2.4** There are 14 listed buildings or monuments within the estate including Old Harden Grange a country house dating back to early to mid 17th Century and St Ives Mansion House dating back to mid to late 19th Century. Also within the estate are residential properties, several business premises, St Ives golf course, and St Ives discovery centre.

**6.2.5** The Neighbourhood Plan will work closely with Bradford Council and the many stakeholders involved in the estate, including the Friends of St Ives, a local group promoting activities on the estate, whilst aiming to conserve its traditions.

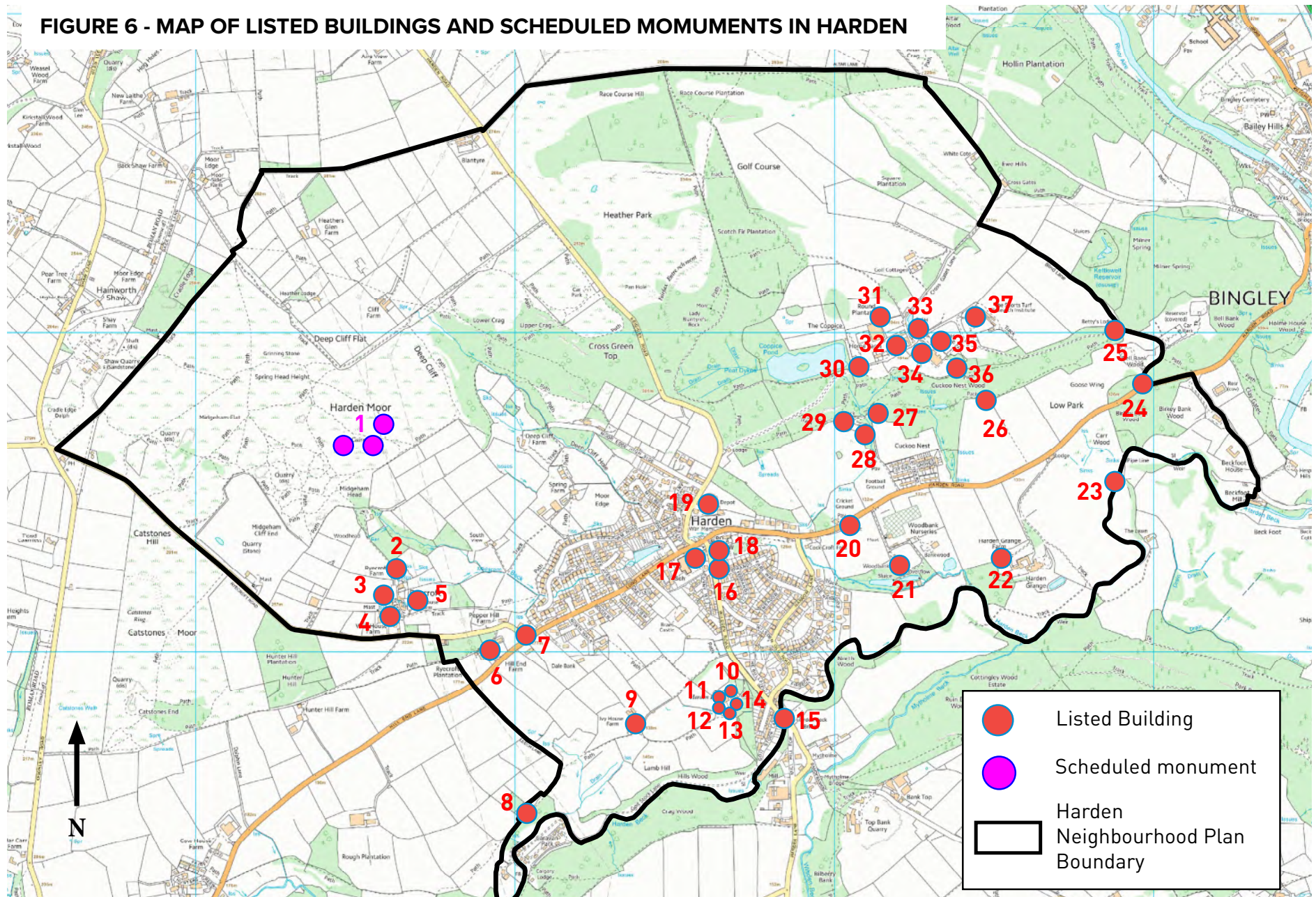


### 6.2.6 List of listed buildings / monuments

1. Cairns
2. Ryecroft Farmhouse
3. Barn immediately to the north of no.13 Ryecroft
4. 13 Ryecroft
5. Ivy House Farmhouse (Ryecroft)
6. Hill End farmhouse
7. Hostel Stone
8. Goit stock cottages
9. Ivy House Farmhouse (Harden)
10. Harden Hall
11. Garden wall and mounting block attached to south front of Harden Hall
12. Entrance gatepiers and wall with balcony attached to barn approximately 10 metres east of Harden Hall
13. Barn approximately 10 metres east of Harden Hall
14. Barn approximately 25 metres south east of Harden Hall
15. Harden Beck Bridge
16. Harden Wesleyan Methodist Church
17. Harden War Memorial
18. Harden Congregational Church
19. 2-3 Crowther Fold
20. Ferrands Stone
21. Wood Bank
22. Stable block architecture Harden Grange Farm
23. Footbridge over Harden Beck
24. Entrance gate piers to St Ives Estate
25. Betty's Lodge
26. Barn Low Park
27. Outbuilding approximately 15 metres north east of number 3 Cuckoo Nest
28. Steps, gate piers and flanking walls to front of Cuckoo Nest
29. Cuckoo Nest
30. Footbridge approximately 10 metres east of coppice pond
31. Dutch barn to rear of the home farm building at St Ives
32. Wall to rear of the cottage at Old Harden Grange forming walled garden
33. The cottage attached at right angles to north west corner of Old Harden Grange
34. Wall attached to south front of the cottage at Old Harden Grange
35. Old Harden Grange
36. St Ives Mansion House
37. The stable block used by Turf Research Institute



**FIGURE 6 - MAP OF LISTED BUILDINGS AND SCHEDULED MOMUMENTS IN HARDEN**



**POLICY HNPD19: HERITAGE**

New developments will be expected to preserve, protect and enhance non-designated heritage assets and their settings. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset

The development or alteration of a non-designated heritage asset should be undertaken sensitively, respecting the historical and architectural integrity of the buildings. Proposals to restore non-designated heritage assets and original features will be supported, providing all other material planning considerations are satisfied.

The following buildings and structures are to be included as Non-designated heritage assets (refer to Harden Neighbourhood Plan Non Designated Heritage Assets Assessment document for methodology and justifications) :

1. Old Police House, Keighley Road
2. 1, 1a, 3, 5, 7, 9 Keighley Road & 10, 12 Long Lane
3. Telephone Box, off Keighley Road/Long Lane
4. St Saviour's Church, Long Lane
5. Harden Primary School, Long Lane
6. Shops adjacent to the Golden Fleece Public House, Long Lane
7. The Golden Fleece Public House
8. 23 – 37 Lane End
9. Spring Row
10. Cockcroft Fold, Harden Road
11. Cockcroft Old Mill, near Harden Beck
12. Moor Edge High Side
13. Park View Terrace, Moor Edge
14. Stone Terrace, Moor Edge
15. 1-5 Anthony Lane
16. Brow Farm, Moor Edge Low Side
17. 4, 6, 8, 10, 12, 14, 16, 18 Harden Brow
18. 1 Bradley Square
19. 2 Keighley Road
20. Memorial Hall, Wilsden Road
21. Harden Park Lodge, Harden Park
22. 3-15 Wilsden Road
23. Hard Hill Houses
24. Field Head, Wilsden Old Road
25. Barn adjoining Field Head Farm, Wilsden Old Road
26. 19-21 Wilsden Old Road
27. Former Wesleyan Chapel 25 Wilsden Old Road
28. Chapel House, 23 Wilsden Old Road
29. Old Rectory, Wilsden Old Road
30. The Barn, Wilsden Old Road
31. Beck Cottage, Wilsden Old Road
32. 1-10 Harden Beck
33. 40-80 Long Lane
34. 132-146 Long Lane, including former Black Bull public house
35. Braes Castle off Long Lane
36. Shackleton House Farm, off Long Lane
37. Pepper Hill Farm, Ryecroft Road

**6.2.7** This policy seeks to protect heritage assets from development and supports their sensitive enhancement and restoration. 43 people felt the plan should include policies that promote heritage and conservation at the initial engagement exercises. This is a non-exhaustive list and may be added to in the future. Figure 6 shows the located of these properties.

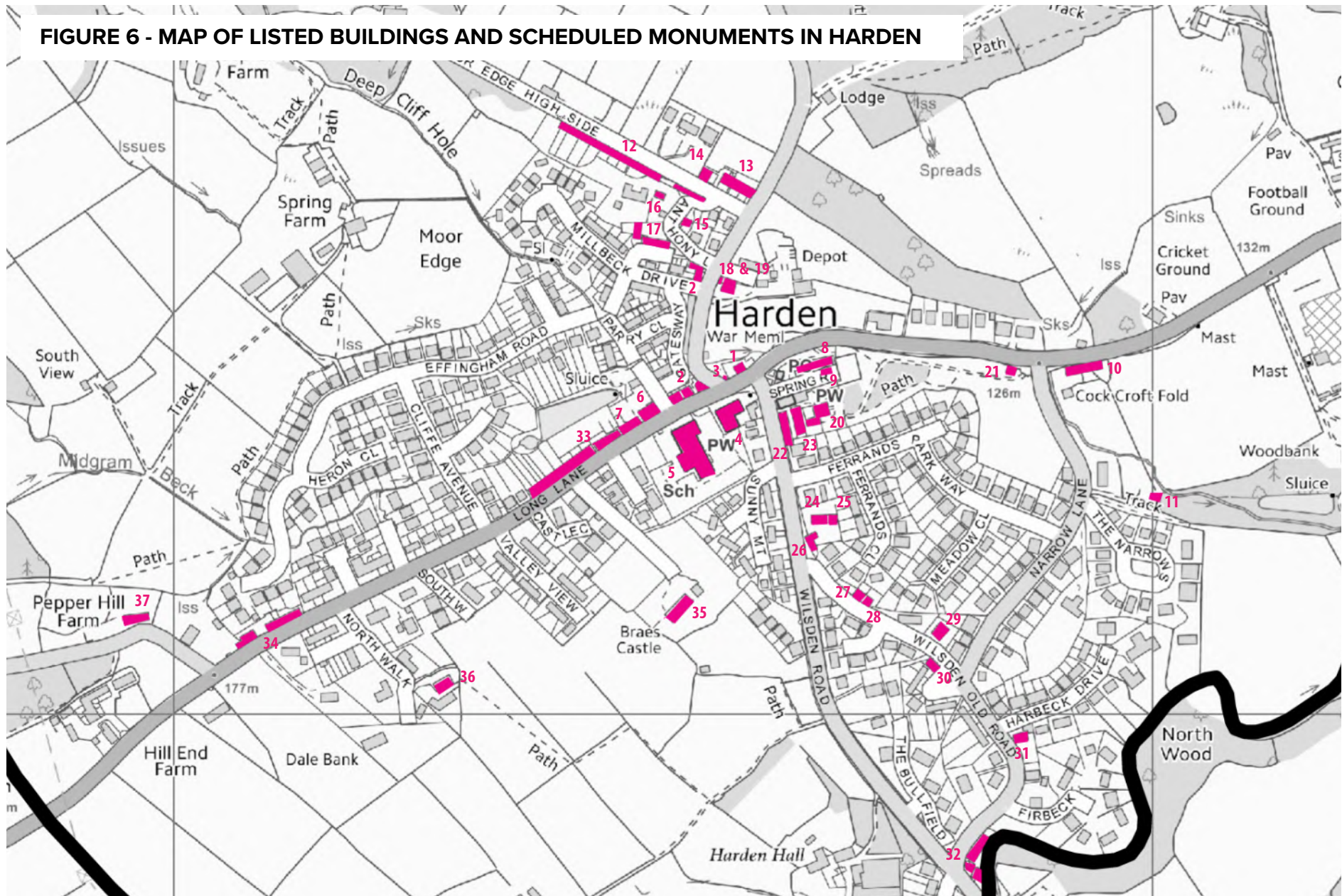
This policy seeks to achieve aims & objectives

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This policy aligns with CBMDC adopted core strategy 2017 policies PN1, EN3

**FIGURE 6 - MAP OF LISTED BUILDINGS AND SCHEDULED MONUMENTS IN HARDEN**



## POLICY HNDP20: STONE WALLS

Stone walls, including areas of historic dry-stone wall should be retained and restored using local stone and traditional techniques wherever possible in new developments or in refurbishments.

**6.2.8** Dry stone walls are a defining feature of Harden that contributes to the rural character of the village. This policy seeks to ensure that existing stone walls are retained, wherever possible, where planning permission is required.

**6.2.9** For over 300 years quarrying was prominent on the western edge of Harden Moor with many quarrymen residing in the hamlet of Ryecroft. Yeadonian Sandstone quarried here was used to build many local buildings and dry stone walls. Stone was also quarried in Harden to help build Saltaire. Figure 7 shows the location of stone walls in Harden.

**6.2.10** Engagement exercises identified that:

- Dry stones walls are a defining characteristic of Harden that are locally valued
- 43 people felt the plan should include policies that promote heritage and conservation at the initial engagement exercises.

This policy seeks to achieve aims & objectives

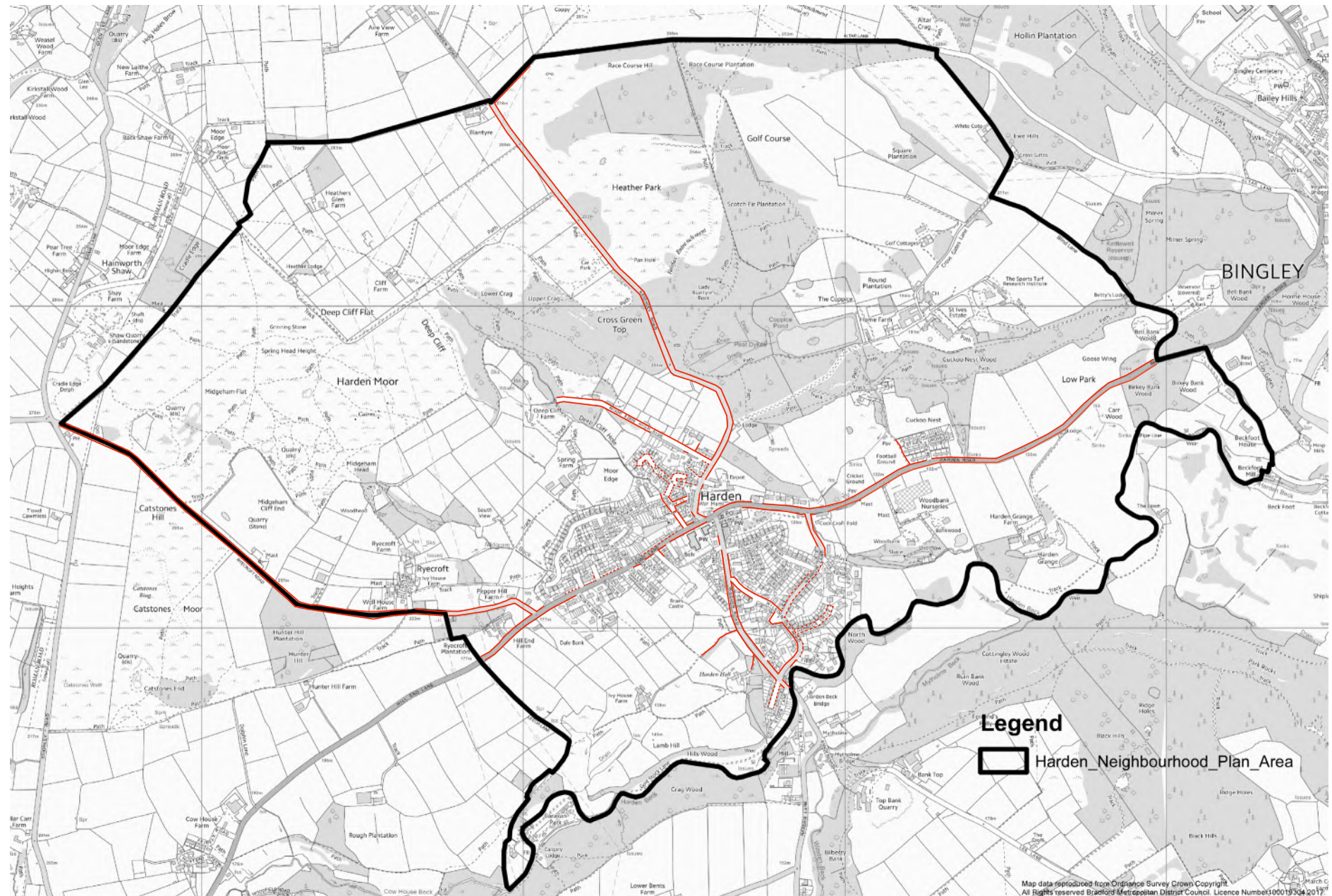
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This policy aligns with CBMDC adopted core strategy 2017 policy EN3



FIGURE 7 - MAP OF EXISTING STONE WALLS IN HARDEN



## POLICY HNDP21: KEY VIEWS

The views and vistas within Harden village and into Harden village within the boundary of the Neighbourhood Plan, should be retained. Development affecting these views and vistas should be designed in such a way so as not to have a significant adverse impact on their visual quality and amenity. Applications should demonstrate any impact development proposals may have on the views identified below:

1. view south from Harden Road
2. view north from Harden Road
3. panoramic view from Harden Moor
4. views south from Ryecroft
5. view south from Long Lane towards Wilsden

**6.2.11** The local topography and landscape provide many great views and vistas of the surrounding area. These are highly valued by residents and visitors and contribute to the rural character of Harden.

**6.2.12** The views included in this policy have been suggested by members of the project group. A key view assessment has been undertaken using the Ryecroft Conservation Area appraisal and the Wilsden Landscape Character Supplementary Planning Document, and is contained in the evidence base and appendix to the Neighbourhood Plan. The views included in this policy are non-exhaustive and may be added to or amended in the future - see Figure 8 for the key views.

**6.2.13** Initial engagement identified that:

- The rural nature, countryside and green spaces were the 2nd most popular response to what people like to most about Harden.
- Green spaces was the most important issue when people were asked what the Neighbourhood Plan should cover.

This policy seeks to achieve aims & objective

4

This policy aligns with CBMDC adopted core strategy 2017 policy EN3 and Harden Design Code HDC 3.

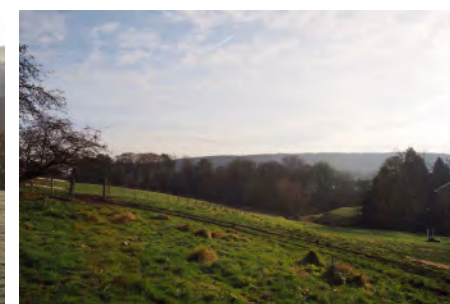
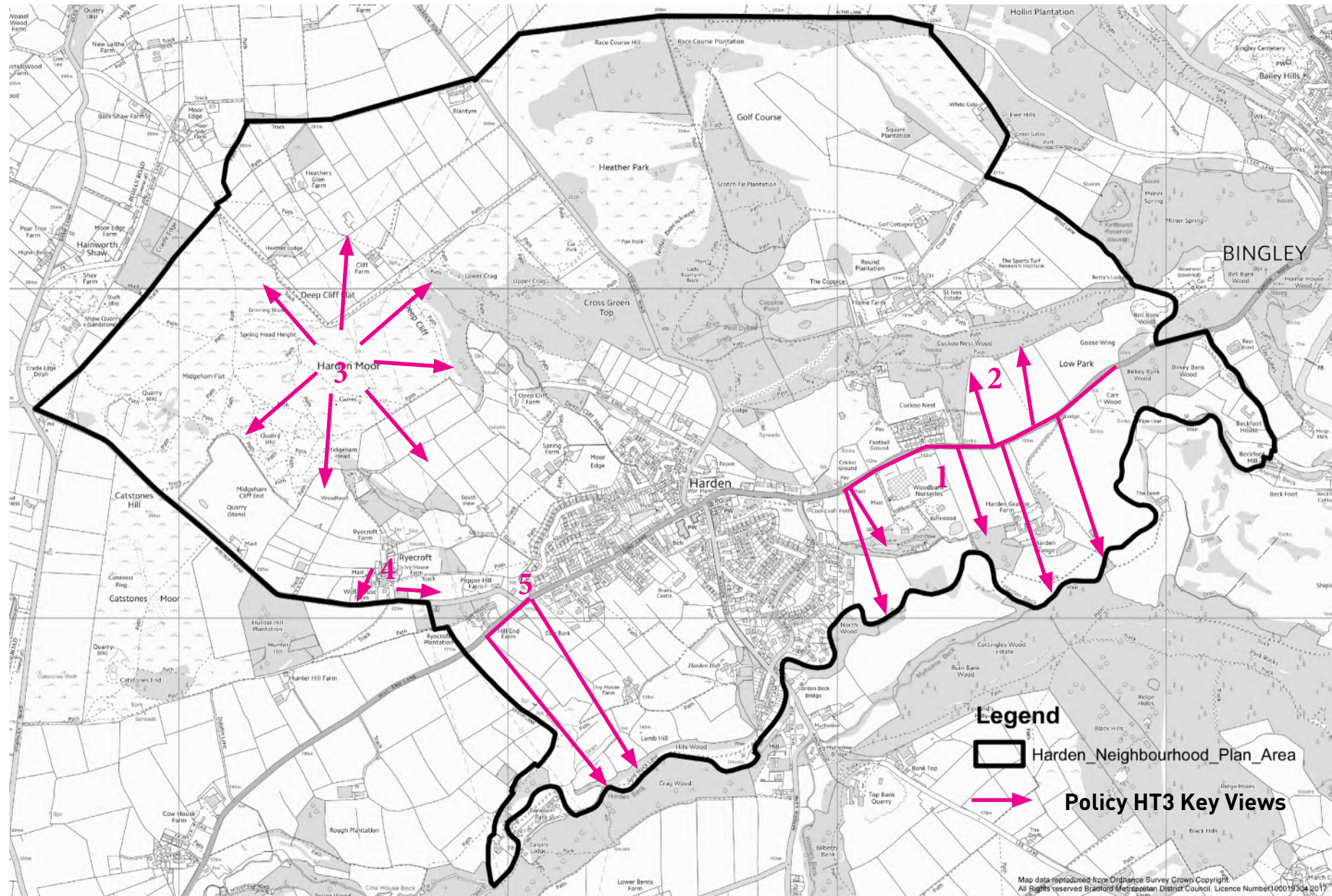


FIGURE 8 - KEY VIEWS/VISTAS FOR POLICY HNDP21



# 07

## BUSINESS & EMPLOYMENT

### 7.0 INTRODUCTION

**7.0.1** Harden like many rural communities has seen a decline in traditional industry over the last century. The majority of working residents commute to work outside of the parish to nearby towns and cities.

**7.0.2** There are many small businesses within the village that contribute to and support the daily lives of residents although these usually employ only small numbers of staff.

### 7.1 COMMUNITY ENGAGEMENT IDENTIFIED THAT

- There is demand locally for new workspaces such as workshops, small offices or shared workspaces
- Residents have requested additional provision of shops, such as a cafe or bakery

### 7.2 KEY OBJECTIVES

- Promote Harden as a location for small businesses
- Encourage additional provision of local amenities such as shops
- Secure new workspaces such as shared offices or workshops



## POLICY HNDP22: BUSINESS & EMPLOYMENT

Subject to all other material planning considerations being satisfied, support is given for new small-scale commercial enterprise and businesses, especially those that would support the day-to-day needs of the community and/or reduce need for residents and visitors to travel outside of the parish (cafe, shops etc) and improve sustainability.

Support is given to the reuse of former agricultural or mill buildings, providing all other material planning considerations are satisfied.

Support is given to the development of shared office space or co-working spaces, providing all other material planning considerations are satisfied.

**7.2.1** The Neighbourhood Plan supports and encourages local economic growth in a variety of existing and emerging sectors. Retail and convenience premises (use class E (a)) are encouraged to support the day-to-day needs of the community, which can help reduce the need to travel outside of the village for essential items.

**7.2.2** Shared office/co-working spaces (Use class E (c ii & iii)) can help to support self-employed and remote workers who operate primarily in the digital sector.

**7.2.3** The NDP recognises that many existing properties benefit from permitted development rights and are able to change use class without planning permission.

This policy seeks to achieve aims & objectives

9

This policy aligns with CBMDC adopted core strategy 2017 policies PN1(C), PN2(D) and EC4.

# 08 MONITORING & DELIVERY

## 8.0 INTRODUCTION

Harden Village Council intends to monitor the progress and appropriateness of the Neighbourhood Plan and its content on an annual basis to the end of the plan period, once formally adopted. In addition to any statutory monitoring that will be undertaken by CBMDC, HVC wishes to track whether the plan has a positive impact on planning decisions and whether its objectives are being realised.

A monitoring group will be formed, comprising members of HVC to undertake this study and it is anticipated they will liaise closely with CBMDC where required to access data.

The purpose of the Monitoring Group is:

- to ensure that the aims and objectives contained within the Neighbourhood Plan are being delivered, working alongside a variety of partners if necessary, in a coordinated, cohesive manner and in a timely fashion; and
- to review the application of the policies by the Planning Authority in their determination of planning applications. HVC's Planning and Development Committee will however remain a consultee on all applications within the Plan Area.

HVC will work closely with the relevant stakeholders, including CBMDC and residents to help deliver and realise local projects identified within the Plan. These may be delivered through CIL monies received, grant funding or a combination of both.

Annual monitoring of the HNDP will be undertaken by HVC with assistance from CBMDC.

This will be done by assessing each application received within the Plan Area along with the following information:

- Officer reports
- Enforcement activity
- Appeal decisions
- Planning decision notices

Each policy will be listed in a table that identifies how many times each policy has been used, the issues it helps to address, the issues it does not address, and comments on how it might be better addressed in the future.

This will help to establish the rate of HNDP Policy compliance to determining the following:

- Have recent applications and approvals complied with HNDP policies?
- Reasons for departing from policy
- Effectiveness of HNDP policies
- Ineffectiveness of HNDP policies

Each year HVC will reflect on the current context and applications determined to help establish if the plan aims are being achieved.

## Data and methodology

The following data will be collected to help assess the effectiveness of HNDP policies:

- Mix of house types on new schemes of 10 or more dwellings
- Number of Building for a Healthy Life assessments undertaken on new proposals and their scores
- Number of new homes built to Accessible Dwellings standards
- Number of new housing developments that comply with parking standards and garage dimensions
- Number of new homes with dedicated homeworking space
- Impact on key views as result of development and the supporting assessments included as part of application

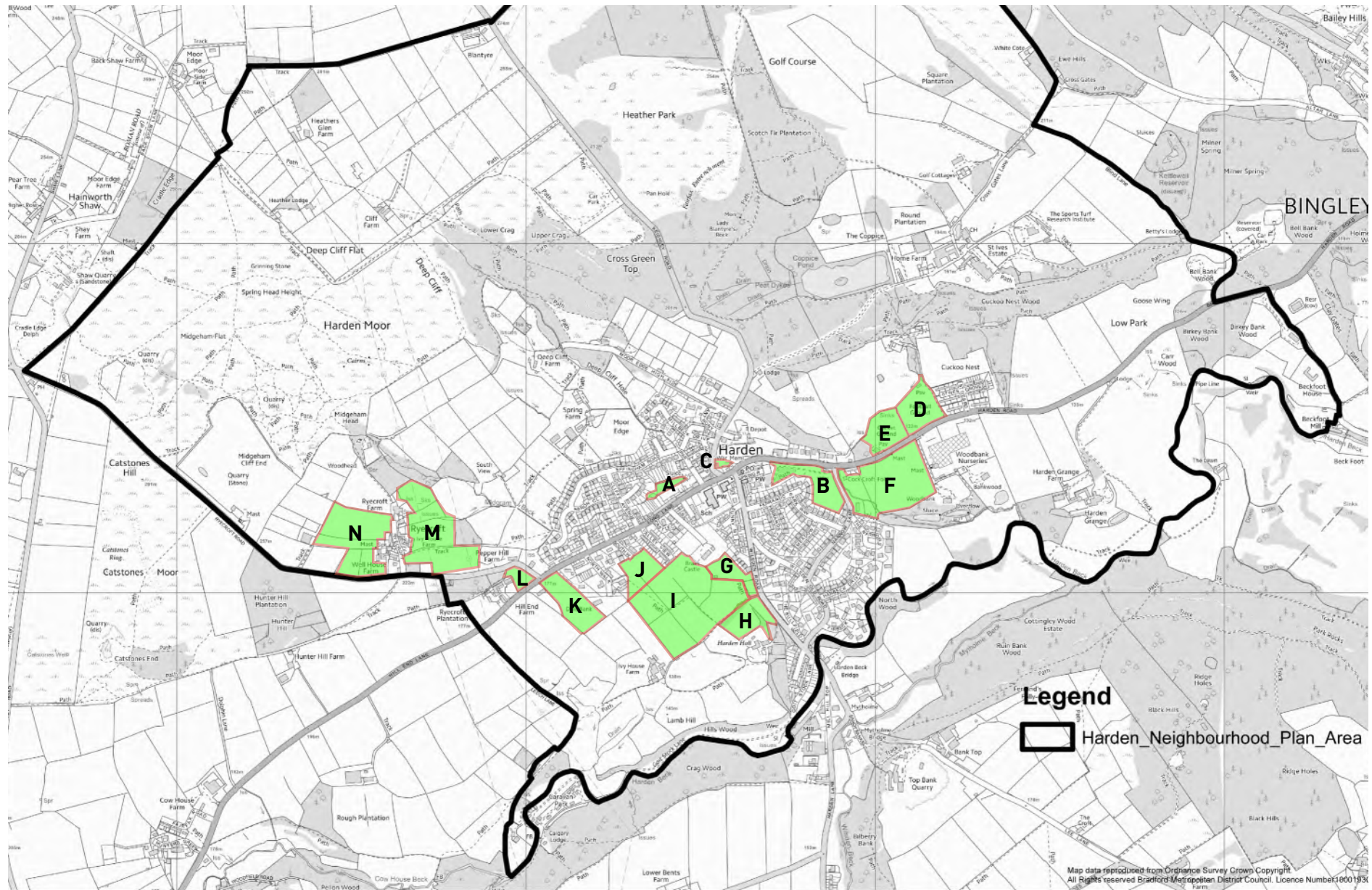
Changes to national or local planning policy will be monitored to assess the impact on HNDP policies which may then be revised in future updated versions of the HNDP.

# 09 APPENDIX

## APPENDIX

- 9.1 Local Green Space assessments
- 9.2 Heritage assessment form
- 9.3 Key view assessment

# 9.1 MAP OF ALL GREEN SPACES ASSESSED



Summary: Table showing local green space assessment

|  | <b>LOCAL GREEN SPACE ASSESSMENT: A</b>   |
|--|--|
| <b>Site name &amp; reference letter</b>  | Midgram Beck Millpond (Ref. A)   |
| <b>Location</b>  | Beck and millpond north of Long Lane   |
| <b>Size (hectares - ha)</b>  | 0.1ha  |
| <b>Proximity to community served</b><br>(ref NPPF 100a)  | The site is in the village centre and is therefore in close proximity to the community it serves.  |
| <b>Landscape significance, Historic significance, Recreational value, Wildlife richness</b><br>(ref NPPF 100b) | The site is a millpond which forms part of Midgram Beck. Whilst not designated the millpond has some level of landscape significance. The site contributes to wildlife and biodiversity locally.   |
| <b>Local in character / not an extensive tract of land</b><br>(ref NPPF 100c)                                  | The site is local in character and is not an extensive tract of land.  |
| Summary Assessment   | The site provides many wildlife and biodiversity benefits despite not being a designated wildlife site. Improved management of the site, perhaps by local volunteers could improve the quality of the site and provide additional benefits to the local wildlife population. |
| Recommendation   | <b>DESIGNATE AS LOCAL GREEN SPACE</b>  |



Summary: Table showing local green space assessment

|  |  |
|--|--|
|  | <b>LOCAL GREEN SPACE ASSESSMENT: B</b>   |
| <b>Site name &amp; reference letter</b>  | Harden Park (Ref. B)   |
| <b>Location</b>  | South of Harden Road, west of Narrow Lane  |
| <b>Size (hectares - ha)</b>  | 1.5ha  |
| <b>Proximity to community served</b><br>(ref NPPF 100a)  | The site is within close proximity to the community it serves. There are residential properties immediately to the south and west of the site.   |
| <b>Landscape significance, Historic significance, Recreational value, Wildlife richness</b><br>(ref NPPF 100b) | <p>The site provides a high level of recreational value. Within the site is a children's playground equipped with play equipment. This is well-used by young people, especially those that use the nearby nursery facilities.</p> <p>The site is popular with dog walkers, cyclists and is also used for informal sport and leisure activities.</p> <p>The site is not a designated wildlife site but still contributes to wildlife and biodiversity through its provision of mature trees, hedges and shrubs.</p> |
| <b>Local in character / not an extensive tract of land</b><br>(ref NPPF 100c)                                  | <p>The site is local in character. The boundary of the park is made from traditional stone.</p> <p>The site is not an extensive tract of land.</p>   |
| Summary Assessment   | The site has a high level of recreational value and is popular amongst the local community. The provision of play equipment is well-used and the rest of the site provides informal sports and leisure opportunities.  |
| Recommendation   | <b>DESIGNATE AS LOCAL GREEN SPACE</b>  |



# LOCAL GREEN SPACE ASSESSMENT



Summary: Table showing local green space assessment

|  | <b>LOCAL GREEN SPACE ASSESSMENT: C</b>  |
|--|---|
| <b>Site name &amp; reference letter</b>  | Village Green Space at Highfell Grove (ref C)   |
| <b>Location</b>  | Highfell Grove off Keighley Road  |
| <b>Size (hectares - ha)</b>  | 2.6ha (approx)  |
| <b>Proximity to community served</b><br>(ref NPPF 100a)  | The site is in the village centre and is therefore in close proximity to the community it serves.   |
| <b>Landscape significance, Historic significance, Recreational value, Wildlife richness</b><br>(ref NPPF 100b) | It is expected the site will provide recreational opportunities to local residents once complete.   |
| <b>Local in character / not an extensive tract of land</b><br>(ref NPPF 100c)                                  | The site is local in character and is not an extensive tract of land.   |
| Summary Assessment   | As indicated in the planning application for the nearby dwellings, the land will be safeguarded as village green space. Because of this it is appropriate to designate the site as local green space. |
| Recommendation   | <b>DESIGNATE AS LOCAL GREEN SPACE</b>   |



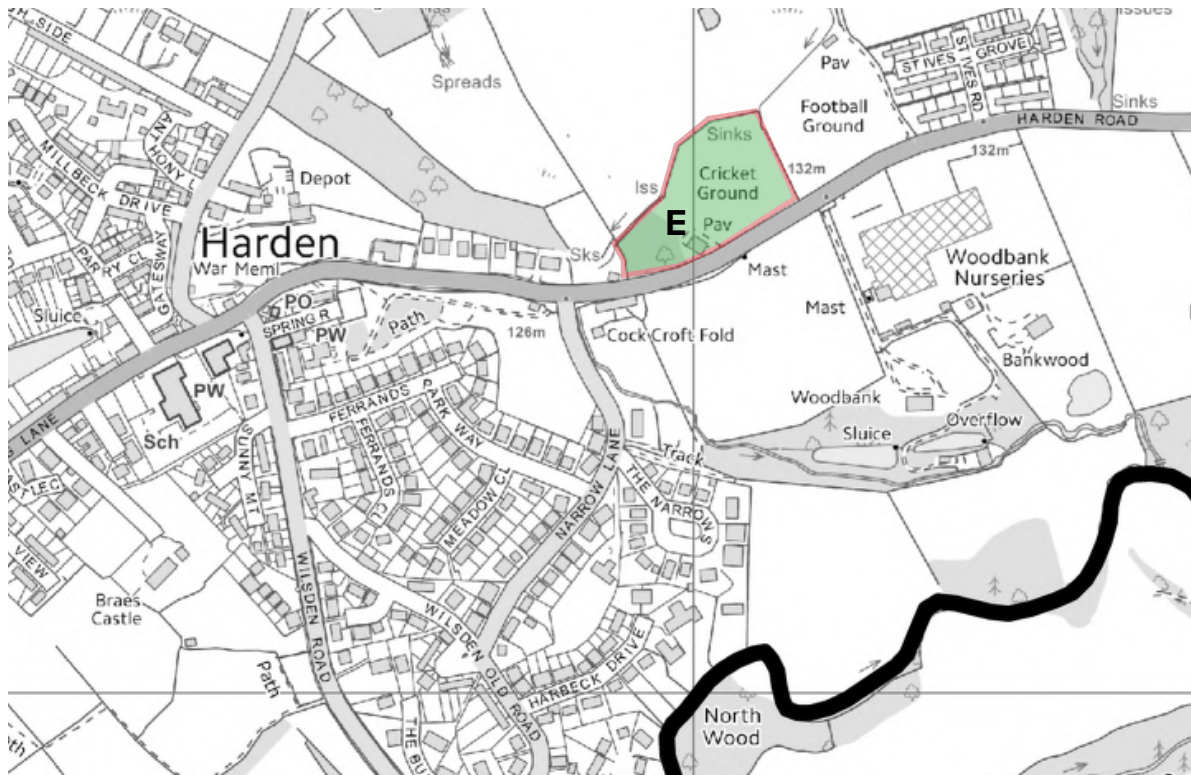
Summary: Table showing local green space assessment

|  | <b>LOCAL GREEN SPACE ASSESSMENT: D</b>  |
|--|---|
| <b>Site name &amp; reference letter</b>  | Harden Football Ground (ref D)  |
| <b>Location</b>  | North of Harden Road  |
| <b>Size (hectares - ha)</b>  | 1.1ha   |
| <b>Proximity to community served</b><br>(ref NPPF 100a)  | The site is 490m east of the village centre and has residential properties to the east and immediately to the west of the site. The site is within close proximity to the community it serves.  |
| <b>Landscape significance, Historic significance, Recreational value, Wildlife richness</b><br>(ref NPPF 100b) | The site has a high level of recreational value and accounts for one of the few sporting facilities within the village. The ground is well used by Wilsden Juniors AFC.   |
| <b>Local in character / not an extensive tract of land</b><br>(ref NPPF 100c)                                  | The site is local in character. It is bounded by traditional stone walls.<br>It is not an extensive tract of land.  |
| Summary Assessment   | The site contributes greatly to recreational opportunities locally and therefore has a high level of recreational value. The site is within the Green Belt and it has been determined by the Examiner that no additional benefit would be gained from designating this site as LGS. |
| Recommendation   | <b>DO NOT DESIGNATE AS LOCAL GREEN SPACE</b>  |



Summary: Table showing local green space assessment

|  | <b>LOCAL GREEN SPACE ASSESSMENT: E</b>   |
|--|--|
| <b>Site name &amp; reference letter</b>  | Harden Cricket Ground ref. E   |
| <b>Location</b>  | North of Harden Road   |
| <b>Size (hectares - ha)</b>  | 1.6ha  |
| <b>Proximity to community served</b><br>(ref NPPF 100a)  | The site is 450m east of the village centre and has residential properties to the east and west of the site. The site is within close proximity to the community it serves.  |
| <b>Landscape significance, Historic significance, Recreational value, Wildlife richness</b><br>(ref NPPF 100b) | <p>The site has a high level of recreational value and accounts for one of the few sporting facilities within the village. Harden Cricket Club has 6 active teams, including 3 youth teams.</p> <p>There is an area within the cricket club grounds measuring 0.3ha of mature planting and vegetation. Whilst this is not a designated wildlife site, it is 169m north of the Bradford Wildlife Habitat Network site near Woodbank, and is 230m south of St Ives which is a Local Wildlife Site and within the Bradford Wildlife Habitat Network. There is potential for this area of the site to contribute to wildlife and biodiversity give it's location and proximity to other sites.</p> |
| <b>Local in character / not an extensive tract of land</b><br>(ref NPPF 100c)                                  | <p>The site is local in character. It is bounded by traditional stone walls.</p> <p>It is not an extensive tract of land.</p>  |
| Summary Assessment   | The site contributes greatly to recreational opportunities locally and therefore has a high level of recreational value. There is also potential for the site to positively contribute to local wildlife and biodiversity. The site is within the Green Belt and it has been determined by the Examiner that no additional benefit would be gained from designating this site as LGS.  |
| Recommendation   | <b>DO NOT DESIGNATE AS LOCAL GREEN SPACE</b>   |



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Summary: Table showing local green space assessment

|  | <b>LOCAL GREEN SPACE ASSESSMENT: F</b>   |
|--|--|
| <b>Site name &amp; reference letter</b>  | Woodbank (Ref. F)  |
| <b>Location</b>  | Land south of Harden Road  |
| <b>Size (hectares - ha)</b>  | 3.1 ha   |
| <b>Proximity to community served</b><br>(ref NPPF 100a)  | The site is east of the village centre and is in close proximity to several residential properties.<br>The site is within close proximity to the community it serves.  |
| <b>Landscape significance, Historic significance, Recreational value, Wildlife richness</b><br>(ref NPPF 100b) | The site bounds Woodbank which is part of the Bradford Wildlife Habitat Network and at its southern edge borders Midgram Beck. Because of its siting next to the BWHN the site possesses a richness of wildlife.<br>To the south east of the site is Woodbank, a grade II listed property so the site also contributes to the setting of a historically significant building.  |
| <b>Local in character / not an extensive tract of land</b><br>(ref NPPF 100c)                                  | The site is local in character and is not an extensive tract of land. The northern site boundary is made of traditional stone walls. The site enables key distant views of the wider landscape and near views of Woodbank (BWHN)   |
| Summary Assessment   | The site shares a border with Woodbank which is part of the Bradford Wildlife Habitat Network and therefore contributes greatly to the richness of wildlife in the area. Species spotted on the site include herons, deer, buzzards and grey wagtails. The site also contributes to the setting of grade II listed Woodbank and would contribute in the aim of connecting green spaces and wildlife sites within the village to provide greater connectivity and movement for wildlife, however the site is within the green belt and there is no additional benefit in allocating this site as LGS. |
| Recommendation   | <b>DO NOT DESIGNATE AS LOCAL GREEN SPACE</b>   |



# LOCAL GREEN SPACE ASSESSMENT



Summary: Table showing local green space assessment

|  | <b>LOCAL GREEN SPACE ASSESSMENT: G</b>  |
|--|---|
| <b>Site name &amp; reference letter</b>  | West Wilsden Road (Ref. G)  |
| <b>Location</b>  | Land west of Wilsden Road   |
| <b>Size (hectares - ha)</b>  | 0.6ha   |
| <b>Proximity to community served</b><br>(ref NPPF 100a)  | The site is located to the southwest of the village centre and is in close proximity to the community it serves.  |
| <b>Landscape significance, Historic significance, Recreational value, Wildlife richness</b><br>(ref NPPF 100b) | The site provides no recreational value, historic significance or landscape significance. There is no evidence to suggest the site is rich in wildlife.                     |
| <b>Local in character / not an extensive tract of land</b><br>(ref NPPF 100c)                                  | The site is local in character and is bounded by traditional stone walls. The site is not an extensive tract of land.   |
| Summary Assessment   | The site fails to meet the assessment criteria. The site is within the green belt and there would be no additional benefit in designating this site as a Local Green Space. |
| Recommendation   | <b>DO NOT DESIGNATE AS LOCAL GREEN SPACE</b>  |



Summary: Table showing local green space assessment

|  | <b>LOCAL GREEN SPACE ASSESSMENT: H</b>   |
|--|--|
| <b>Site name &amp; reference letter</b>  | North Harden Hall (Ref. H)   |
| <b>Location</b>  | Land north of Harden Hall  |
| <b>Size (hectares - ha)</b>  | 1.1ha  |
| <b>Proximity to community served</b><br>(ref NPPF 100a)  | The site is located to the southwest of the village centre and is in close proximity to the community it serves.   |
| <b>Landscape significance, Historic significance, Recreational value, Wildlife richness</b><br>(ref NPPF 100b) | The site possess recreational value as the site contains a designated footpath that links up with the wider village network supporting walkers and leisure pursuits.<br>The site is within the green belt.<br>The site is not a designated wildlife site. There is no evidence to suggest there is a richness of wildlife. |
| <b>Local in character / not an extensive tract of land</b><br>(ref NPPF 100c)                                  | The site is local in character and is bounded by traditional stone walls. The site is not an extensive tract of land.  |
| Summary Assessment   | The site fails to meet the assessment criteria. The site is within the green belt and there would be no additional benefit in designating this site as a Local Green Space.  |
| Recommendation   | <b>DO NOT DESIGNATE AS LOCAL GREEN SPACE</b>   |



Summary: Table showing local green space assessment

|  | <b>LOCAL GREEN SPACE ASSESSMENT: I</b>   |
|--|--|
| <b>Site name &amp; reference letter</b>  | West of Braes Castle (Ref. I)  |
| <b>Location</b>  | Land south and west of Braes Castle  |
| <b>Size (hectares - ha)</b>  | 5.4ha  |
| <b>Proximity to community served</b><br>(ref NPPF 100a)  | The site is located to the southwest of the village centre and is in close proximity to the community it serves.   |
| <b>Landscape significance, Historic significance, Recreational value, Wildlife richness</b><br>(ref NPPF 100b) | The site contains a designated footpath which is highly valued by residents as this contributes to leisure and recreational activities locally.<br>The site is not a Local Wildlife Site nor is it within the Bradford Habitat Wildlife Network.<br>The site is currently in the green belt. |
| <b>Local in character / not an extensive tract of land</b><br>(ref NPPF 100c)                                  | The site is local in character. At 5.4ha the site is not necessarily an extensive tract of land but is made up of several smaller fields.  |
| Summary Assessment   | Despite the presence of a footpath, the site scores poorly against the assessment criteria. Given the site is currently within the green belt, there would be no additional benefit in designating this as a Local Green Space.  |
| Recommendation   | <b>DO NOT DESIGNATE AS LOCAL GREEN SPACE</b>   |



Summary: Table showing local green space assessment

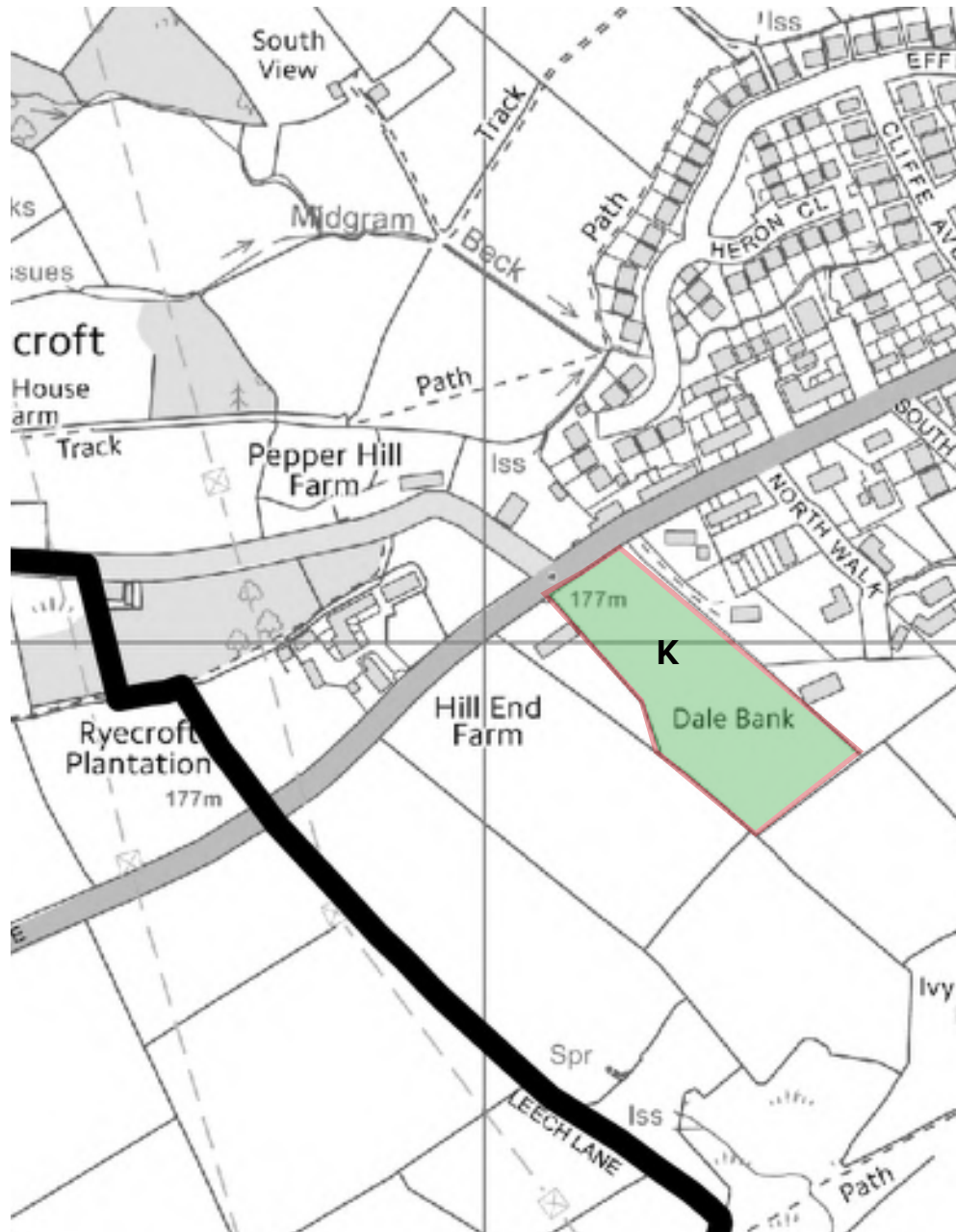
|  | <b>LOCAL GREEN SPACE ASSESSMENT: J</b>   |
|--|--|
| <b>Site name &amp; reference letter</b>  | South Walk (Ref. J)  |
| <b>Location</b>  | Land south of South Walk   |
| <b>Size (hectares - ha)</b>  | 0.82ha   |
| <b>Proximity to community served</b><br>(ref NPPF 100a)  | The site is located at western edge of the settlement boundary. The site has properties immediately to the north, east and west. The site is in close proximity to the community it serves.  |
| <b>Landscape significance, Historic significance, Recreational value, Wildlife richness</b><br>(ref NPPF 100b) | The site contains a designated footpath which is highly valued by residents as this contributes to leisure and recreational activities locally.<br>The site is not a Local Wildlife Site nor is it within the Bradford Habitat Wildlife Network.                 |
| <b>Local in character / not an extensive tract of land</b><br>(ref NPPF 100c)                                  | The site is local in character is not an extensive tract of land.  |
| Summary Assessment   | Despite the presence of a footpath, the site scores poorly against the assessment criteria. The site is one of several sites to be assessed by Bradford Council as a potential housing allocation. This site is also designated as Safeguarded Lane in the RUDP. |
| Recommendation   | <b>DO NOT DESIGNATE AS LOCAL GREEN SPACE</b>   |





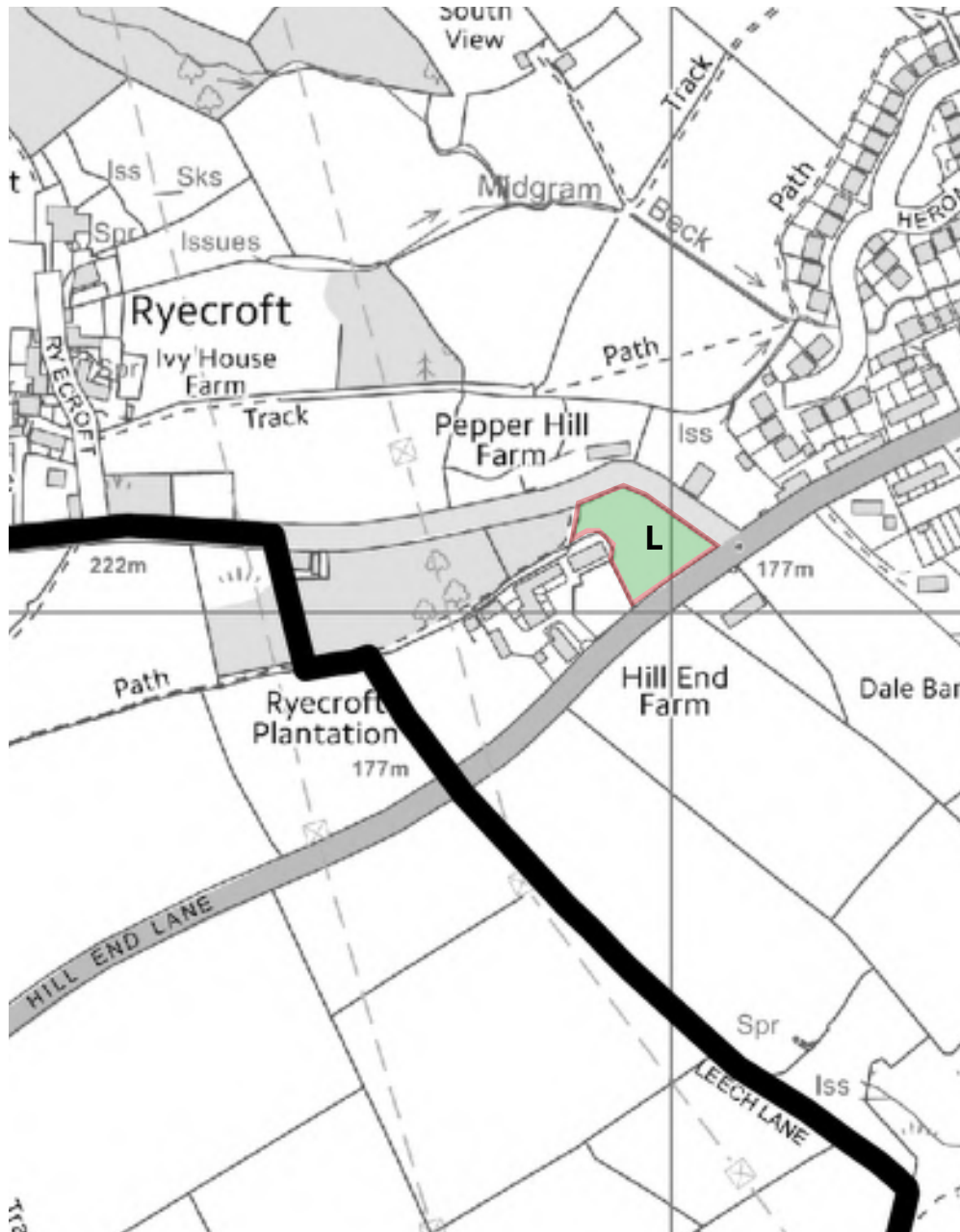
Summary: Table showing local green space assessment

|  | <b>LOCAL GREEN SPACE ASSESSMENT: K</b>  |
|--|---|
| <b>Site name &amp; reference letter</b>  | Dale Bank (Ref. K)  |
| <b>Location</b>  | Land south of Long Lane, east of Dale Bank  |
| <b>Size (hectares - ha)</b>  | 1.4ha   |
| <b>Proximity to community served</b><br>(ref NPPF 100a)  | The site is located at western edge of the settlement boundary. The site has properties immediately to the east and one property immediately to the west. There are several properties to the northeastern corner of the site. The site is therefore within reasonable proximity to the community.                          |
| <b>Landscape significance, Historic significance, Recreational value, Wildlife richness</b><br>(ref NPPF 100b) | The site is within the green belt.<br><br>The site is not within the Bradford Wildlife Habitat Network nor it is a Local Wildlife Site. The site has a high level of landscape value and richness of wildlife. Local residents have reported sightings of owls, deer, bats, and pheasants. It is also used to graze cattle. |
| <b>Local in character / not an extensive tract of land</b><br>(ref NPPF 100c)                                  | The site is local in character and is bounded by traditional stone walls. The topography of the site is local in character. The site is not an extensive tract of land.   |
| Summary Assessment   | The site is within the green belt and there is no additional benefit in allocating this site as LGS.  |
| Recommendation   | <b>DO NOT DESIGNATE AS LOCAL GREEN SPACE</b>  |



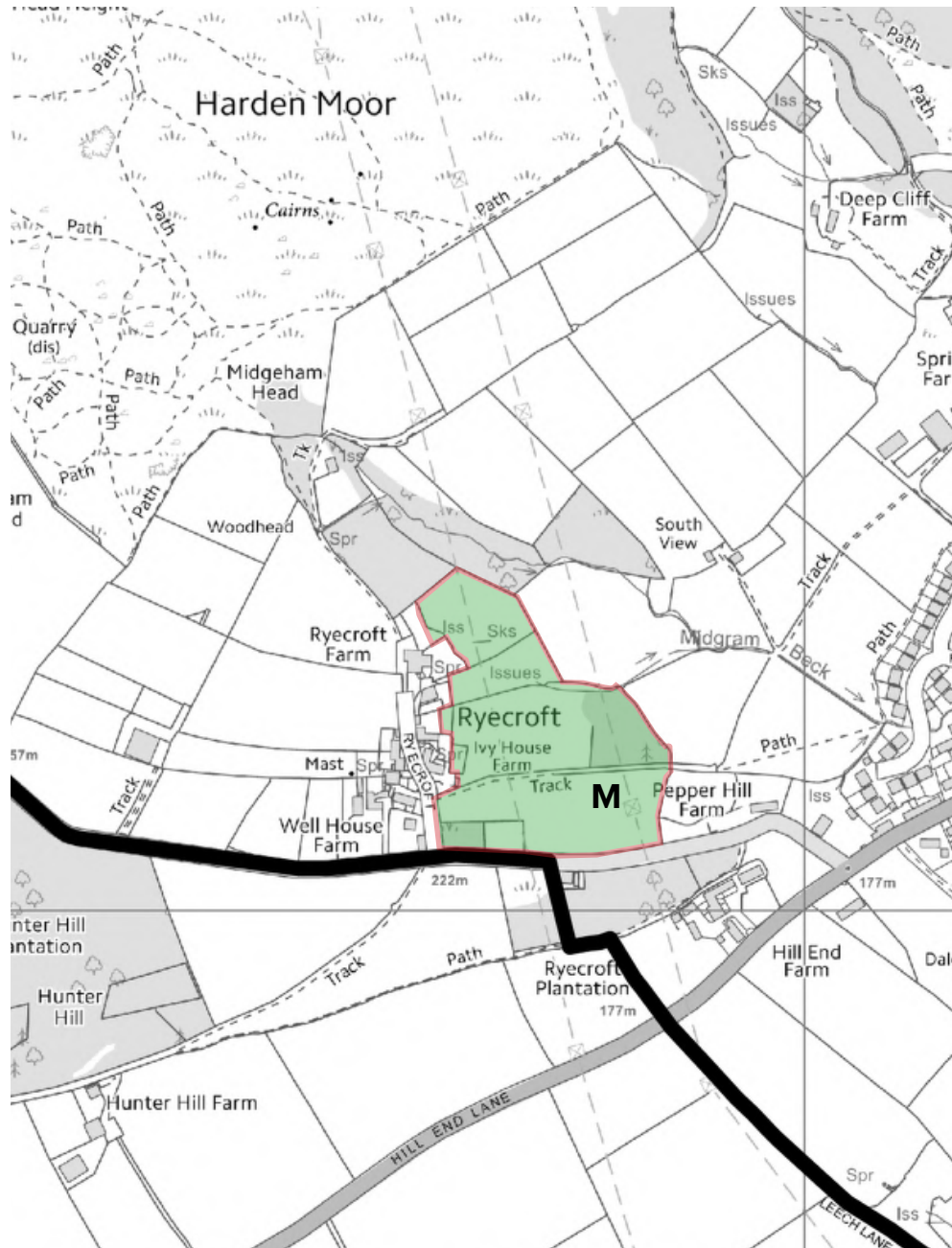
Summary: Table showing local green space assessment

|  | <b>LOCAL GREEN SPACE ASSESSMENT: L</b>   |
|--|--|
| <b>Site name &amp; reference letter</b>  | Hill End Lane corner (Ref. L)  |
| <b>Location</b>  | Corner of Hill End Lane and Ryecroft Road  |
| <b>Size (hectares - ha)</b>  | 0.31ha   |
| <b>Proximity to community served</b><br>(ref NPPF 100a)  | The site is located at the settlement edge, but is immediately bounded by residential properties on all four sides.  |
| <b>Landscape significance, Historic significance, Recreational value, Wildlife richness</b><br>(ref NPPF 100b) | The site is within the green belt.<br><br>To the east of the site on the Ryecroft Road and Hill End Lane junction is grade II listed Hostel Stone and to the west is the grade II listed Hall End Farmhouse. The openness of the site contributes to the setting of these two listed buildings/structures. |
| <b>Local in character / not an extensive tract of land</b><br>(ref NPPF 100c)                                  | The site is local in character and is bounded by traditional stone walls. The topography of the site is local in character. The site is not an extensive tract of land.  |
| Summary Assessment   | The site contributes to the historic setting and maintains the openness around Hall End Farmhouse and the Hostel Stone, however the site is within the green belt and there is no additional benefit in allocating this site as LGS.   |
| Recommendation   | <b>DO NOT DESIGNATE AS LOCAL GREEN SPACE</b>   |



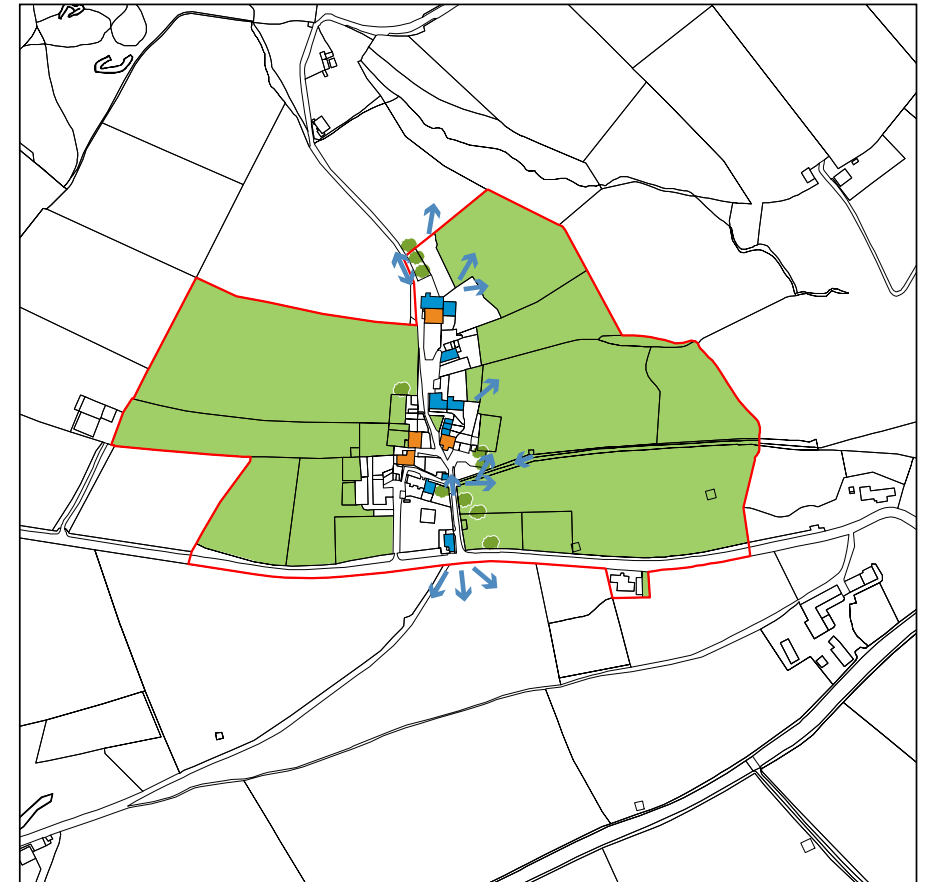
Summary: Table showing local green space assessment

|  | <b>LOCAL GREEN SPACE ASSESSMENT: M</b>   |
|--|--|
| <b>Site name &amp; reference letter</b>  | Ryecroft east (Ref M.)   |
| <b>Location</b>  | North of Ryecroft Road, east of Ryecroft   |
| <b>Size (hectares - ha)</b>  | 4.4ha  |
| <b>Proximity to community served</b><br>(ref NPPF 100a)  | The site is within Ryecroft which is a small settlement 1km west of Harden village centre. Within Ryecroft is around 15 residential properties.  |
| <b>Landscape significance, Historic significance, Recreational value, Wildlife richness</b><br>(ref NPPF 100b) | The site is historically significant as it forms a key part of the Ryecroft Conservation Area and is listed as a Key Open Space in the Conservation Area Appraisal and as an 'area making a positive contribution to character'. The site contributes to the setting of both listed and key unlisted buildings. The site contains and enables several identified Key Views and Vistas and several important trees. |
| <b>Local in character / not an extensive tract of land</b><br>(ref NPPF 100c)                                  | The site is local in character as it positively contributes to the defining character of the Ryecroft Conservation Area. The boundary treatments are traditional stone walls.<br>The site is not an extensive tract of land.   |
| Summary Assessment   | The site is historically significant and positively contributes to the character of the area. This is recognised in the Ryecroft Conservation Appraisal which classifies the sites as a Key Open Space and includes Key Views / Vistas and important trees, however there is no additional benefit in allocating this site as LGS. The site is also within the Green Belt.   |
| Recommendation   | <b>DO NOT DESIGNATE AS LOCAL GREEN SPACE</b>   |








## Ryecroft Conservation Area

Open Spaces, Trees, Views, Listed and Key Unlisted Buildings



### Key

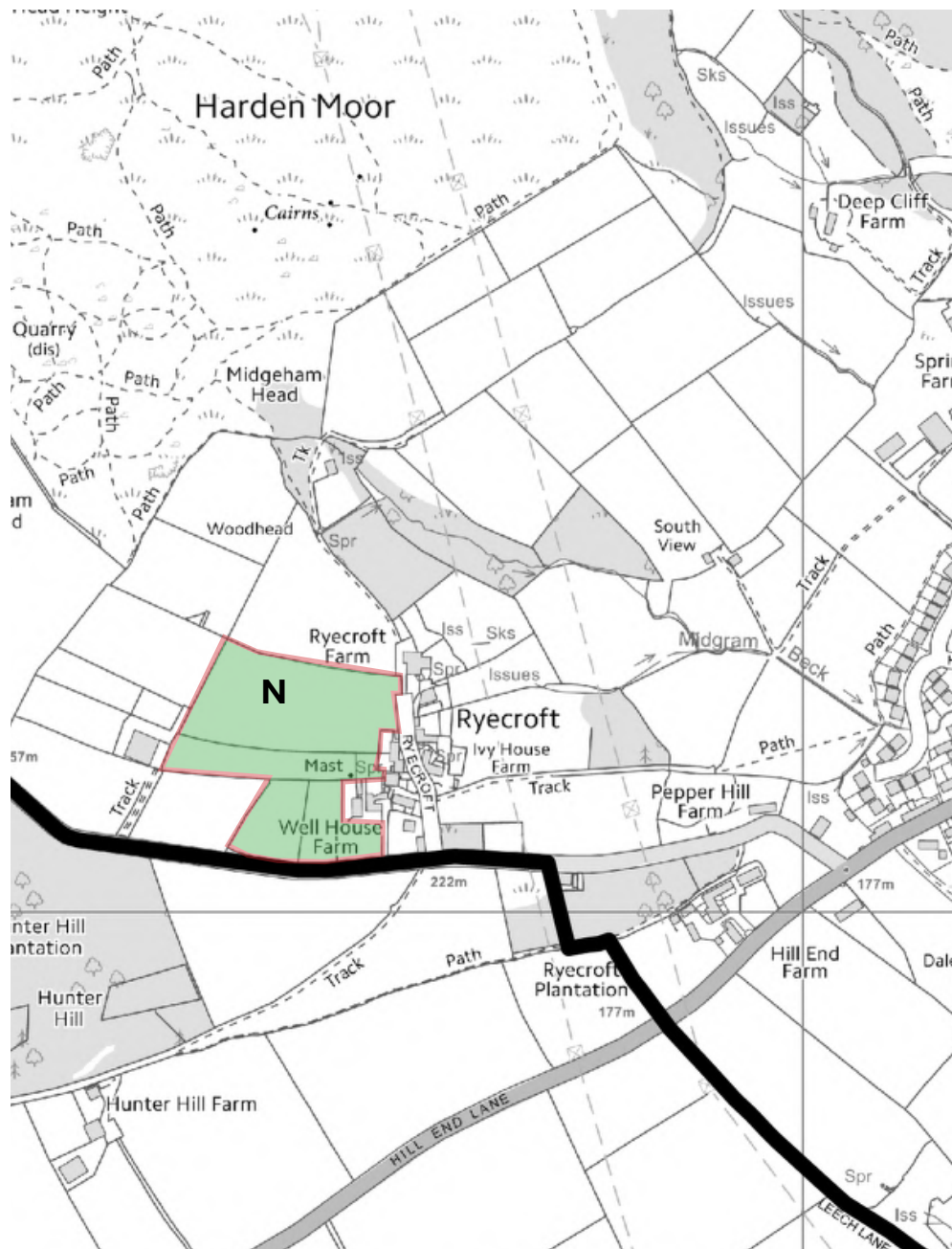
-  Conservation Area Boundary
-  Key open space
-  Important tree(s)
-  Key view or vista
-  Listed building
-  Key unlisted building

NB This map does not identify key trees individually, but merely indicates where there is at least one important tree.

Summary: Table showing local green space assessment

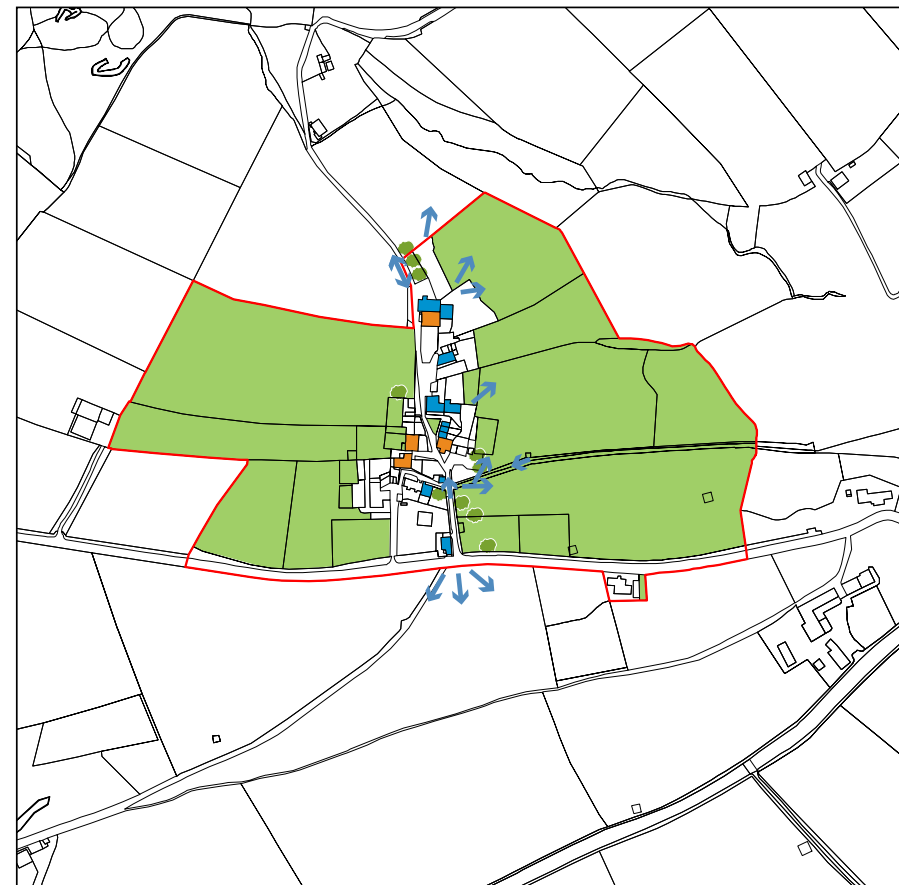
|  | <b>LOCAL GREEN SPACE ASSESSMENT: N</b>   |
|--|--|
| <b>Site name &amp; reference letter</b>  | Ryecroft west (Ref N.)   |
| <b>Location</b>  | North of Ryecroft Road, west of Ryecroft   |
| <b>Size (hectares - ha)</b>  | 2.9ha  |
| <b>Proximity to community served</b><br>(ref NPPF 100a)  | The site is within Ryecroft which is a small settlement 1km west of Harden village centre. Within Ryecroft is around 15 residential properties.  |
| <b>Landscape significance, Historic significance, Recreational value, Wildlife richness</b><br>(ref NPPF 100b) | The site is historically significant as it forms a key part of the Ryecroft Conservation Area and is listed as a Key Open Space in the Conservation Area Appraisal and as an 'area making a positive contribution to character'. The site contributes to the setting of both listed and key unlisted buildings.        |
| <b>Local in character / not an extensive tract of land</b><br>(ref NPPF 100c)                                  | The site is local in character as it positively contributes to the defining character of the Ryecroft Conservation Area. The boundary treatments are traditional stone walls.<br>The site is not an extensive tract of land.   |
| Summary Assessment   | The site is historically significant and positively contributes to the character of the area. This is recognised in the Ryecroft Conservation Appraisal which classifies the sites as a Key Open Space, however there is no additional benefit in allocating this site as LGS. The site is also within the Green Belt. |
| Recommendation   | <b>DO NOT DESIGNATE AS LOCAL GREEN SPACE</b>   |











## Ryecroft Conservation Area

Open Spaces, Trees, Views, Listed and Key Unlisted Buildings



### Key

-  Conservation Area Boundary
-  Key open space
-  Important tree(s)
-  Key view or vista
-  Listed building
-  Key unlisted building

NB This map does not identify key trees individually, but merely indicates where there is at least one important tree.

## 9.2 Non-Designated Heritage Assets Assessment

A table showing the Non-designated heritage assessment criteria.

The criteria used to assess potential non-designated heritage asset is informed by the criteria provided by Historic England.

<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

The criteria is summarised below.

| <b>Non-designated heritage assets assessment template</b> |   |
|---|---|
| <b>Criterion</b>  | <b>Description</b>  |
| Age   | The age of an asset may be important criterion, and the age range can be adjusted to take into account distinctive local characteristics of building traditions.  |
| Rarity  | Appropriate for all assets, as judged against local characteristics   |
| Aesthetic Interest  | The intrinsic value of an asset relating to local styles materials or any other distinctive local characteristics   |
| Group Value   | Groupings of assets with clear visual design or historic relationship   |
| Archeological Interest                                    | The local heritage asset may provide evidence about past human activity in the locality, which may be archeological - that is in the form of buried remains - but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archeological interests are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. |
| Archival Interest   | The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.  |
| Historical Association                                    | The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.   |
| Designated Landscape Interest                             | The interest attached to locally important designated landscapes, parks and garden which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.  |
| Landmark Status   | An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.   |
| Social and Communal Value                                 | Relating to places perceived as a source as local identity, distinctiveness, social interaction and coherence sometimes residing in intangible aspects of heritage, contributing to the 'collective memory' of place.   |
| Property name / number / address                          |   |
| Location  |   |

### 9.3 Key views assessment

Harden Key Views Assessment for Harden Neighbourhood Plan

This document provides an assessment of key views in Harden that are included in Harden Neighbourhood Plan policy HN21 Key Views.

The views included in this policy have been suggested by members of the project group. In total around 20 views were suggested but the majority of these have been discounted due to lack of evidence or the extremely low probability that the views identified would be impacted by future development.

This assessment has been undertaken using the Wilsden Landscape Character Supplementary Planning Document and the Ryecroft Conservation Area Appraisal and is supported by images where possible.

#### 1. View south from Harden Road

Coordinates from 53.84363, -1.85471 to 53.841509, -1.865748

View south over Harden Grange Farm (Listed stable block) towards Harden Beck, Ruin Bank Woods, and Cottingley Woods. Forming part of the Wilsden Landscape character area the view from here is that of a rolling valley incised by Harden Beck and up again to woodland to the south. Harden Beck, Ruin Bank Woods and Cottingley woods are all Local Wildlife Sites that contribute greatly to local visual amenity. This view is typical of the area and is a great example of the local landscape character. In view are farmed pastures with traditional stone wall boundaries set against a backdrop of the wider landscape and woodlands.

“Cottingley Woods form an important skyline in views from Airedale. They are a dominant element in the landscape and being positioned on the brow of the hillside, and as substantial wood inclines, they make an important contribution to the character of Airedale as well as that of Wilsden.” From the Wilsden Landscape Character Supplementary Planning Document

‘The view south east and south west from the parkland around the Bingley to Harden Road shows the wooded incline leading into the wooded valley which runs across the mixed upland pasture.’ From the Wilsden Landscape Character Supplementary Planning Document

View south from Harden Road



### 9.3 Key views assessment

#### 2. View North from Harden Road

Coordinates 53.84508, -1.85169 to 53.84287, -1.85883

View north from Harden Road over Low Park towards St Ives and Cuckoo Nest. All three are Local Wildlife Sites that contribute greatly to local visual amenity. Again the topography being typical of the area providing views up the landscape northwards. In view are farmed pastures with traditional stone wall boundaries set against a backdrop of the wider landscape and woodlands of St Ives.

View north from Harden Road



### 9.3 Key views assessment

#### 3. Panoramic view from Harden Moor

The panoramic view from Harden Moor looking east and south encapsulates the character of the Wilsden area, showing the wooded valleys running up to the three villages. Elevation and topography allows panoramic views over landscape towards other settlements. Harden Moor has three stone cairns that are scheduled monuments; one is a small ring cairn – a prehistoric ritual monument of 13m diameter and two smaller round cairns, which were burial mounds from the Bronze Age. The view south west over Catstones Moor, Hunter Hill Plantation (Bradford Wildlife Habitat Network sites) towards Cullingworth has been identified as a key view.

The view South towards Crag Wood, Goit Stock Wood and Harden Beck (Local Wildlife Sites and in the Bradford Wildlife Habitat Network) has also been identified as a key view.

Panoramic views from Harden Moor



### 9.3 Key views assessment

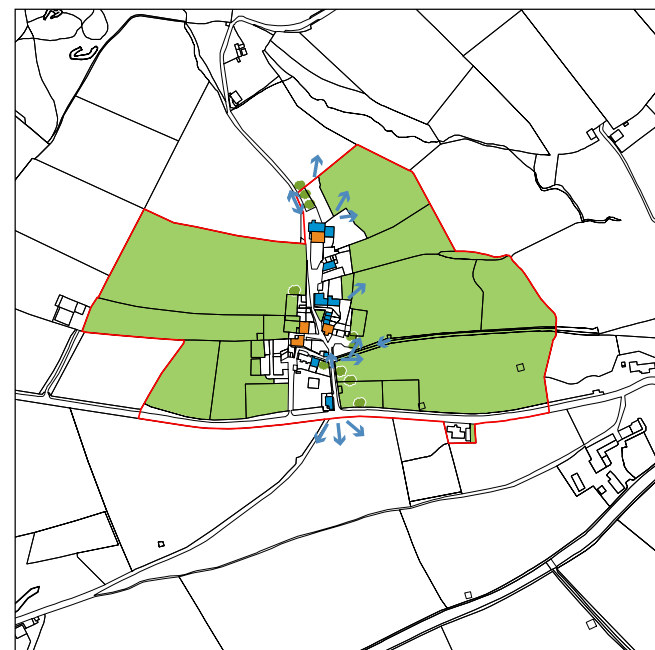
#### 4. Views south from Ryecroft

Listed as key views in the Ryecroft Conservation Area Appraisal and in the Wilsden Landscape Character SPD.

The view from Ryecroft Road near Catstones Hill south-west towards the mixed upland pasture of Lees Moor portrays the dominance of the field pattern in the landscape where the patchwork of stone walls stands out on the gently sloping terrain. This is a typical key characteristic of the local landscape.

#### Ryecroft Conservation Area

Open Spaces, Trees, Views, Listed and Key Unlisted Buildings



|                            |                       |
|----------------------------|-----------------------|
| Conservation Area Boundary | Listed building       |
| Key open space             | Key unlisted building |
| Important tree(s)          | Key view or vista     |

NB This map does not identify key trees individually, but merely indicates where there is at least one important tree.

Views from Ryecroft



### 9.3 Key views assessment

#### 5. View south from Long Lane towards Wilsden

Coordinates 53.838668739514986, -1.8790085684061433 and 53.83809378136715, -1.880407464956992

The elevation and topography provides uninterrupted views southwards, over Goit Stock Woods and Harden Beck towards Wilsden which incises the valley and then rises up again. The landscape is dominated by pasture which is divided by traditional stone walls and/or hedgerows and vegetation.

View south from Long Lane



