



**BURLEY IN WHARFEDALE  
POST-EXAMINATION  
DRAFT NEIGHBOURHOOD PLAN 2017-2030**





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## OUR VISION FOR BURLEY –IN-WHARFEDALE

***Our vision is to ensure that over future decades, the village of Burley-in-Wharfedale will retain the attractive conservation area centre, and green belt surrounding border, which includes Ilkley Moor and its link down to the River Wharfe.***

***Whilst the village will grow, this must be proportionate to its infrastructure and Burley will remain separated from neighbouring communities by green spaces.***

***New developments will be designed to conserve and enhance the character of Burley-in-Wharfedale, such developments will be integrated into the community, benefiting both existing and new residents while enhancing the Wharfe Valley.***

***Open spaces and community services will be improved and new ones created when needed – so that the village and its facilities work well for all its residents and visitors.***



## 1.0 Introduction and Background

- 1.1 The Localism Act 2011 gives parish councils and other relevant bodies new powers to prepare statutory neighbourhood plans to help guide development in their local area. These powers give local people the opportunity to shape new development as planning applications are determined in accordance with national planning policy and the local development plan. A Neighbourhood Plan forms parts of this local planning framework.
- 1.2 Once made (adopted), Neighbourhood Development Plans have statutory weight, because they become part of the development plan for the area. Decision makers have to take what the Burley-in-Wharfedale Neighbourhood Development Plan (BWNDP) says into account when making decisions on planning applications.

### How this plan is organised

- 1.3 This document forms the Submission Neighbourhood Development Plan for Burley-in-Wharfedale. It is divided into 5 main sections:

**Section 1** is the introduction and background to the Plan

**Section 2** gives a profile of Burley-in-Wharfedale

**Section 3** sets out the key issues facing the parish, the vision for the Burley of the future and details the objectives that will help deliver the vision

**Section 4** contains the Plan's detailed policies and proposals:

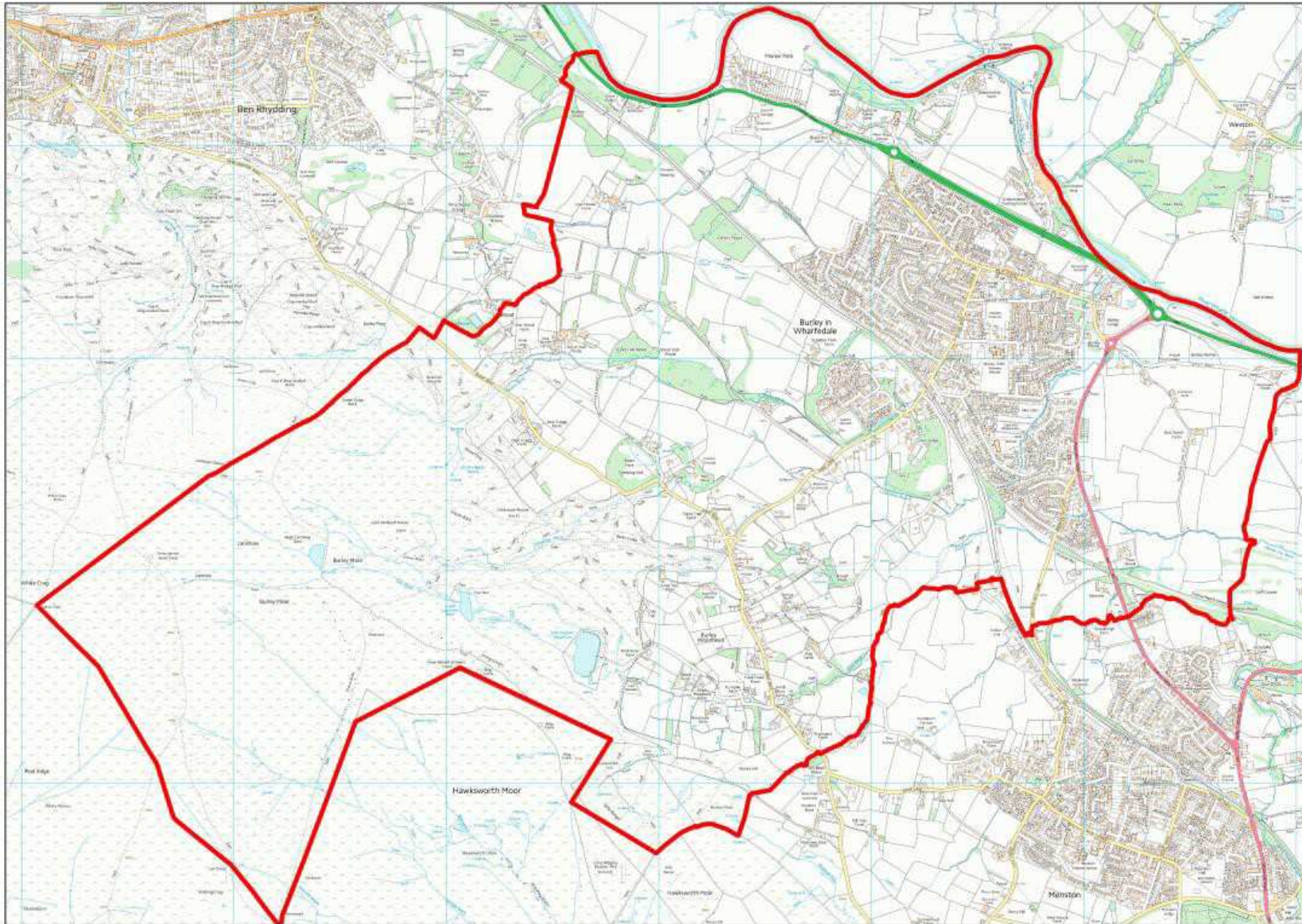
- Each objective is set out as a heading
- Background information is provided for each objective, explaining why the objective is relevant to Burley
- Each objective is supported by a number of policies and these policies are highlighted in text boxes
- The policies are supported by an explanation as to how and why the policy is needed and why its requirements should be met

**Section 5** outlines the next steps in the Plan's preparation

### Designation

- 1.4 The Parish Council decided to use the new neighbourhood planning powers in November 2013 by seeking designation as a neighbourhood planning body for the whole parish (see Map 1). The Parish Council wanted residents to have a say in all aspects of the future planning of Burley, especially in terms of where new development should be located.
- 1.5 The Burley in Wharfedale Neighbourhood Plan area covers the whole of the Parish, including Burley Woodhead and Stead (see Map 1).

Map 1 – Burley-in-Wharfedale Neighbourhood Plan Area



- 1.6** Throughout the document references to Burley refer to the whole Parish, unless indicated otherwise e.g. “Burley village”.

### **Planning Context**

- 1.7** Although neighbourhood planning gives more power to local communities to say what goes on in their area, there are limitations. Neighbourhood plans must:
- a) take account of national planning policy; and
  - b) be in “general conformity” with the strategic planning policy set out in the City of Bradford’s development plan.

### National Planning Policy

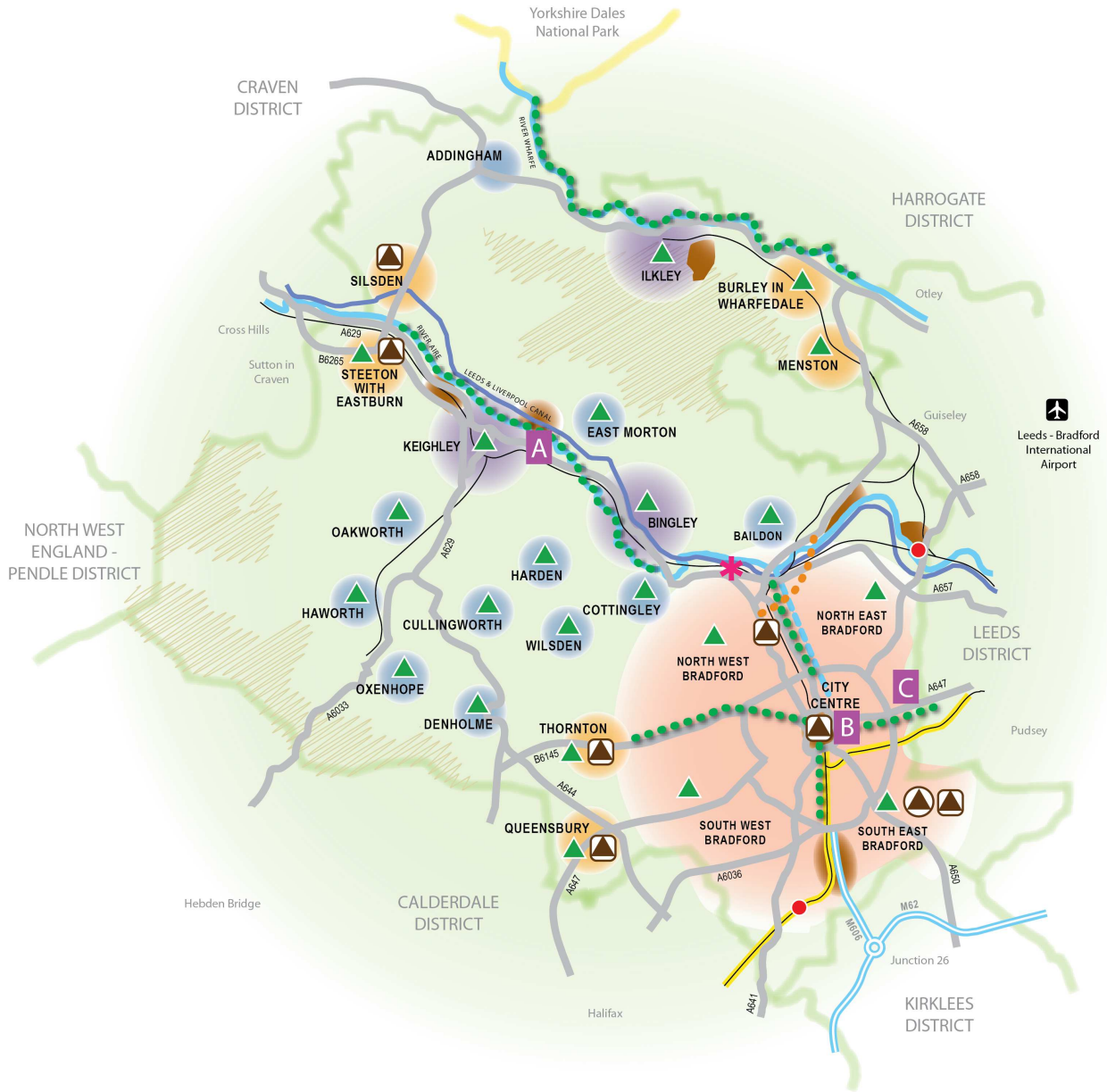
- 1.8** National planning policy is set out in the National Planning Policy Framework (NPPF) and this means that the Burley-in-Wharfedale Neighbourhood Plan must:
- ✓ Contribute to the achievement of sustainable development
  - ✓ Support the strategic development needs, including those for housing and economic development, set out in Bradford’s planning policies. At the moment, this is the ‘saved’ policies of the adopted Replacement Unitary Development Plan. However, the Core Strategy also needs to be taken into account
  - ✓ Neighbourhood Development Plans should not promote less development than that set out in these strategic policies
  - ✓ The Neighbourhood Plan should plan positively to support, shape and direct local development
- 1.9** The NPPF also details the power that the Neighbourhood Plan provides for local people to get the right types of development for our community, including:
- ✓ The power to develop a shared view for our parish that will deliver the sustainable development we need.
  - ✓ The ability to set planning policies that will be used to help determine decisions on planning applications.
  - ✓ If we want to, the ability to grant planning permission through a Neighbourhood Development or Community Right to Build Order
- 1.10** In preparing the BWNDP full account has also been taken of government guidance contained in the National Planning Practice Guidance (NPPG).



City of Bradford Strategic Planning Policy

- 1.11** The BWNDP must be in “general conformity” with Bradford’s planning policy. The Burley-in-Wharfedale Neighbourhood Plan was prepared taking into account the policies of the **2005 Replacement Unitary Development Plan (RUDP)** and the then emerging policies of the now adopted **Bradford Local Plan Core Strategy (BCSLP)**. The plan was, therefore, examined to assess its general conformity with the BCSLP and any parts of the RUDP that remain part of the development plan.
- 1.12** The Burley Neighbourhood Plan covers the period 2017 to 2030. Bradford’s Core Strategy proposes significant change for Burley-in-Wharfedale in the period up to 2030, particularly in terms of the number of new homes in Burley and the impact that this could have on the Green Belt (see Figure 1). It is important to note that a number of potential housing sites in Bradford District are within the existing Green Belt. Consequently, there will be a requirement for a Green Belt review in order to ascertain logically which areas of the district are best released from the Green Belt.

Figure 1 Bradford Core Strategy Key Diagram







**Figure 1 Core Strategy Key Diagram Key**

**KEY**




**Settlement Hierarchy Categories (Policy SC1, SC4, SC5)**










-  **Regional City (Policy BD1)**  
(City of Bradford with Shipley & Lower Baildon) 66%
-  **Principal Towns (Policy AD1, WD1)**  
(Ilkley, Keighley & Bingley) 16%
-  **Local Growth Centres (Policy AD1 WD1 PN1)**  
12%
-  **Local Service Centres (Policy AD1, WD1, N1)**  
6%

**Other Notations**

-  **Economic Growth Area (Policy EC1)**
-  **Urban Extension (Policy HO2)** - Holme Wood and SE Bradford
-  **Growth Areas (Policy HO2)** - City Centre, Shipley and Canal Road Corridor, Silsden, S.E Bradford, Steeton with Eastburn, Thornton, Queensbury
-  **Potential Localised Green Belt Deletions**  
\*Locations are only indicative and may include other settlements

**Regeneration Partnerships**

-  Airedale
-  Bradford City Centre
-  Leeds Bradford Corridor

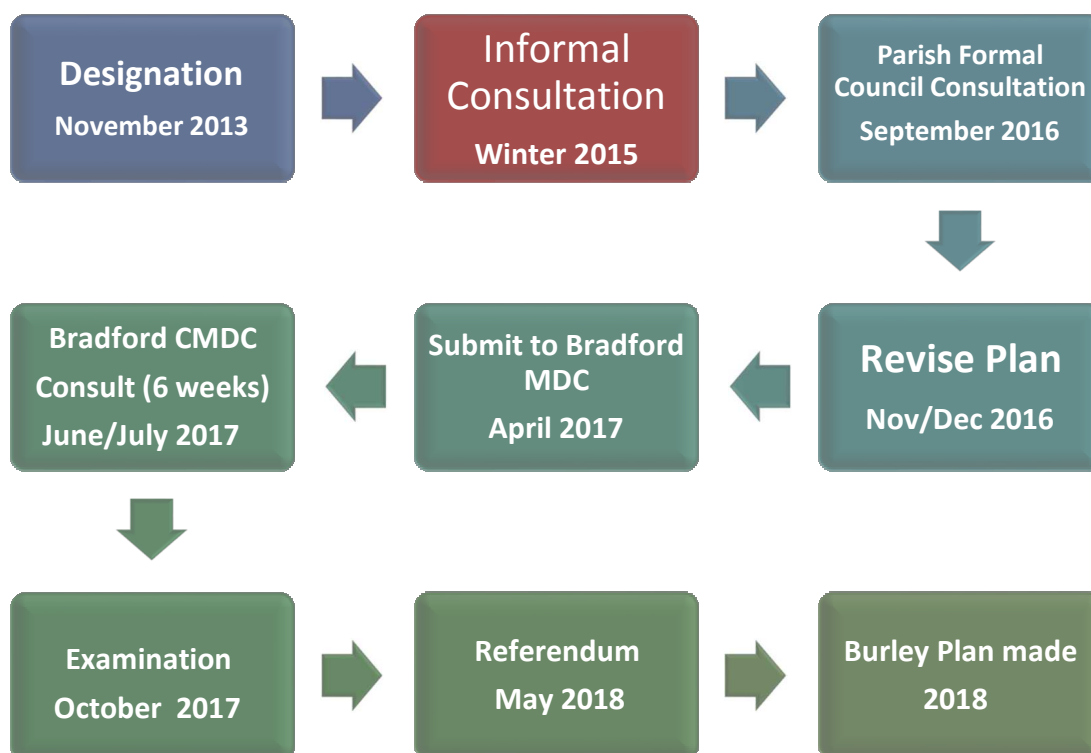
-  District Boundary
-  Yorkshire Dales National Park Boundary
-  Main Roads
-  River / Beck
-  Motorway
-  Leeds and Liverpool Canal
-  Proposed Bradford Canal
-  Railway Line
-  Electrification of Caldervale Line
-  Proposed New Railway Station
-  Proposed Road Infrastructure
-  UNESCO Saltaire World Heritage Site
-  Green Infrastructure Corridor (Policy SC6)
-  General Extent of Greenbelt (Policy SC7)
-  South Pennine Moors SPA and SAC (Policy SC8)

**Engaging Residents, Businesses and Stakeholders**

**1.13** All Neighbourhood Development Plans have to be prepared following the procedure set out by government and shown in Figure 2. Central to this procedure is the community engagement which is necessary to a) ensure the key community issues are identified and b) ensure that the plan has been prepared by taking in to account the views of those who live, work and carry out business in the area.

**1.14** These key engagement steps are highlighted in green.

Figure 2 – Procedure for Preparing the Plan



**1.15** Data and information has been gathered from several local organisations such as the Burley Community Trust, Burley and District Chamber of Trade, Wharfedale Greenway, Burley Community Council, Greenholme Mills Developments, landowners and developers and BMDC. Following the collection of data from local organisations, focus groups, individuals, voluntary and charity groups, a two-day public engagement was held on 7th and 8th of March 2014 complemented by an exhibition that was held in the library during the following week. Over 500 people attended the exhibition and over 400 written comments were received.



**1.16** This Draft Neighbourhood Plan has taken into account all the comments from these consultation exercises, including the 400 plus written responses.

**1.17** A second public consultation exercise was held on Saturday 11<sup>th</sup> October 2014, with over 400 attending and returning 170 in depth questionnaires. This consultation event reinforced the majority view from previous consultation activity that:

- The countryside separating Burley from other settlements is an essential characteristic of the Parish;
- People feel there is an overall balance of population and facilities
- Building styles, the conservation area and overall settlement size are seen as essential characteristics.
- No large-scale developments which would distort the existing balance of existing life

**1.18** In addition to the display boards, a questionnaire was available in hard copy, and on-line, to ask what matters to 'you' in Burley. There were eight sections within the questionnaire and 170 responses were returned with the strong views that:

- The village identity and separation from other villages should be maintained
- Development at Greenholme Mills and at the Malt Shovel was the most preferred option
- The most popular village facilities were Grange Park, Village Green and local shops
- Traffic calming and the bus service needed improving
- There were worries about child places at secondary school
- There were concerns about youth provision and adult learning opportunities in the village
- A proposed commercial zone should be located at Greenholme Mills
- Free and easy parking to compete with Ilkley and Otley was required
- The Parish Council should provide all weather play facility, assist community groups
- The Parish Council should actively contribute to the Wharfedale Greenway

**1.19** Analysis of the questionnaire data is at Appendix 1 of this Plan.

**1.20** The Draft Neighbourhood Plan was published for public consultation for 6 weeks from 5<sup>th</sup> September to 17<sup>th</sup> October 2016. The Draft Plan was available for viewing and downloading from the Parish Council website (<http://www.burleyparishcouncil.co.uk/Burley-Wharfedale-PC/Default.aspx>). Hard copies were available for viewing at the Parish Council Offices and Burley Library during normal opening hours. Hard copies were also available on request from the Parish Clerk.

**1.21** A newsletter promoting the public consultation was distributed to all households in Burley-in-Wharfedale. Open Drop-In events were held at the Parish Offices in

Queens Hall on 31<sup>st</sup> August, 7<sup>th</sup> September, 14<sup>th</sup> September, 17<sup>th</sup> September and 5<sup>th</sup> October 2016.

- 1.22** The consultation Statement and accompanying Responses Table provide detailed information about the representations submitted and how these have been carefully considered to revise and update the Submission Plan.

## **2.0 Burley in Wharfedale Profile**

### **Location and Historical Background**

- 2.1** Burley-in-Wharfedale parish comprises the village of Burley and the hamlets of Burley Woodhead and Stead. Located within Lower Wharfedale between Otley and Ilkley the parish is surrounded by Green Belt and has views of the moors on both sides of the dale. Originally a small agricultural community, Burley developed in the late 18th and 19th centuries into an industrial village with many residents employed at the cotton mills known as Greenholme Mills. It is during the 19<sup>th</sup> century that many of the buildings along Main Street were constructed and are now within the conservation area. The arrival of the railway in the 19<sup>th</sup> century made Burley Parish an attractive location for people to reside while working elsewhere.



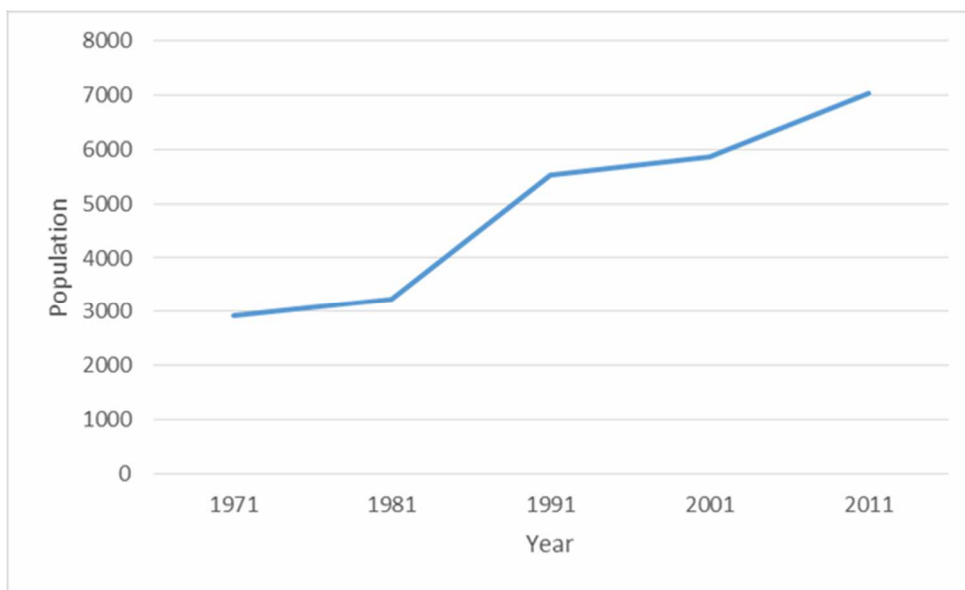
Greenholme Mills, 1910

- 2.2** The decline of employment in textile mills during the 20th century turned the village into a dormitory settlement, with residents living in the village but commuting into Leeds and Bradford for employment. An increase in house building, in such a pleasant and popular place to live, saw the population more than double from 1971 (2,925) to 7,041 in 2011 (see Figure 3). This increase was in line with two significant periods of expansion 1981 to 1991, when the population rose by 71%; and 2001 to 2011 when the population rose by over 20%. The June 2015 estimated population is 8,300. This represents a further 17.8% rise. The village has a high percentage of elderly and retired people, as well as many young families attracted by job opportunities, local schools and new housing developments and family housing is considered to be a fundamental aspect that contributes to the unique character of the area.

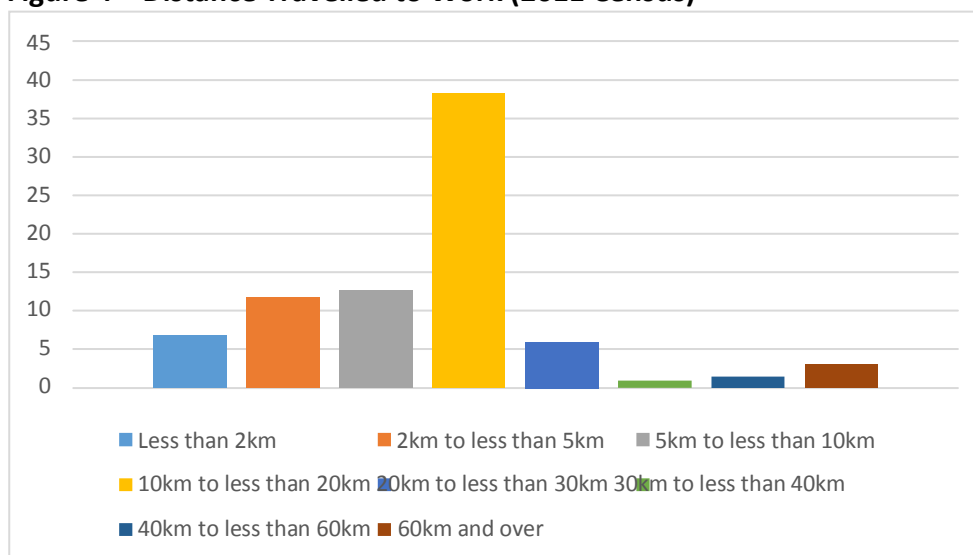
## Population Growth and Travel to Work

2.3 Burley village, along with Addingham, Ilkley and Menston are the four main settlements in the Wharfe Valley. They are predominantly residential with some limited, but important, local employment opportunities. Figure 4 illustrates the 2011 Census showing distances travelled to work. It shows that only 7% of the population travel less than 2km to work. During the Neighbourhood Planning Consultation event in October 2014, the average distance to work was recorded as being 19 miles, Figure 4 shows this is mirrored in the 2011 Census.

**Figure 3 – Burley Parish Population Growth, 1971-2011**

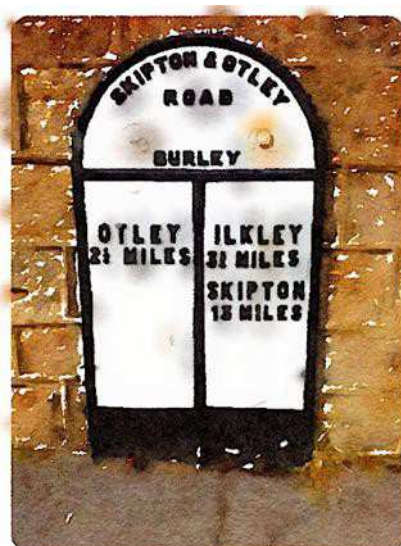
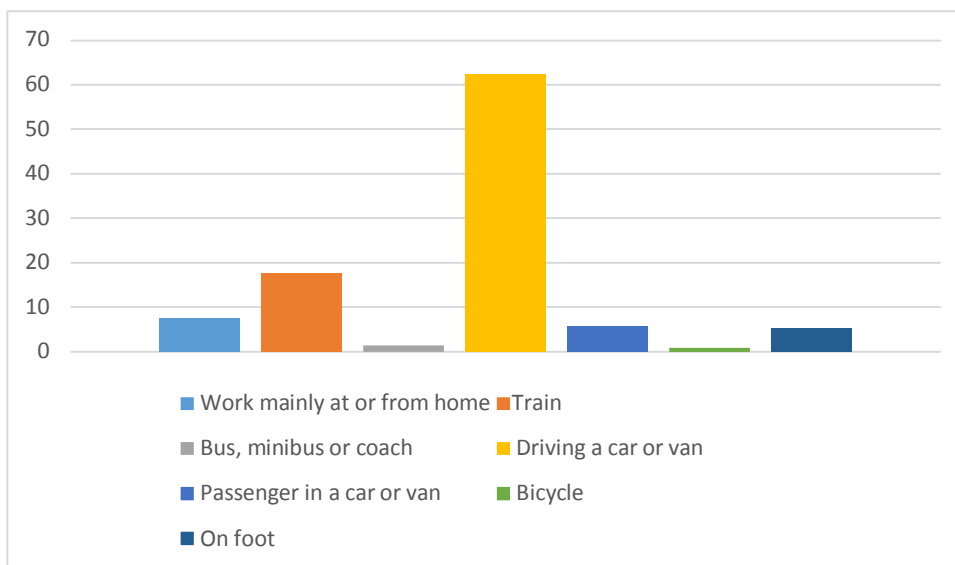


**Figure 4 – Distance Travelled to Work (2011 Census)**





**Figure 5 – Mode of Travel to Work (2011 Census)**



**Transport**

**2.4** The A65 and A660 are the primary trunk roads linking Burley with Ilkley to the west and Otley to the east. Both of these have localised traffic management issues. Most people use the car to travel to work, some 60% of journeys (see Figure 5). Therefore, given the frequency of travel and the preferred mode of travel, any new development in Burley will need to be considered in terms of the road infrastructure both within the Wharfe valley, and also along the main commuting routes to Leeds and Bradford.

**2.5** Despite Burley’s good rail connections only 17% of journeys to work are made by rail. The line along the Wharfe Valley provides fast and convenient services to the employment and services in the key regional centres of Leeds and Bradford. At peak times these services already run at capacity and with new development and increased population upgrading should be considered.

## Natural Heritage

- 2.6 The local landscape with dry stone walls, hedges, mature trees and views of open moorland is one of the area's outstanding features and this distinctive landscape setting will be conserved and enhanced through the Plan. It lies within the Wharfedale Landscape Character Area which describes the land surrounding the settlement as being 'enclosed pasture' to the south, with 'floodplain pasture' to the north and east.
- 2.7 There are a number of biodiversity designations within the parish which include the designation of the River Wharfe as a site of wildlife importance. Additionally, there are two other sites of wildlife importance to the west along the rail line and to the south alongside the rail track between the dismantled rail lines.

## Employment

- 2.8 Local employment opportunities have not grown in the same way that new housing has grown in the area. In some instances, manufacturing local employment has declined significantly. As a result, local employment opportunities are limited and 80% of businesses have fewer than 4 employees. The largest employers in Burley are the primary schools and the village Co-op.

## Green Belt

- 2.9 The Green Belt around Burley is tightly drawn. The setting of Green Belt boundaries is a strategic planning policy matter and as such resides with BDMC. The Neighbourhood Plan cannot change Green Belt boundaries.



The Malt Shovel an example of a former hotel within Burley adapted for new residential use.

## **3.0 The Key Issues, Vision and Objectives**

### **KEY ISSUES**

- 3.1** The key planning issues for the Neighbourhood Plan to address have been drawn from the Burley-in-Wharfedale profile set out in Section 2 and the results of public consultation undertaken to date. These key issues are:

#### **Protecting the Distinctive Character of Burley-in-Wharfedale**

- 3.2** As with all of the settlements along the Wharfe Valley, each of the villages within the Parish has its own individual character and this is reinforced by the large areas of open land and green spaces that separate them. Preserving this distinctive character and settlement pattern is a key issue for the area.

#### **Minimising the Impact of New Development, Particularly on the Surrounding Countryside**

- 3.3** Too much recent housing development has been poorly landscaped. The neighbourhood plan seeks to ensure that new development makes a positive contribution to the character of the parish and minimises its impact on the surrounding countryside.

#### **Dealing with Existing Traffic Problems and Accommodating Future Traffic Growth**

- 3.4** Historic traffic modes in the eighteenth and nineteenth centuries shaped the main roads within Burley, and although Main Road and Station Road are reasonably wide by modern standards, there are many narrower roads leading off in a grid-like format which now present parking and congestion problems within the village. As in many commuter communities, station car parking is also an ongoing challenge
- 3.5** Clearly, traffic patterns change over time, and this neighbourhood plan seeks to find ways to respond to the demands for rural transport and the growing volume of traffic.

#### **Supporting and Growing the Local Economy**

- 3.6** The lack of employment opportunities is a key issue for the parish and there is a need to build on the existing local economy and to support businesses based in the parish in order to maintain the village's future as a sustainable and thriving settlement. There may be opportunities to achieve this through the reuse of buildings and the promotion of rural diversification.

### **Protecting Open Spaces and Preserving Burley's Built and Natural Heritage**

- 3.7** Whilst we want to plan for more new homes and jobs, we also want to protect open spaces and preserve the natural and built heritage of the area. Although redevelopment may be acceptable on some sites with the village, the neighbourhood plan does not want to see the loss of the things that make the village special, such as key open spaces. This means that, beyond the villages, any significant new development would have to be in the Green Belt. The actual location of new sites within the Green Belt rests with Bradford Council through the undertaking of a Green Belt review as part of their work on the Allocations DPD.

### **VISION FOR THE NEIGHBOURHOOD PLAN**

- 3.8** The vision and objectives have been prepared taking into account the results of public consultation set out earlier in the plan.

### **VISION FOR BURLEY-IN-WHARFEDALE**

**Our vision is to ensure that over future decades, the village of Burley-in-Wharfedale will retain the attractive conservation area centre, and green belt surrounding border, which includes Ilkley Moor and its link down to the River Wharfe.**

**Whilst the village will grow, this must be proportionate to its infrastructure and Burley will remain separated from neighbouring communities by green spaces.**

**New developments will be designed to conserve and enhance the character of Burley-in-Wharfedale, such developments will be integrated into the community, benefiting both existing and new residents while enhancing the Wharfe Valley.**

**Open spaces and community services will be improved and new ones created when needed – so that the village and its facilities work well for all its residents and visitors.**

## OBJECTIVES

- 3.9 In order to address the main issues identified through public consultation and to achieve the vision, a number of core objectives have been developed:

### **OBJECTIVE 1 - To conserve the character of Burley parish**

- 3.10 Burley has a high quality natural and built heritage providing the Parish with a distinct character and identity. This includes the surrounding open countryside, the river valley, and the many fine stone buildings centred on the Conservation Area, but also found elsewhere in the parish. The neighbourhood plan seeks to protect and enhance this character.

### **OBJECTIVE 2 - To meet housing needs**

- 3.11 Meeting future housing needs and planning for sustainable growth is a key issue facing Burley. The Core Strategy identifies a housing growth target of 700 new homes within Burley by 2030.

### **OBJECTIVE 3 - To provide the right environment for flourishing employment, retail, business and tourist environment**



Burley is 3 miles from the tourist town of Ilkley

- 3.12 The Neighbourhood Plan seeks to identify ways to diversify and increase the number of local employment opportunities for all the community.

- 3.13** The area lacks sufficient space to encourage start-up businesses and a key target of the Neighbourhood Plan is to encourage this type of development and entrepreneurship within the local community.
- 3.14** To further promote the development of business, locally, the parish council will seek to work with Bradford Council and the Local Chamber of Trade to produce a package of measures to reduce the costs for start-up businesses and provide professional and business expertise where required.
- 3.15** The BWNDP also seeks to protect and enhance the retail, business and community facilities within Burley.
- 3.16** In order to protect, expand and enhance retail facilities this plan seeks to identify a retail and commercial core or zone. By protecting and enhancing this area we will maintain the vitality and viability of Burley as a Local Growth Centre. Retail development will only be allowed outside this zone in certain circumstances so as not to threaten the vitality and vibrancy of the centre.

**OBJECTIVE 4 - To promote a suitable level of car parking in accessible locations**

- 3.17** Car parking is a major issue. The loss of off-street car parking e.g. at The Grange, in Station Road; and at The Lawn on Main Street coupled with a lack of enforcement where there are existing restrictions has added to existing on-street car parking problems.

**OBJECTIVE 5 - To protect and enhance leisure and open space opportunities**

- 3.18** Burley has a reasonable range of recreation and leisure facilities within easy travelling distance but there are some issues that need to be addressed. For example, the Scout/Guide group accommodation is over-subscribed and does not meet modern standards and the future of the public library is in question.
- 3.19** There is considerable increased interest locally in the production of food. To support this, further allotment provision is needed in the parish. The Allotment Waiting List has now grown to over 100 individuals and this is despite other initiatives, such as the "Garden Share" programme. This programme was sponsored by the Parish Council and allows residents with larger gardens to share these with other local people, who may not have a garden, or small garden, but who are interested in growing their own food.
- 3.20** The Parish Council have proposed that up to sixty additional allotments could go on the disused recreation field site on Iron Row.



Creative use of space has produced some imaginative allotments within Burley

**OBJECTIVE 6 - To increase access by foot and cycle throughout the Parish and into adjoining areas**

- 3.21** The Neighbourhood Plan will be used to identify a network of foot and cycle routes and support the concept of a Burley Bridge to increase access throughout the Parish for local residents and visitors. These will link residential areas with key facilities and the open countryside.
- 3.22** The Parish Council has supported the Wharfedale Greenway to open the old Pool to Burley rail line for recreational walking, commuting and cycling. Details of how this will enhance walking and cycling are included in the Neighbourhood Plan.



Launch of the Wharfedale Greenway, March 2014 – community representatives from Burley, Menston and Pool Parish Councils and Otley Town Council

**OBJECTIVE 7 – To improve quality of life and adapt to a changing climate by increasing access to the natural environment**

- 3.23** Improving the quality of life and adapting to climate change are core planning principles set out in the NPPF. One way of achieving these at the local level through the neighbourhood planning process is to protect and enhance the intrinsic and practical value of the natural environment while responding to specific challenges posed by climate change.
- 3.24** Green Infrastructure provides opportunities to protect and enhance the natural environment and is fundamental to safeguarding the natural environment for future generations. It adds tangible value to communities in economic, social and environmental terms and creates places that are more resilient to climate change, that have distinct local character, and in which people want to live, work, and visit; places that promote well-being, productivity, educational benefits and crime reduction.
- 3.25** Rushby Beck, Woodhead Beck, Middle Ings Beck, River Wharfe (Main River) flow through the Neighbourhood Plan area. The areas within and surrounding Woodhead Beck and the River Wharfe are within Flood Zones 2 and 3.

**OBJECTIVE 8 – To support education, health and community facilities**

- 3.26** It is important that education, health and community facilities meet not only the needs of the existing community but also those of future residents. Such facilities should be well located and easily accessed by all residents, including those who are reliant on means other than the car.
- 3.27** The Neighbourhood Plan will seek to protect existing facilities and support the provision of new facilities to ensure that the need for such essential infrastructure is met.



The village green in autumnal splendour



## 4.0 Policies and Proposals

- 4.1** This section of the Neighbourhood Plan sets out the policies and proposals that will be used to achieve our overall Vision. These policies and proposals must be in general conformity with national and local planning policies. The following policies have been prepared taking into account the NPPF and the 'saved' policies of Bradford's RUDP. They have also taken into consideration the Bradford Core Strategy.
- 4.2** A Planning Policy Assessment has been prepared as a separate document and this sets out the relevant national and local planning policy framework that has been used in the preparation of this Plan.

### **OBJECTIVE 1 – To conserve the character of Burley parish**

- 4.3** This section of the Neighbourhood Plan sets out the policies and proposals that will be used to conserve the character of Burley.

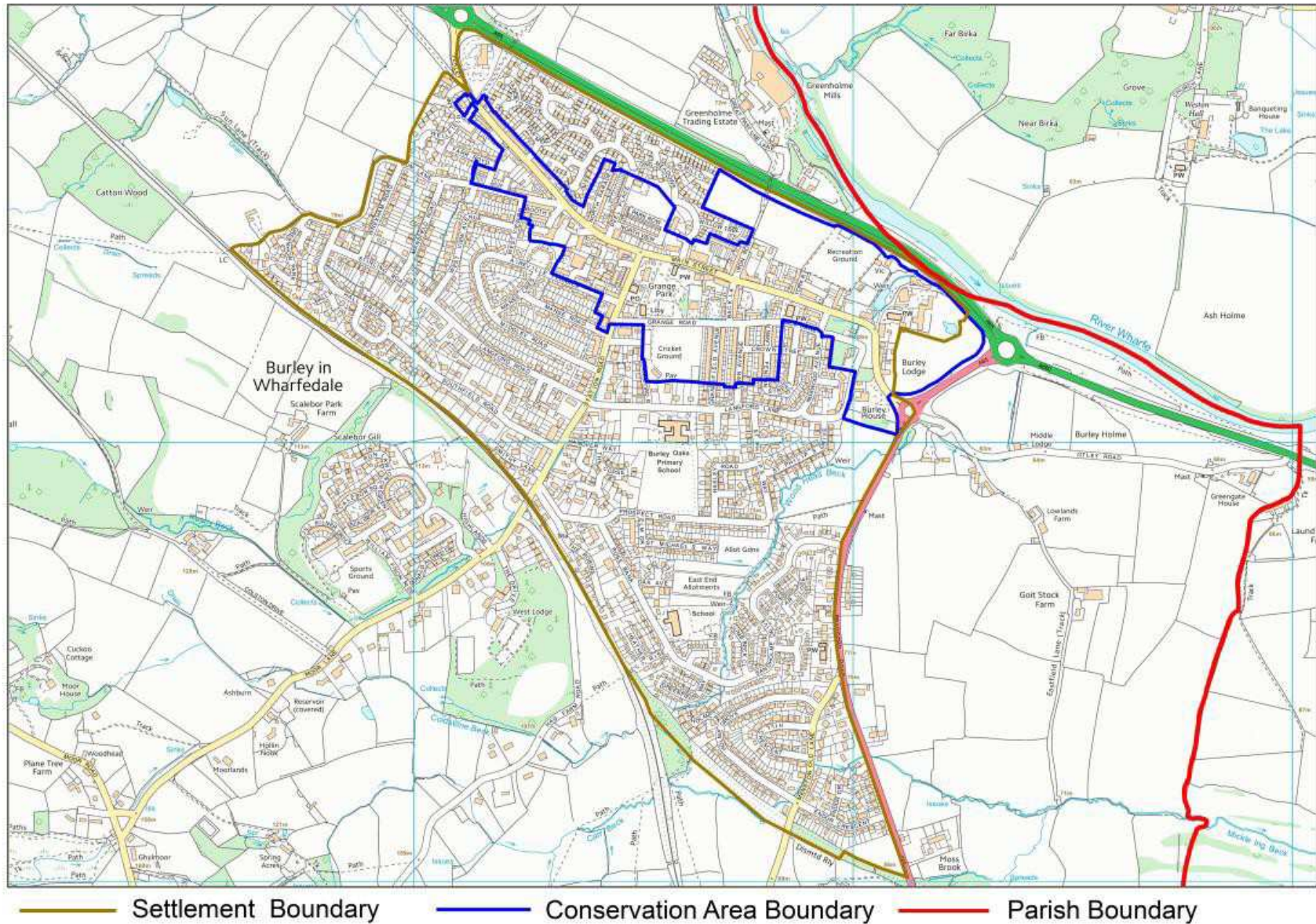
#### Background

- 4.4** Originally a small agricultural community, with likely Roman and Anglo-Saxon roots, Burley remains surrounded by farmland and rising moorland and was developed in the late 18th and 19th centuries into an industrial village with many residents employed at the cotton mills known as Greenholme Mills. The development of the nearby industrial cities of Leeds and Bradford, combined with rail and bus links, prompted major changes to the village in the 20th Century. The textile industry suffered from a reduction in markets and investment and by the mid-1960s, local mills had been closed down. Greenholme Mills was later sub-divided and reconfigured to house several small businesses. The decline of employment in the mills turned the village into a dormitory settlement. Developments in the second half of the twentieth century have seen Burley become a prosperous and socially diverse village.



*71-79 Main Street (Grade II) – Late eighteenth / early nineteenth century cottages and shops that are irregular in form yet constructed in the vernacular style of the region. (Source of Sketch: Burley-in-Wharfedale and Burley Woodhead Village Design Statement)*

Map 2: Burley in Wharfedale Settlement Boundary and Conservation Area



**4.5** Burley's heritage reflects that of a former Georgian and Victorian village, set against the rural backdrop of the Wharfe Valley and surrounding moorland. The village is focussed around a core centre with most through traffic now diverted around the village on the A65. Consequently, it has a generally pleasant bustling nature. The settlement is fairly contained with distinctive boundaries and the area retains a rural, leafy feel although its industrial history is still evident.

**4.6** The following elements are integral to the character, image and atmosphere of Burley as a place and should be conserved and enhanced:

Local stone has been used for construction throughout the village centre. The colour and texture of this material is the unifying influence that ties the diverse elements of the centre of the village together to form an attractive whole.

The eclectic mix of style, age and building orientation that testifies to different 18th and 19th century fashions is reflective of the piecemeal development of Burley. On some parts of Main Street, while some buildings have front gardens, others front directly onto the street and there is no common building line. However, at the western entrance to the village, it is the regularity of the workers' cottages that front on to the street that is an important gateway feature in this part of the village. The width and orientation of many of the larger roads, including Main Street, mean that extensive vistas are permitted. Narrower roads lead off these main routes, most of which are grid-like, typical of 19th century development.

**4.7** Many footpaths link one area of the village to another. This results in ease of movement which in turn adds to the attractiveness of Burley. There is an abundance of green areas within Burley which helps retain the village's connection to the countryside. They are also often of historic interest, being laid out at the same time as the large houses (Grange Park, Lawn Walk) or a philanthropic gesture (Recreation Ground). Stone boundary walls are the traditional boundary treatment of the area and complement the colour and texture of the buildings. The height of the walls tends to reflect the status of the buildings – for example the high walls that surround Burley House and Burley Hall. They contribute to the rural image of parts of the area, particularly those that flank the winding Corn Mill Lane.

**4.8** Three clear areas of distinctive character can be identified within the village.

- Civic zone – to the east of Main Street and characterised by large buildings in their grounds, interspersed with smaller cottages. These buildings include churches, public houses and residences. The area is generally grand, leafy and has an open aspect, with most of the village's open spaces.
- Commercial/retail zone – centre of the area, around the junction of Main Street and Station Road. This is characterised by buildings that are situated directly on to the street and terraces of a variety of heights and styles with an eclectic mix of shop fronts. This is one of the most bustling areas of the village.
- Residential zones – to the far west of Main Street and side roads, characterised by terraced nineteenth/early twentieth century buildings,

some with small front gardens and others without. These are generally quieter and more domestic in feel, particularly those that sit off Main Street

- 4.9 Burley has continued to thrive by adapting and evolving over the years. Necessary development to provide new homes, businesses and community facilities for Burley will continue to come forward but it is considered important to protect the character of the predominantly eighteenth and nineteenth century core of the village. The Neighbourhood Plan is looking to ensure that development needed to sustain the Parish is well located and designed to respond to the distinctive local character.



*89 Main Street – the carriage entrance remains a prominent feature of the street and alludes to an early form of building. (Source of Sketch: Burley-in-Wharfedale and Burley Woodhead Village Design Statement)*

### The Built Environment

#### Policy BW1 – New Development Within the Settlement Boundary

Burley in Wharfedale has a distinctive character which is derived from its historic core and setting within the Wharfe Valley. To conserve and enhance this, all new development proposals will be expected to reinforce the existing character of the settlement and to integrate with their surroundings. To achieve this, proposals for new development within the settlement boundary as shown on Map 2, will be required to demonstrate consideration of the following:

- a. **Appropriate use of materials.** The use of traditional natural materials, where possible and appropriate in terms of the design and quality of the development proposal, taking into account the character of the site and the surrounding area.
- b. **New building should be well related to accessible open spaces** in order to contribute towards healthy lifestyles.

- c. **Proposals should take account of, and be well integrated with, the existing settlement pattern and surrounding uses;**
- d. **New development within the settlement boundary but on the edge of the settlement should respect the character of the surrounding landscape, provide views out to the landscape where possible and appropriate, and, where possible, avoid the formation of a hard edge to the village boundary. (See also Policy BW3)**
- e. **The height, shape and layout of buildings should be planned so as to retain views to the countryside from street level wherever possible (See also Policy BW3).**
- f. **Road designs in new developments should seek to reduce traffic speeds by unobtrusive methods, and via the enhancement of the pedestrian environment.**
- g. **Cycle routes and footpaths should be incorporated in new developments and link into the wider network (see also Policy BW15):**
- h. **External lighting should protect residential amenity, local character and biodiversity from light pollution by ensuring that it is of an appropriate scale, especially in the Conservation Area, where wall mounted lights should be given preference and light intensity reduced without compromising safety. Appropriate measures should be taken to minimise the level of light spillage and glare.**
- i. **Where possible, existing mature trees should be retained, and where appropriate, new planting should be incorporated in development proposals. Native species should be used.**



*107–121 Main Street: Nineteenth century streetscape of shops, licensed premises and houses. In many cases nineteenth century shop fronts have been added to older structures. (Source of Sketch: Burley-in-Wharfedale and Burley Woodhead Village Design Statement)*

Justification

- 4.10** This policy seeks to promote high quality design in Burley. It has been developed after assessing the key characteristics of what makes the village distinctive and developed from work undertaken previously on the Village Design Statement. It also reflects the feedback from our community engagement work and local focus groups. The policy has taken account of national planning policy and is in general conformity with existing strategic planning policy.
- 4.11** The National Planning Policy Framework (NPPF Para 1.8)<sup>1</sup> highlights the importance of neighbourhood plans developing robust and comprehensive policies that set out the quality of development that will be expected for the area, they should aim to establish a strong sense of place, responding to local character and history, and reflecting the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation (paragraph 58).
- 4.12** External lighting can increase light pollution and light nuisance if poorly designed and installed. New development has the potential to change the character of the local environment by adding lights such as security lights, floodlights and street-lights which may reduce the darkness of the night skies. This policy supports the implementation of the NPPF which aims to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (Paragraph 125 NPPF). As a reference, the Institute of Lighting Professionals has produced *Guidance Notes for the Reduction of Obtrusive Light (2011)*, including sky glow.
- 4.13** ‘Saved’ Policy D1 of the adopted Bradford RUDP indicates that all development proposals should make a positive contribution to the environment and quality of life through high quality design, layout and landscaping. This has been carried forward in the design policies of the Local Plan Core Strategy, notably Policies DS1, DS3 and DS4.

**Bradford RUDP ‘Saved’ Policies**

TM8

**Bradford Core Strategy**

SC1, SC4, SC9, TR3, HO9, DS1, DS2, DS3, DS4

**National Planning Policy Framework (NPPF)**

Section 7 Requiring good design

Section 12 Conserving and enhancing the historic environment

<sup>1</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

## Development outside the Settlement Boundary and Local Landscape

### Policy BW2 – Development Outside the Settlement Boundary

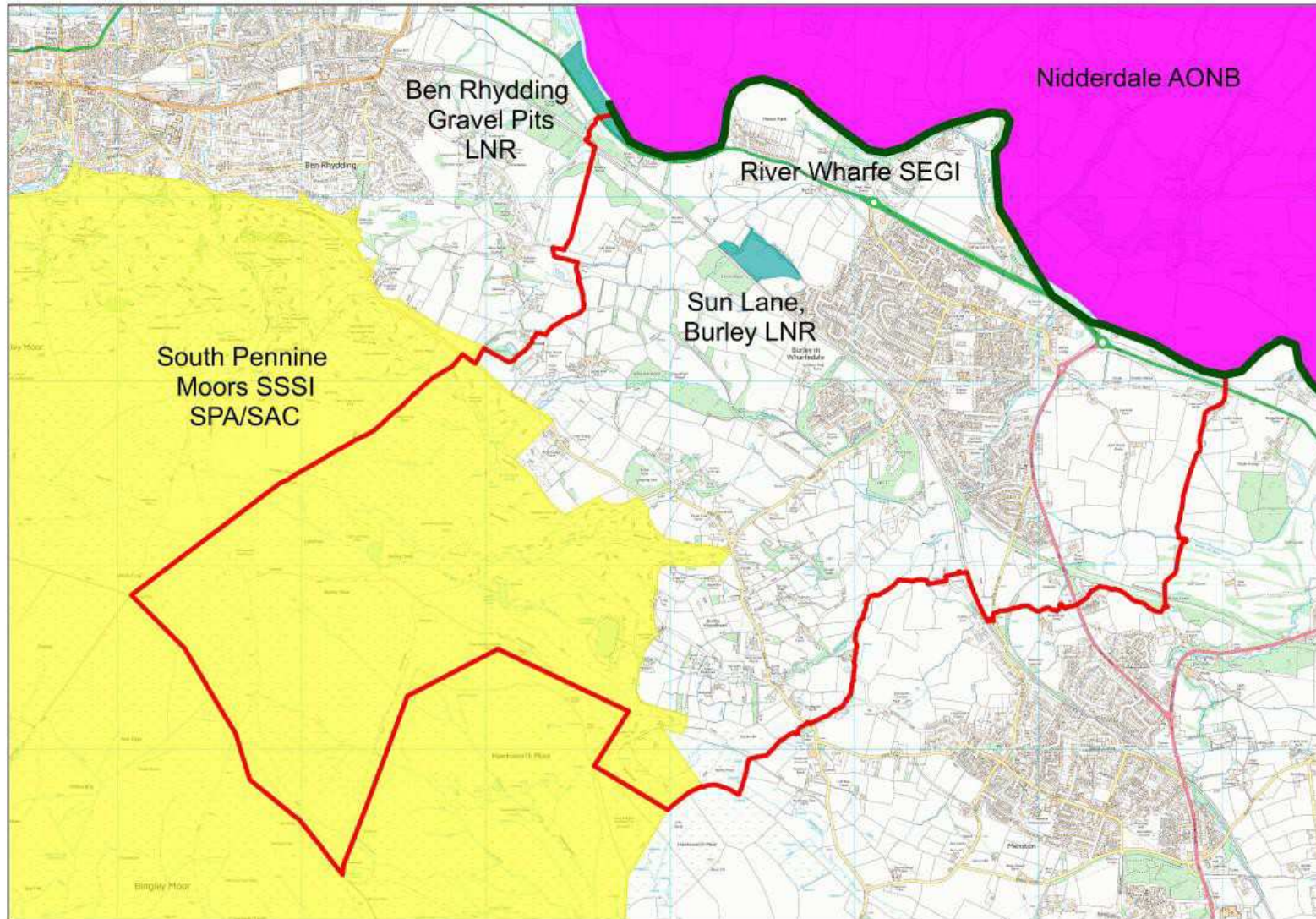
Development proposals outside the settlement boundary as shown on Map 2 need to satisfy national and local policies relating to development within the Green Belt and will be supported when they, where feasible and appropriate:

- a) do not have an adverse impact on the cultural, ecological and archaeological importance of key features of Wharfedale; and
- b) protect moorland habitats; and
- c) protect and enhance the role of the River Wharfe for green infrastructure (see also Policy BW15); and
- d) preserve field patterns, tree cover and the wider landscape of the Wharfedale Valley and the hills and moorland that surround the area; and
- e) do not have an significant adverse impact on natural and built heritage assets.

### Justification

- 4.14** Paragraph 109 of the NPPF indicates that the planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, geological conservation interests and soils; recognising the wider benefits of ecosystem services; and minimising impacts on biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more realistic to current and future pressures.
- 4.15** Part of the South Pennine Moors Special Protection Area (SPA), South Pennine Moors Phase 2 Special Area of Conservation (SAC), South Pennine Moors Site of Special Scientific Interest (SSSI), lies within the Neighbourhood Plan area. (See Map 3). The NPPF indicates that planning policies should promote the preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species populations. It is important that any new development outside the settlement boundary protects and enhances these important habitats. In the Core Strategy, Strategic Core Policy SC8: Protecting the South Pennine Moors SPA and the South Pennine Moors SAC and their Zone of Influence is clearly critical to the assessment of the impact of risks to the South Pennine Moors SPA/SAC.

Map 3: Natural England Designations





- 4.16** Burley falls within Natural England’s National Landscape Character Area (NCA) 36: The Southern Pennines. The area has a varied and mixed landscape dominated by the Wharfe Valley and surrounding moorland uplands. Burley is the dominant settlement with characteristic stone built buildings. Smaller settlements also stone built are scattered across the parish.
- 4.17** The Bradford Landscape Character Supplementary Planning Document (SPD) sets out the distinctive attributes and features of the different landscape character areas in Bradford District. Burley-in-Wharfedale lies mainly within the Wharfedale character area. This is described as having a strongly wooded character which should be conserved. It identifies the following key landscape elements:
- ☐ Meandering River Wharfe, tree-lined banks
  - ☐ Stone walls, network of hedgerows and fenced field boundaries
  - ☐ Medium to large sized fields dominated by boundary trees
  - ☐ Well-spaced settlements along the valley bottom
  - ☐ Tree dominated landscape
- 4.18** Bordering the Neighbourhood Plan area to the north and east is the Nidderdale Area of Outstanding Natural Beauty a nationally designated landscape.
- 4.19** Where possible, opportunities should be sought to encourage planting and enhance field boundaries, whether they are walls, fencing or hedgerows. It is also important to preserve the sharp edges of the existing settlements.
- 4.20** This policy will be used to ensure that new development is appropriate within the landscape and enhances it in accordance with the assessment set out in the Bradford Landscape Character SPD.
- 4.21** The rural area outside Burley’s settlement boundary contains a number of natural, cultural and archaeological features. These include the Ben Rhydding Gravel Pits Local Nature Reserve/Site of Ecological or Geological Importance (SEGI) (part), the River Wharfe, the Otley and Mid Wharfedale/Wetherby SEGI (part), the Sun Lane Local Nature Reserve and disused Burley railway line which is a wildlife corridor (see Map 3). There are numerous Scheduled Monuments that are set out in Appendix 2 and other features of archaeological importance, details of which are held by the West Yorkshire Archaeology Advisory Services (Historic Environment Record). Although most Listed Buildings are located within Burnley Village, some are situated in the open countryside beyond Burley. Listed Buildings are set out in Appendix 2.

**Bradford Core Strategy**

SC1, SC8, WD1, EN3, EN4, DS2

**National Planning Policy Framework (NPPF)**

Section 11 Conserving and enhancing the natural environment

## Views

### Policy BW3 – Views

Development should not have a material adverse effect on important views out of and into the village. Where appropriate, development proposals should address satisfactorily any adverse impacts on the views listed below and identified on Map 4, through landscape appraisals and impact studies.

- a. View from Burley Moor to village
- b. View from Sun Lane bridleway to Burley Moor
- c. View to the Chevin
- d. View to the northern slopes of the valley to Askwith and Clifton from Burley Woodhead School

Where development proposals are in close proximity to open areas of countryside, they should take into account any adverse impacts on visual links to the countryside from within the development and from public roads and open spaces.

- 4.22 The Plan identifies a number of special views which are considered to be particularly significant and which residents wish to see preserved in order to maintain the rural character of the village. These views are important to the setting and landscape character of Burley-in-Wharfedale. These are shown in the following photographs and identified on Map 4:

#### **View a. View from Burley Moor to the village**

An iconic view from Burley/Ilkley Moor looking north east towards the Wharfe Valley, showing the green corridor between settlements and historic field patterns, hedgerows and mature trees.



**View b. View from Sun Lane bridleway to Burley Moor**

An important view from south west Burley to Burley/Ilkley Moor showing the moor to river green corridor which constitutes a natural highway for the migration of flora and fauna and provides a village nature reserve.



**View c. View to Otley and the Chevin**

The view to the north of Burley provides a natural green backcloth to the village formed by the close proximity of the steep escarpment.

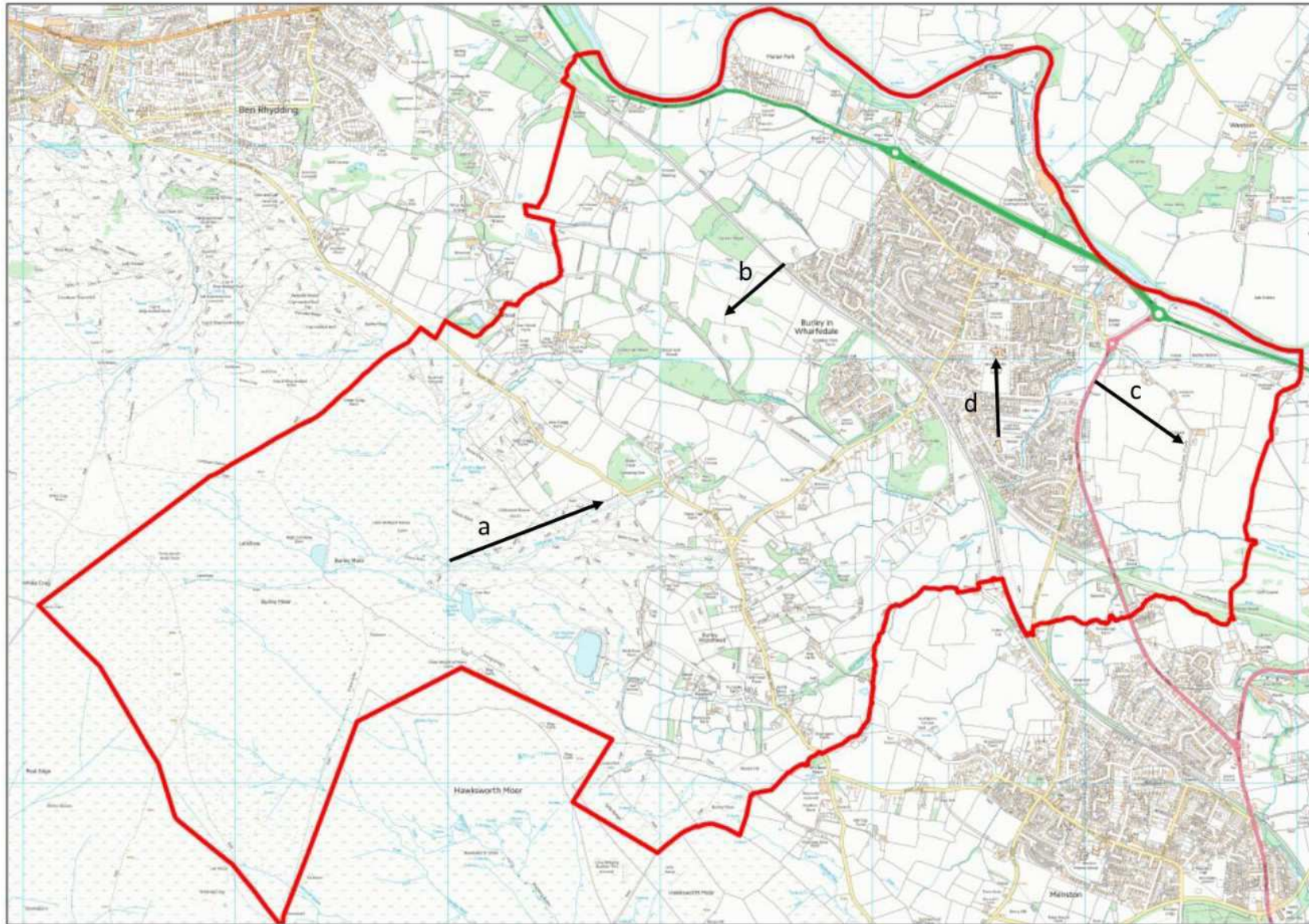


**View d. View to the Northern slopes of the valley of Askwith and Clifton from Burley Woodhead School**

This highlights the typical rural nature of the village and the countryside that separates the settlements of the Wharfe Valley



**Map 4 – Important Views to be Protected**



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**Bradford Core Strategy**

EN4

**National Planning Policy Framework (NPPF)**

Section 7 Requiring good design

Section 12 Conserving and enhancing the historic environment

**OBJECTIVE 2 – To meet housing needs**

This section of the Neighbourhood Plan sets out the policies and proposals that will be used to help meet future housing needs and to manage the development of future housing proposals.

Background

- 4.23** Consultation with local people has revealed concerns about the affordability of housing in Burley, particularly for young people and families. Residents are also concerned about there being a range of housing types available - the perception is that many new developments are skewed towards larger dwellings.
- 4.24** The main issues raised by local people during the consultation were:
- ☐ the need for new homes to be spread over several sites, not in one big estate-type development; and
  - ☐ the lack of affordable homes to buy or rent.
  - ☐ provision for a growing percentage of elderly residents
- 4.25** Strategic Core Policy 4 (SC4) of the Bradford Core Strategy (November 2015) identify Burley-in-Wharfedale as a Local Growth Centre on the basis that it is a sustainable local centre which is accessible to higher order settlements such as Bradford, Keighley and Ilkley. As it is located along a key road and public transport corridor, it should make a significant contribution towards meeting the District’s needs for housing and employment, and providing for supporting community facilities. Consequently, Sub Area Policy WD1 indicates that Burley-in-Wharfedale will see the creation of 700 new homes through redevelopment of sites within the settlement and with a significant contribution from Green Belt changes.

- 4.26** As the Neighbourhood Plan, cannot review the boundary of the Green Belt, the final allocation of housing sites to meet the requirement set out under Policy WD1 rests with Bradford Council following a Green Belt Review. However, the neighbourhood plan provides the opportunity for local people to influence the quality, type and mix of new housing to ensure that it is appropriate to Burley-in-Wharfedale and provides for the changing needs of the local community.
- 4.27** Feedback following the public consultation surveys has indicated that residents want new housing to be well designed. Good quality design is not just about what buildings look like, it is also about how streets are designed; how buildings relate to the street and how new development is designed to relate to nearby buildings and spaces.

#### **Housing on Sites Within the Settlement Boundary**

##### **Policy BW4 – Housing on Sites Within Burley Settlement Boundary**

**Proposals for housing development on sites within the settlement boundary for Burley village (see Map 2) will be supported when they:**

- a) re-use previously developed land or existing buildings; and**
- b) would not lead to the loss of a community facility (see Policy BW17) or source of local employment (see Policy BW9); and**
- c) they would not result in the loss of an open space identified as being important to the community (see Policies BW11 and BW12), and**
- d) they would not lead to the loss of a residential garden which is important to the distinctive, spacious character of a particular area.**

#### Justification

- 4.28** Whilst it is important to support housing growth, this needs to be managed in such a way that priority is given to the use of previously developed land whilst ensuring that such proposals do not lead to the loss of open spaces, community facilities and local sources of employment. Over the years, a number of residential gardens have been built on and this policy seeks to prevent such development in those parts of the village where buildings in large grounds are a feature of its distinctive character, mindful of density, openness and landscaping. Typically, these are found on Station Road for example.

**Bradford Core Strategy**

SC1, SC4, HO1, HO2, HO3, HO6

**National Planning Policy Framework (NPPF)**

Section 3 Supporting a prosperous rural economy

Section 6 Delivering a wide choice of high quality homes

Section 8 Promoting healthy communities

**Mix and Type of Housing**

**Policy BW5 – Mix and Type of Housing**

**All new housing proposals for 10 units or more, or on sites of 0.4ha and above, will be expected to provide a range of housing types and/or sizes. In providing these homes developers should also have regard to the surrounding area, avoiding unsympathetic house types in sensitive locations and seeking to use mix as a means of offering a housing choice to the whole community and adding variety to the street scene.**

Justification

- 4.29** The Burley-in-Wharfedale Village Design Statement, adopted as Supplementary Planning Guidance in August 2003, sets out the particular characteristics of the parish’s buildings and setting. Its purpose is to ensure that Burley’s unique environment is not lost, whilst sensitively planning for the needs of a growing number of residents.
- 4.30** It concludes that schemes should be integrated with the existing pattern of settlement and surrounding land uses; that the character of the particular settlement should be respected, in terms of densities as well as scale and environmental quality and that new developments should incorporate a mix of housing types such as single person housing or flats, affordable homes, and sheltered housing.
- 4.31** The Bradford Strategic Housing Market Assessment (SHMA) Update, 2013<sup>2</sup> identifies the need and demand for housing and the needs of different groups in the district. On the basis of a range of evidence the SHMA concluded that Bradford District can be considered as a self-contained housing market area and that overall, the housing market in the district is generally balanced with some market pressures in particular areas. It concludes that, in Wharfedale, demand generally matches supply but

<sup>2</sup> <https://www.bradford.gov.uk/NR/rdonlyres/8786E87B-4C7D-49A9-A620-65D379D8E829/0/BradfordSHMAUpdateFinalReport2013.pdf>



demand exceeds supply for private rented accommodation and properties with three or more bedrooms. There are shortfalls in the supply of detached dwellings.

**4.32** Nevertheless, it is important to maintain the delivery of a variety of dwelling types and sizes to ensure that a better balance between demand and supply is achieved across the district. Policy HO8 in the Core Strategy sets out a number of priorities in terms of the type and size of new housing to be provided, including the following:

- delivering more family housing
- increasing the supply of larger homes
- increasing the supply of accessible housing which is able to meet people’s needs throughout their lives
- increasing the supply of high quality flats
- supporting the provision of specialist accommodation for older people in suitable locations and areas of greatest demand.

This policy also indicates that Neighbourhood Plans should set out specific guidance on housing mix, as necessary.

**Bradford Core Strategy**  
HO8, HO9

**National Planning Policy Framework (NPPF)**  
Section 7 Requiring good design

### **Affordable Housing**

#### **Policy BW6 – Provision of Affordable Housing**

**All proposals for new housing on developments of eleven units or more should provide up to 30% affordable housing, taking into account site viability.**

**Affordable housing should generally be provided on-site and must be fully integrated with the market housing throughout the development. Affordable housing must be visually indistinguishable from the market housing.**

**Affordable housing must be of a type, size and tenure that meets local needs.**

Justification

- 4.33** Paragraph 50 of the National Planning Policy Framework indicates that, where a need for affordable housing has been identified, plans should set policies for meeting this need on-site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes towards the objective of creating mixed and balanced communities.
- 4.34** Affordable housing need is defined as ‘the quantity of housing required for households who are unable to access suitable housing without financial assistance’. A key element of the Bradford Strategic Housing Market Assessment (SHMA) was to explore the extent to which additional affordable housing is needed. It calculated that, across Wharfedale as a whole, there was a net shortfall of 11 units per year with a particular need for one-bedroomed accommodation.
- 4.35** There is also a need to provide for expanding families and to keep young people in the village where their support network exists. This is a particular issue in Burley-in-Wharfedale which is a high value area and access to affordable housing is a problem for existing and newly forming households.
- 4.36** Local need will be determined by evidence from the most up-to-date Strategic Housing Market Assessment or Local Needs Assessment.

**Bradford Core Strategy**

SC4, HO11

**National Planning Policy Framework (NPPF)**

Section 6 Delivering a wide choice of high quality homes

**OBJECTIVE 3 – To provide the right environment for flourishing employment, retail, business and tourist environment**

- 4.37** This section of the Neighbourhood Plan sets out the policies and proposals that will help to deliver the employment and commercial needs of the village.

Background

- 4.38** A high-level overview of the commercial activity currently in Burley can be summarised as follows:
- 324 businesses are registered with Companies House with a Burley address (source: Companies House, January 2014).

- 91% of businesses do not have a visible presence on Main Street or Station Road (source: Companies House, January 2014).
- ☐ 80% of businesses have less than 4 employees

**4.39** These figures show that there are already a good many businesses registered in Burley providing employment. The majority of these are quite small, with some being based in the retail hub along Station Road and Main Street.

**4.40** The retail offer within Burley needs to change to keep up with our ever-changing shopping habits and building on its existing strengths in order to offer a viable and worthwhile alternative to other local shopping centres and internet shopping. Within Burley, Station Road and Main Street are often the place where residents come together to meet friends and join in community activities. It can provide a setting for shared experiences, and be a focal point of local identity, community pride, and common heritage and values. The following long-term objectives are considered key to providing a basis for employment and progressive business environment:

- Encourage new businesses
- Support home working
- Encourage local jobs
- Develop a sense of community (shared resources and mutually beneficial interests)

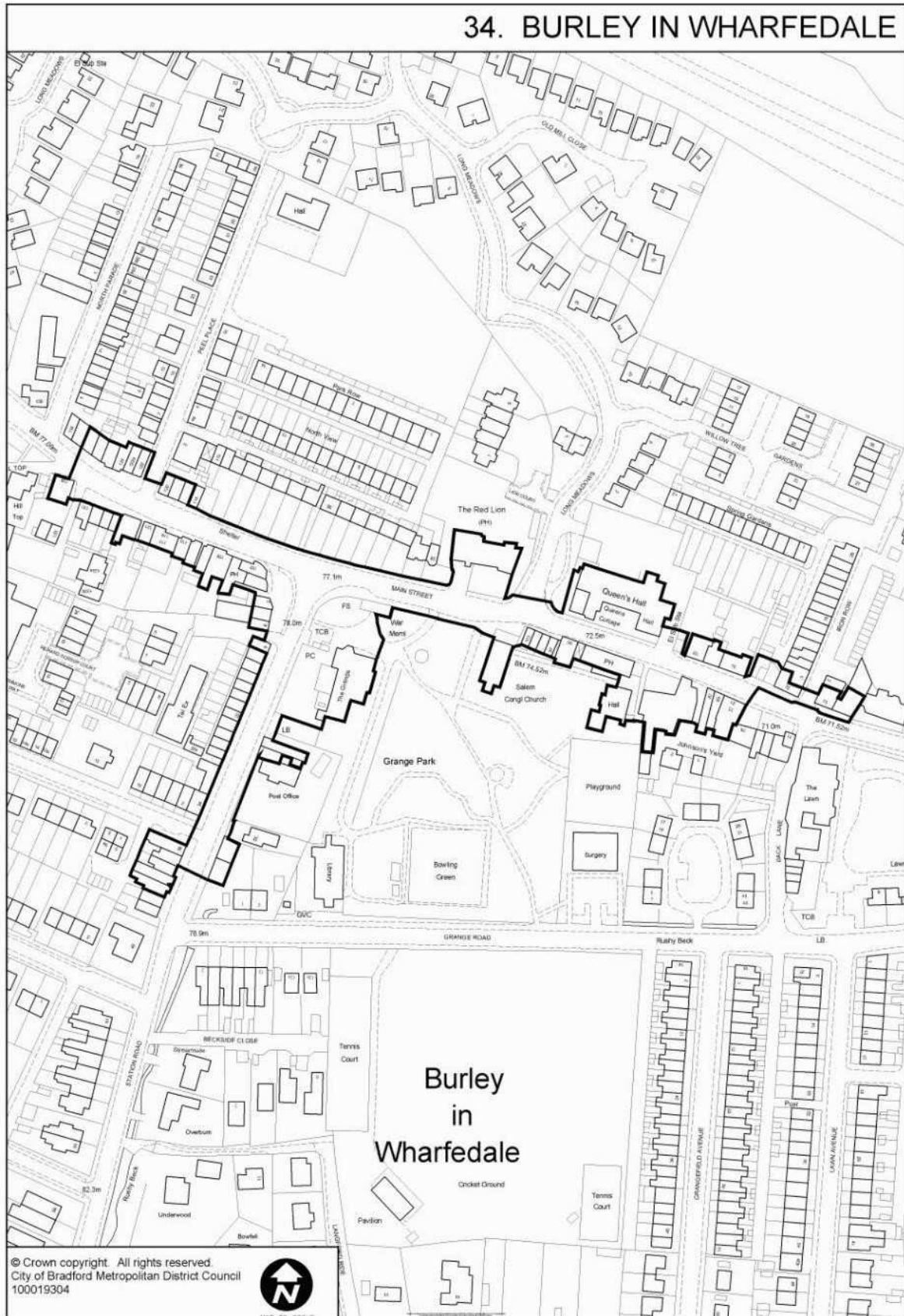
### **Protecting and Enhancing Burley Local Centre**

#### **Policy BW7 – Burley Local Centre**

**Within the defined local centre, (see Map 5), a range of uses will be considered appropriate, including the following:**

- a) A1 retail uses,**
- b) Financial and professional services and places to eat and drink (A2, A3, A4 and A5 uses)**
- c) Community Facilities;**
- d) Residential uses on upper floors; and**
- e) Office uses (B1).**

Map 5 – Defined Burley-in-Wharfedale Retail Centre



Extract from Bradford Replacement Unitary Development Plan

**Policy BW8 – Development outside the Defined Local Centre**

**Outside of the defined local centre and within the built settlement (Map 5), retail and service development proposals (use Class A2 – Financial and professional services) will be supported when:**

- a) There are no suitable sites available within, or adjacent to, the local centre; and**
- b) They will not lead to the creation of a shop or group of small shops which collectively would have a significant adverse impact on the type and range of uses within the defined Burley local centre or the vitality and viability of nearby centres; and**
- c) There is adequate capacity for servicing and they do not adversely impact on traffic flows or parking or increase traffic congestion.**

Justification

- 4.41** The Bradford Replacement UDP defines the boundary of the Burley-in-Wharfedale Local Centre (Policy CR1A) and, in accordance with Policy CR1A and Policy EC5 in the Bradford Core Strategy, the purpose of this policy is to direct future shops, workshops and offices to appropriate locations in the village with a focus on the village centre. The availability, accessibility and quality of shops, offices and community services and facilities are vital to the quality of life and future sustainability of the parish. Policy EC5 in the Core Strategy seeks to ensure that local centres should be the focus for appropriately sized local supermarkets and small local shops to meet people’s day to day needs and minimise their need to travel.
- 4.42** They are also central to the concept of social inclusion and self-sufficiency, and play an important role in ensuring a sense of community.
- 4.43** Many village shops and amenities are required on a daily or frequent basis and so it is important that they are located close to where people live. For this reason, Burley’s retail centre has grown up along the predominantly residential roads of Station Road and Main Street. Although the shopping along these routes should be strengthened, the village centre viability also depends on retaining and developing a wide range of other activities including recreation, offices, community facilities (such as libraries, meeting halls, community centres), restaurants, cafes, drinking establishments and hot food takeaways as well as residential dwellings. Typically, existing businesses in the village centre are small independent traders, occupying fairly small units, and will take a very low proportion of all the retail expenditure available within Burley. The leakage

of expenditure to centres such as Ilkley, Otley and Guiseley, which have a range of convenience retail supermarkets, detracts from the role of Burley as a significant shopping centre.

- 4.44** Due to their importance, village centre shops, community buildings and amenities need to be protected, wherever possible, unless the local demand has dropped to such an extent as to make the facility economically unviable in the long term. At the same time, this Plan seeks to ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.

**Bradford RUDP ‘Saved’ Policies**

CR1A

**Bradford Core Strategy**

SC4, WD1, EC5

**National Planning Policy Framework (NPPF)**

Section 3 Supporting a prosperous rural economy  
Section 8 Promoting healthy communities

**Vacant Retail Space**

Justification

- 4.45** There is vacant retail space in the village following the closure or relocation of businesses. This unused retail space reduces the reason for people to shop in Burley. Closed shops with a derelict appearance, also look unsightly and set the expectation that there is not much to see or reason to buy in the village if some shops are being forced to close.

**ACTION<sup>1</sup> FOR THE PARISH COUNCIL**

Action the Parish Council - Action 1

Burley Parish Council will support local groups or associations who wish to make use of temporary vacant retail space for public and community purposes, subject to the need for any planning permission that may be required

<sup>1</sup> This is the first of a number of non-land use actions proposed by the Parish Council. They are not formally part of the Neighbourhood Plan but are included here for convenience.

## Protecting Local Employment Opportunities

### **Policy BW9 - Protecting Existing Employment Premises – Business and Industrial Developments Falling Within Use Classes B1, B2, B8<sup>3</sup>**

**The retention of existing employment land and buildings will be supported. Where planning permission is required, re-development for non-employment uses or change of use of existing employment premises will only be permitted when:**

- a) The employment premises have been empty for at least two years and during that time actively marketed for employment use at the current local market rate without securing a viable alternative employment use**

### Justification

- 4.46** Permitted development rights currently apply in respect of the change of use from retail uses, other town centre uses and B1(a) office use, to C3 residential use. This is subject to Prior Approval being sought. For a property to benefit from C3 use (see SI 2016 No. 332 in relation to change of use of offices to dwelling houses), development must be completed within three years starting with the prior approval date.
- 4.47** However, it should be noted that permitted development rights currently apply in respect of the change of use of premises from a B8 storage and distribution use under 500 m<sup>2</sup> to C3 residential use. This is subject to a number of criteria and to Prior Approval being sought. For a property to benefit from C3 Use, the use must begin within three years of the Prior Approval date.
- 4.48** The NPPF stresses that planning policies should support economic growth in rural areas in order to create jobs and prosperity (paragraph 28). This is reflected in the results of the consultation exercises which showed support for commercial activity in the parish. This policy approach is currently supported by Policy EC4 of the Core Strategy.

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<sup>3</sup> Town and Country Planning (Use Classes) Order 1987 (as amended)

<http://www.planningportal.gov.uk/permission/commonprojects/changeofuse/>

**B1 Business** - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.

**B2 General industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).

**B8 Storage or distribution** - This class includes open air storage.

### Action for the Parish Council - Action 2

#### Burley Parish Council will:

- Increase the visibility of local business promotions on the Burley website
- Create a list of available business meeting space/or temporary office space for home workers to meets customers/suppliers, conduct interviews, etc.

### **OBJECTIVE 4 – To promote a suitable level of car parking in accessible locations**

#### Background

- 4.49** This section of the Neighbourhood Plan sets out the policy that will be used to deliver an appropriate level of car parking, support enhanced public transport and minimise the impact of additional traffic. As a result of the expansion of the village in recent years, car parking and road safety have become major issues.
- 4.50** Cars and lorries are part of everyday life. Maintaining and protecting the quality of life against a background of growing traffic volumes is a challenge facing most rural communities, and in this Burley, is no exception. Burley depends on road transport for connections and communication. Modern travel patterns and transport place pressure on the historic form of Burley and the rural landscape in which it sits.
- 4.51** This has often resulted in standardised road layouts, signage and lighting which has eroded local distinctiveness. Understanding what makes a successful street has changed in recent years as more has been learnt about speed, safety and driver behaviour. In summary, current thinking is that if drivers should behave as though they were in a village, then it should feel like a village. Good village street design is all about context. Traffic speeds tend to be lower in villages where drivers can easily identify the centre. The heart of a village may be obvious to those who live there but conventional highway engineering can easily ignore or erode the subtle clues that help to define the core, making it harder to communicate a sense of place to passing drivers. The more each feature of a place can be emphasised, the easier it is for drivers to recognise and respond to the village context.
- 4.52** Historic traffic patterns created through the 18<sup>th</sup> and 19<sup>th</sup> centuries moulded and explain Burley's shape and form along Main Street and Station Road. Such patterns change over time. This Plan seeks to find ways to respond to the demands for rural transport and the growing volume of traffic, whilst at the same time protecting and promoting the attractiveness and viability of the village. It outlines ways in which local residents can become more closely engaged with ideas and initiatives to improve the relationship between people, places and traffic.





This photograph shows mid-week parking. Pressure is much greater in the evenings and at weekends.

- 4.53** Parking in Burley is free, and is seen by local people as vital to supporting its shops. However, local people are concerned about the impact of traffic on the village centre and the availability of parking spaces. During the public consultations, car parking problems in several parts of the village were raised as modern needs requiresufficient parking spaces. Demand for parking is likely to increase, and there will be a need for Burley Parish Council to liaise with those bodies responsible for parking in order to ensure that it continues to support the village centre.

#### Action for the Parish Council - Action 3

Burley Parish Council will liaise with bodies responsible for the provision of car parking to deliver improvements to:

- Reduce congestion along Main Street
- Reduce congestion along Langford Lane
- Continue working with Bradford Council on their Parking Review and implementation of parking controls near the station
- Increase parking at the station, in discussion with Railtrack

## New Car Parking in Residential Development

### Policy BW10 – Design of New Car Parking in Residential Development

**New housing development will need to address the car parking needs it generates as set out in the Bradford Core Strategy DPD.**

**Wherever possible, car parking should be accommodated within the curtilage of the dwelling in the form of garages, undercroft parking and/or car parking spaces and designed to minimise their visual impact and complement the development that they serve.**

#### Justification

- 4.54** The Village Design Statement sets out what is special about the settlements in the parish and highlights considerations that should be taken into account in planning for new developments, including the need for new development to retain views of the open countryside from street level. Within the Conservation Area, the quality of the environment, sense of place and aesthetic appeal is emphasised (Burley-in-Wharfedale Conservation Area Assessment, 2004).
- 4.55** The way in which car parking is designed into new residential development can have a major effect on the quality of that development and its setting. Cars parked on the street and in front of dwellings can seriously detract from the character and quality of a place.
- 4.56** Minimising the visual impact of parked cars can allow the buildings and landscape to dominate instead. Residents must be provided with safe and convenient access to their cars. Hiding cars away in rear courtyards can lead to problems of crime and lack of personal security due to a lack of natural surveillance. There is also a need to include some on-street parking for visitors and deliveries.
- 4.57** For in curtilage parking, the following principles should be considered:
- ☐ Garages must be large enough to be useable (internal dimensions of 6.0m x 3.0m are required);
  - ☐ Garages should be designed to reflect the architectural style of the house they serve;
  - ☐ Garages should be set back from the street scene;
  - ☐ Parking should be located so that it does not dominate the street scene; and
  - ☐ Where parking is located in front of houses, the street and landscaping should be designed to minimise their visual impact e.g. by incorporating planting between front gardens
- 4.58** In the case of parking that cannot be provided in-curtilage, the following principles should be considered:

- ☐ Rear parking areas should be kept small and serve no more than six homes so that there is a clear sense of ownership;
- ☐ Large parking courts to the rear of dwellings should be avoided; and
- ☐ Parking should be designed into courts and mews to the fronts of dwellings, where the spaces can form not only a functional space for cars but an attractive setting for the buildings

**Bradford Core Strategy**

SC4, TR2, DS1, DS4

**National Planning Policy Framework (NPPF)**

Section 7 Requiring good design

**OBJECTIVE 5 - To protect and enhance leisure and open space opportunities**

- 4.59** This section of the Neighbourhood Plan sets out the policies and proposals that will be used to deliver improved leisure and open space. In so doing it sets out how the social infrastructure requirements arising from new development in terms of open space, sport and recreation will be assessed when planning applications are determined.

Background



- 4.60** All of Burley’s green spaces, including parks, allotments, front gardens and private and publicly accessible spaces, contribute towards the character of the village, providing resources of nature conservation, recreation and community value. The village appreciates these spaces, and the BWNDP seeks to ensure that they are protected and enhanced.

- 4.61** At the October 2014, public participation event, over 90% of respondents stated that the characteristics they liked most about Burley were the rural atmosphere, and the easy access to the country side. Indeed, 82% also stated that they considered the village activities and community groups the most important feature of living in Burley. The Neighbourhood Plan therefore reflects this sentiment and sets out specific polices for Burley’s open space, recreation and community facilities.
- 4.62** This public participation event also sought to identify how important residents considered specific village facilities. Responses showed that, whilst all village facilities are considered important, Grange Park and local shopping stood out as the most significant with around 9/10 respondents considering them highly important.



Water Feature Village Green

**How important to you, individually or as a family, are the following village facilities?**

Burley House Field
The Village Green
Grange Park and the Bowling Green
Recreation Ground
Grange Park play equipment
Scalebor football field and pavilion
Proposed Greenway
Riverside footpath and bridge over the River Wharfe
Allotments
Local Shops

Not important	Highly important
14%	65%
6%	71%
1%	89%
8%	76%
16%	73%
23%	57%
13%	66%
17%	65%
29%	48%
2%	90%

**4.63** Everyone in Burley should be able to enjoy open spaces, sport and active recreation as an integral part of everyday life. Given the requirements to meet expanding housing needs, we need to prevent any over burden of existing services arising from new development. Extra people using, for example, play, recreation or social facilities can cause an unacceptable strain on the existing residents. Adequate social infrastructure provision needs to be in place to accommodate the needs created by new development.

**4.64** The precise demand for social infrastructure changes in the future is difficult to predict accurately. Although the BWNDP makes several specific recommendations, it also outlines the principles by which future change will be assessed and prioritised.

**4.65** Providing for a better heritage and improving and protecting the natural environment for future generations will be achieved by:

- Supporting the allotments in the village
- Protecting Burley’s green spaces
- Providing additional allotments to reduce the 104 on the waiting list

**4.66** Our community engagement work during the development of the neighbourhood plan revealed the following:

How important to you, individually or as a family, are the following village facilities?	Not important at all				Highly important
<i>(Please tick)</i>	1	2	3	4	5
Burley House Field	9	4	26	23	59
The Village Green	1	4	29	22	66
Grange Park and the Bowling Green	0	1	11	21	90
Recreation Ground	4	8	18	20	69
Grange Park play equipment	6	14	14	22	62
Scalebor football field and pavilion	11	19	26	20	42
Proposed Greenway	7	6	24	29	48
Riverside footpath and bridge over the River Wharfe	15	9	22	24	50
Allotments	16	18	25	17	42
Local shops	2	0	11	21	87

## Local Green Spaces

### Policy BW11 – Protecting Local Greenspaces

The area of land listed below and identified on Map 6 are designated as Local Green Spaces. New development will not be permitted other than in very special circumstances.

- a) Grange Park;
- b) Recreation Ground;
- c) Cricket Ground
- d) Sun Lane Nature Reserve
- e) Manse Crescent Wildflower Garden
- f) Victoria Park
- g) Village Green
- h) Burley House Field
- i) The Lawn/Main Street

### Justification

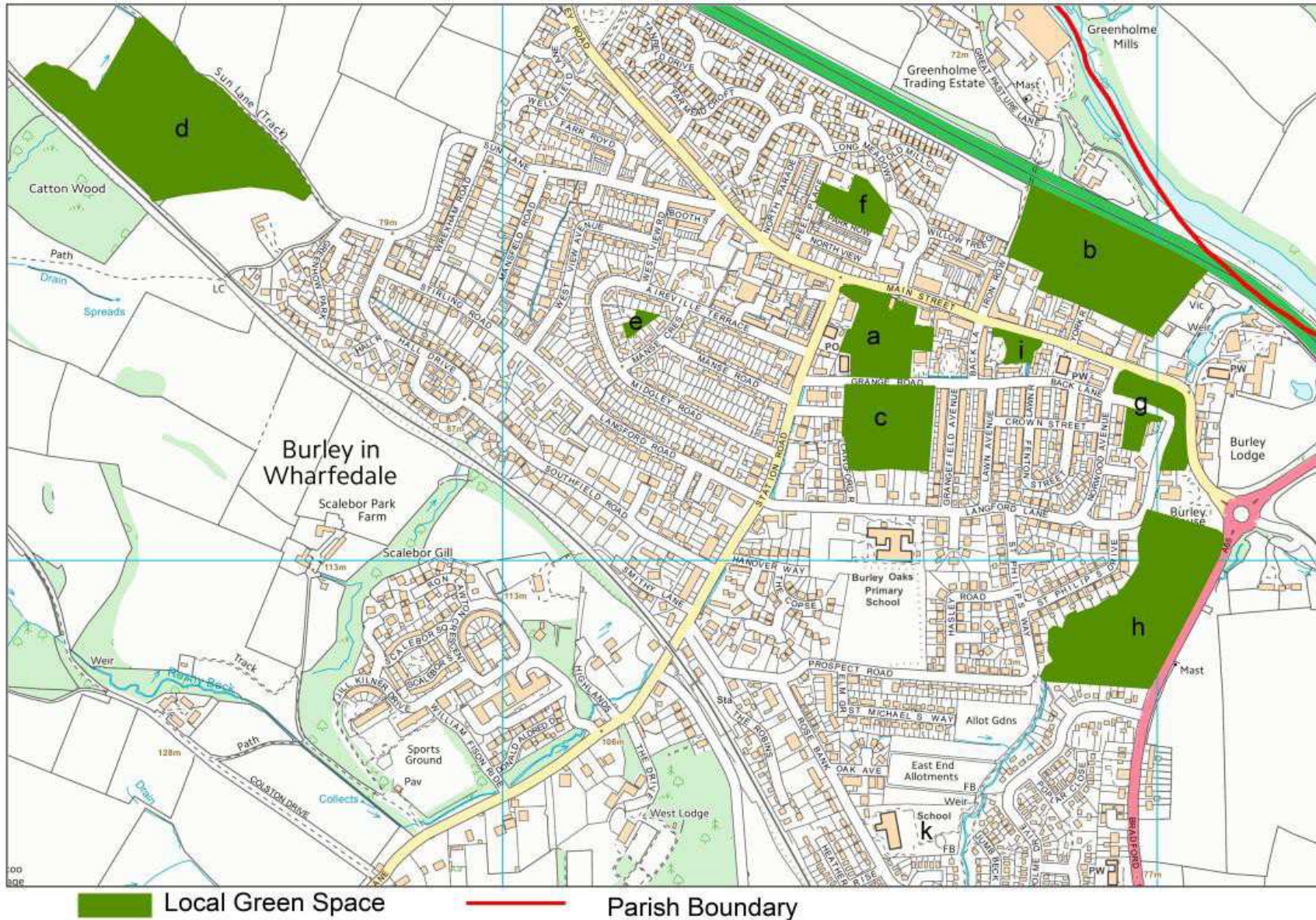
- 4.67** In a rural setting, such as Burley, green spaces like local beauty spots, wildlife habitats or playing fields are important for healthy activities and village life. The National Planning Policy Framework (NPPF) published by the Department for Communities and Local Government in March 2012 provides communities with a means of protecting local green areas as a Local Green Space. Local Green Space designation is a way of providing special protection against development for green areas of particular importance to local communities. Although much of the countryside around Burley is protected by Green Belt policy, Local Green Space designation serves to identify areas that are of particular importance to the local community within the settlement. Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt. Management of land designated as Local Green Space will remain the responsibility of its owner.
- 4.68** The National Planning Policy Framework (NPPF) states that a Local Green Space must be:
- in reasonably close proximity to the community it serves
  - demonstrably special to a local community and hold 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
  - local in character and is not an extensive tract of land

The loss of such spaces should only be allowed in very special circumstances.

Local Green Space Assessment –

	<b>Open Space</b>	<b>Proximity to the Community</b>	<b>Demonstration of Special Value to Local Community</b>	<b>Local Character</b>
a.	Grange Park	Located in the heart of the village	<p>Public amenity and green lung in the centre of the village with bowling green. The park has mature trees, flower beds and seating. It provides an informal space due to be refurbished for children to play, families to meet and gentle strolls. The Youth Shelter is actively used.</p> <p>It is used for local events including the Summer Festival. The Bowling Club is in use throughout the season with numerous visiting teams</p> <p>A footpath surrounds the site which is accessible to all.</p> <p>Identified as a key open space with important trees in the Burley-in-Wharfedale Conservation Area Appraisal, 2007</p>	<p>Area: 1.28ha</p> <p>Area of mown grass and trees which makes an important contribution to the character of the Conservation Area.</p> <p>Bowling Green</p>
b.	Recreation Ground	A green lung in the middle of Burley between Main Street and the A65	<p>The recreation ground has an abundance of deciduous and coniferous trees and is bounded by hedges, all of which contribute to the green feel of the area. It acts as a buffer between the village and the A65. Identified as a key open space with important trees in the Burley-in-Wharfedale Conservation Area Appraisal, 2007.</p> <p>Used by local football teams and for skate boarding and other activities.</p> <p>Multi Use Games Area.</p> <p>Summer activities, Summer Festival and dog show.</p>	<p>Area: 3.45ha</p> <p>Area of grass and trees important to the setting of the village from the north and provides recreational facilities for the local population</p> <p>Football pitches</p>

Map 6 – Local Green Spaces





Local Green Space Assessment –

	<b>Open Space</b>	<b>Proximity to the Community</b>	<b>Demonstration of Special Value to Local Community</b>	<b>Local Character</b>
c.	Cricket Ground	Located in the heart of the village close to Grange Park	Sports facility for local groups, including women’s and under 14s teams.  Offers opportunity for recreation and provides an area of tranquillity in the centre of the village Identified as a key open space with important trees in the Burley-in-Wharfedale Conservation Area Appraisal, 2007. Annual vintage car rally.	Area: 1.66ha  Area of mown grass with large sports pavilion which makes an important contribution to the character of the Conservation Area. It helps to retain the connection of the settlement with the countryside and is important to its amenity
d.	Sun Lane Nature Reserve	Situated on the western edge of the village	A local nature reserve of importance for its biodiversity value which is open to the public Used by Scouts and Guides/Duke of Edinburgh Award.	Area: 5.58ha  Former village tip which is now a wildlife area incorporating reed beds and watercourses. Managed by the Burley Village Wildlife Group
e.	Manse Crescent Wildflower Garden	Located in a residential area on the western edge of the village	Local open wildlife and orchard area and habitat. Local residents support the wildlife garden through maintenance and use. Rainbows and Brownies look after the garden throughout the year.	Area: 0.08ha
f.	Victoria Park	Located within a residential area	Green lung Designated local play area Includes the HQ for the Scouts and Guides Provides an area of tranquillity with low levels of artificial noise from vehicles or industry Used by Scouts and local football teams for training and exercise. Firework Displays.	Area: 0.55ha  Area of mown grass
g.	Village Green	Close to residential areas in the eastern part of Burley	An area of tranquillity in the centre of the village that is used for informal recreation and community events including sports days. A local habitat and important feature in the Conservation Area	Area: 0.77ha  Area of mown grass with trees and garden area Important to the setting of the Listed St Mary’s Church and The Malt Shovel

	<b>Open Space</b>	<b>Proximity to the Community</b>	<b>Demonstration of Special Value to Local Community</b>	<b>Local Character</b>
h.	Burley House Fields	In the eastern part of the village close to residential areas	Local habitat dating back to 1847. Important in maintaining the open aspect of this part of the village and provides the setting for Burley House (a Grade I Listed Building) and other buildings within the Conservation Area	Area: 3.43ha  Open area with tress and recently planted fruit trees
i.	The Lawn/ Main Street	In the centre of the village	A feeling of escape from the hubbub of the village and providing quiet contemplation	Area: 0.22ha

**Bradford RUDP ‘Saved’ Policies**

D1

**Bradford Core Strategy**

SC6, EN1

**National Planning Policy Framework (NPPF)**

Section 8 Promoting healthy communities

**Existing Allotments**

**Policy BW12 – Protecting Existing Allotments**

The following sites, shown on Map 7, are protected for allotment use:

- a) East End Allotments, off Prospect Road
- b) Aireville Terrace Allotments
- c) Prospect Road Allotments

The redevelopment of allotments for other uses will not be permitted unless:

- a) replacement provision is made, of at least equivalent quality, where it will be located at reasonable convenience for the existing plot holders;
- b) clear and significant social, economic and environmental community benefits can be derived from the proposal;
- c) community support for the allotments is demonstrably negligible;
- d) The loss of open space does not lead to a deficiency in the area, taking into account the most recent assessments of existing provision and future proposals for growth;

**e) The site is not suitable to meet any identified deficiency in other types of open space.**

### **New Allotments**

#### Action for the Parish Council - Action 4

Burley Parish Council will support proposals for new allotments, including in the Green Belt, when:

- a) They are within reasonable walking distance of residential areas and local schools;
- b) The siting would not impact on existing residential amenity;and
- c) Any impact on the Conservation Area is mitigated

Proposals within the Green Belt will be required to preserve the openness of the Green Belt and not conflict with the purposes of including land within it. Where buildings are proposed that are acceptable in principle, they will be required to be sited adjacent to the built-up area, where this is possible.

In order to provide a better geographic spread across the Parish opportunities to develop new allotments will be sought in the following locations:

- Bradford Road
- Menston Old Lane
- East end of village
- West end of village
- Moor Lane
- Iron Row



The Parish Council are in discussions with Bradford MDC to use part of the above Recreation Field on Iron Row for up to 60 additional allotments.

### Justification

- 4.69** Allotments are recognised as a catalyst for encouraging sustainability, healthier living and social interaction as well as a resource for local food growing. Indeed, gardening is an activity that is increasing in popularity and is accessible regardless of income, education, ethnic background and age. They have an important role to play in meeting the Government’s aim of promoting healthy communities (section 8 of the NPPF). Some allotments in the village are protected under ‘saved’ Policy OS6 of the Replacement UDP and there is protection for existing recreation open space, including allotments in the Core Strategy (Policy EN1).
- 4.70** Allotment schemes themselves are typically low-cost compared to the benefits they bring, and they provide a broad range of benefits to the community and the environment. Contact with the natural environment and green space promotes better physical and mental health, and self-esteem. The Parish Council recognises the unique role of allotments as places which bring all sections of the community together. However, it is important that, where new allotments are proposed, these do not have an adverse impact on sustainable travel patterns and the need to reduce journeys by car, or on valued environments, such as the Conservation Area. New allotment provision within walking distance of homes, typically around 400 metres, is therefore encouraged. Where there may be an impact on elements of the village that give it its distinctive character, e.g. the Conservation Area, mitigation measures, such as appropriate landscaping and sympathetic boundary treatment may be required.
- 4.71** Although once sited on the outskirts of the village, given the growth in housing in Burley in recent years, existing allotments are now situated centrally within the village, which makes their locations a prime target for housing development. The BWNDP includes policies to protect existing allotments within Burley, along with investigating opportunities to create new allotments where this can be achieved without spending public money. It is recognised that it may be possible to replace existing provision in a different location in instances where this replacement provision is equally accessible to existing plot holders or where benefits to the community may be secured through re-provision e.g. an increase in quality or quantity.

#### **Bradford Core Strategy**

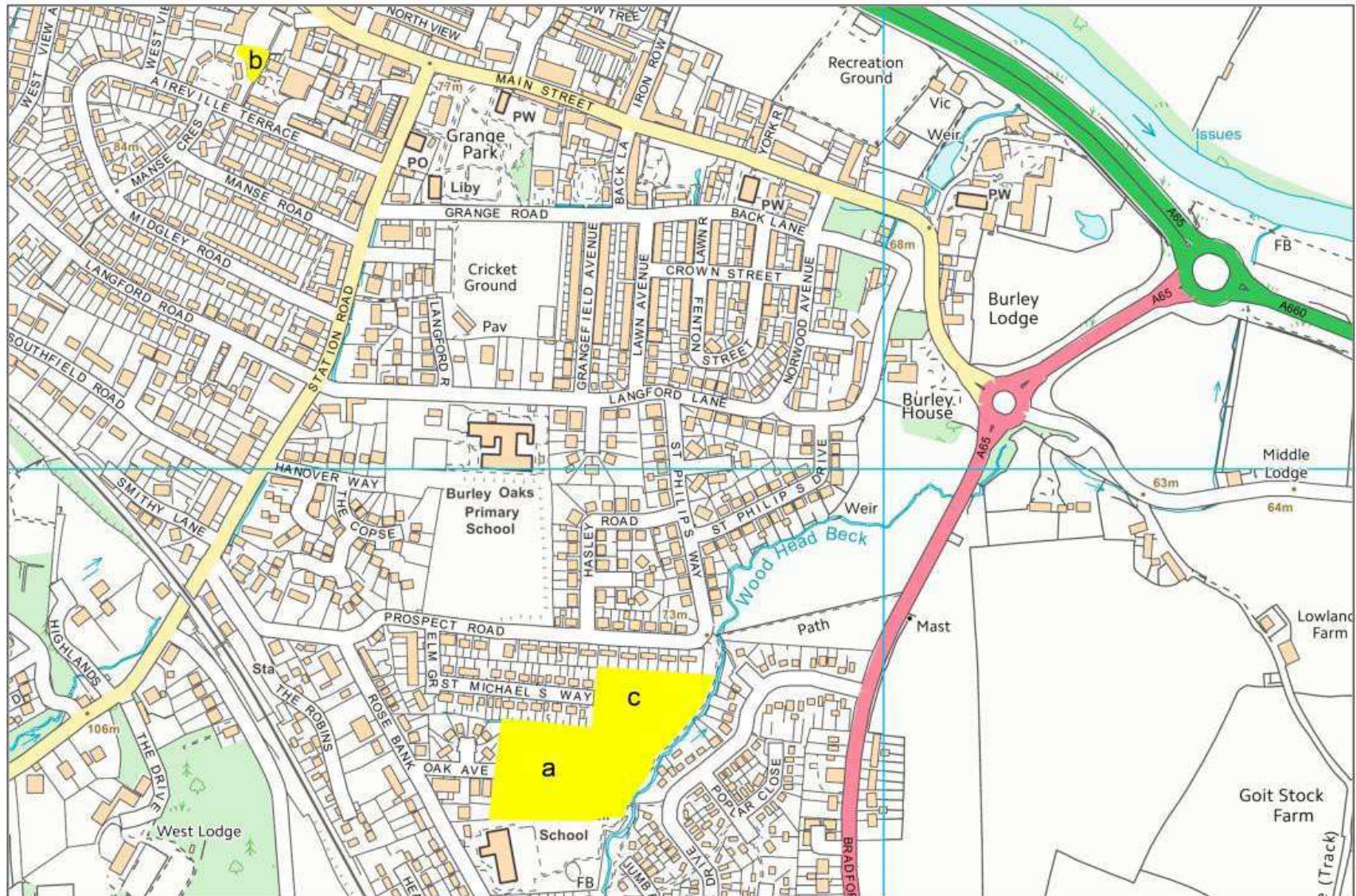
EN1

#### **National Planning Policy Framework**

(NPPF) Section 8 Promoting healthy communities  
Section 9 Protecting Green Belt land



Map 7 – Existing Allotments – See Policy BW12



 Existing allotments

**OBJECTIVE 6 - To increase access by foot and cycle throughout the Parish and into adjoining areas**

- 4.72** This section of the Neighbourhood Plan sets out the policies and proposals that will be used to increase the level of walking and cycling both within Burley and to surrounding areas.

Background

- 4.73** Burley is enjoyable for many reasons, not least of which is its proximity to open countryside and a network of footpaths and bridleways. There are several benefits of footpath, bridleway and cycleway networks since they support sustainable transport, recreation, tourism, the local economy, health and general well-being. These features are an important consideration for linking communities and social facilities, and an essential transport mechanism if Burley is to manage the impact of the limited car parking that is available in the village. They also play a major part in the development of the recreational potential of Burley. Indeed, Burley is well placed for those wanting to undertake longer distance routes for exercise or pursuing treks as a hobby, bringing additional visitors into Burley and in so doing supporting the local economy



To celebrate Le Tour de France in July 2014 the Scouts and Guides built a model of the Eiffel Tower in a garden on Main Street the site of which soon became a European Tourist attraction

## Walking and Cycling and Bridlepaths

### Policy BW13 – Walking and Cycling Routes and Bridlepaths

**Development proposals should, where appropriate, protect and enhance the existing pedestrian and cycling network and bridlepaths. In particular, enhancing the inter-connectedness of the network of foot, cycle and bridlepaths should be incorporated in designs. Every opportunity should be taken to improve the inter-linking of the network so that it becomes more useful to the public.**

#### Justification

- 4.74** Footpath and cycles ways are important for both commuting and recreation. For short distance commuters (e.g. school children and those travelling to Otley and Ilkley) users require direct routes from A to B. Such routes should also provide safe and pleasant access to and from public transport, and local facilities. For recreation, families look for attractive circular routes. Recreational routes are preferred where they are away from traffic, offer open space on one side and, whenever possible, have a good surface for pram-pushing, walking and cycling). In both instances, they are most popular when free from stiles and gates. The neighbourhood plan seeks to protect and enhance the existing network of routes and support the development of new routes. The existing public rights of way network record is held by Bradford Metropolitan District Council.
- 4.75** The Burley Village Design Statement which was published in 1999 and adopted as a Supplementary Planning Document by Bradford Council in 2003, recommends that any future development in and around Burley should maintain and enhance the footpath and snicket system which provides traffic-free movement and links to the countryside. Cycle routes and footpaths should be incorporated in new developments and link into the wider network.
- 4.76** In the October 2014, public participation events, 65% of respondents said they were in favour of a new riverside footpath and a bridge over the River Wharfe. The Burley Bridge Association campaigns to build a pedestrian bridge across the River Wharfe at Burley in Wharfedale. Given the access to a new range of footpaths in North Yorkshire that this will bring, Burley Parish Council supports the principles which underpin this campaign. Planning permission has been received for the bridge and the principle of long term maintenance agreed. The Parish Council supported planning submission for the bridge and working with The Burley Bridge Association with fund raising initiatives.





Drawing of the proposed Burley Bridge

- 4.77** The Wharfedale Greenway is a proposed green route for everyday journeys by bike or on foot and horse to stations, schools and shops; linking Pool-in-Wharfedale, Otley, Burley-in-Wharfedale and Menston. The Parish Council supports the vision to create a traffic free walking and cycling route along the remains of the former railway. The greenway will provide a direct route to Menston and Burley railway stations, link Pool-in-Wharfedale to Otley and make a safer route to school for children travelling to St Mary's in Menston and Prince Henry's in Otley.

#### Action for the Parish Council - Action 5

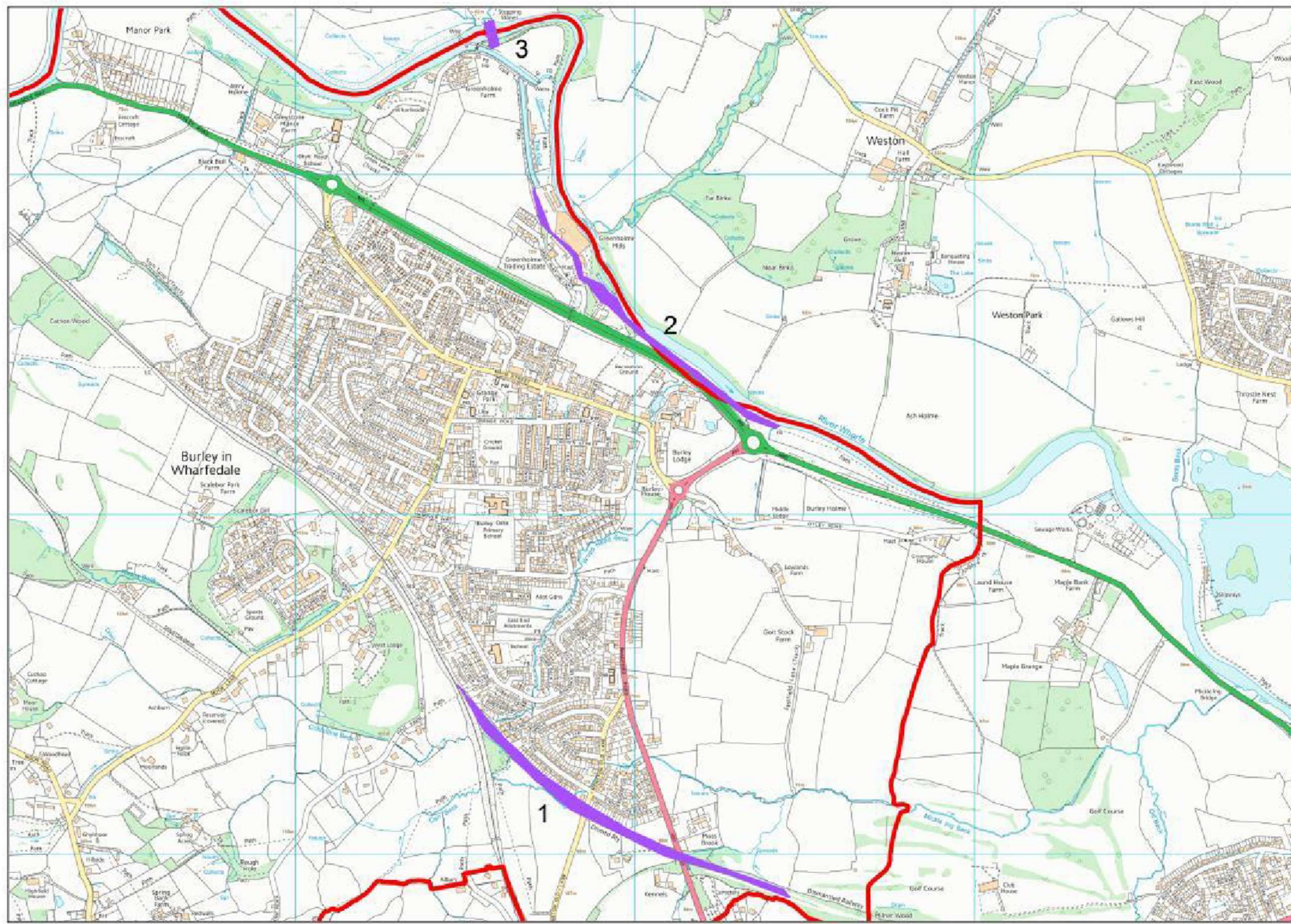
The following new routes shown on Map 8, will be safeguarded, supported and where appropriate, developer contributions will be sought to assist in their implementation.

- 1) A walking/cycling route along the disused railway line, the Wharfedale Greenway.
- 2) A riverside walk through Greenholme Mills, connecting to the Goit and existing footpath to the east end of the village adjacent to road islands.
- 3) Pedestrian bridge over River Wharfe.

The construction of the pedestrian bridge over the River Wharfe should ensure that there is no increase in flood risk. Under the terms of the Water Resources Act 1991 and the Yorkshire Land Drainage Byelaws 1980, the prior written consent of the Environment Agency will be required.

Where appropriate the Parish Council will expect new development proposals to protect, enhance and provide links to the above proposed routes.

Map 8 – Walking and Cycling Routes and Bridlepaths



**Bradford RUDP 'Saved' Policies**

TM8

**Bradford Core Strategy**

SC6, WD1, TR1, TR3

**National Planning Policy Framework**

**(NPPF)** Section 4 Promoting sustainable transport  
Section 7 Requiring good design  
Section 8 Promoting healthy communities

**Design of New Foot, Cycle and Bridlepaths**

**Policy BW14 – Design of New Foot, Cycle and Bridlepaths**

**When new development is proposed, improvements to the foot, cycle and bridlepath network should be incorporated where appropriate. In incorporating such improvements, the following should be considered:**

- a) Where significant mixed pedestrian, horse and cyclist traffic is expected, the way needs to be of appropriate width to allow all traffic to pass easily and, where practical, different classes of user should be provided with their own space.**
- b) The surfaces of the foot/bridle/cycle paths should be appropriate for their use and the amount of traffic expected;**
- c) In order to assist the less able and those pushing buggies, etc. gates, gaps and stiles should be as easy to use as possible. On bridlepaths, gates should allow operation by riders without the need to dismount;**
- d) When a development fronts an existing road, 'behind the hedge' routes should be considered to take walkers, cyclists and horse riders off the road.**
- e) New foot, cycle and bridle paths can often usefully be combined with 'green wedges' and 'wildlife corridors' thus also fulfilling the need to protect and enhance both the ecology and landscape (see also Policy BW15). Every opportunity should be taken to create new routes and to link up with any existing routes, although care needs to be exercised in planning where users can re-access the highway.**

### Justification

- 4.78** In terms of promoting healthy communities, achieving social inclusion and encouraging sustainable travel patterns, it is important that the pedestrian/cycle/bridlepath network is as accessible as possible to all users. The surfacing of these routes should be appropriate for their use and the amount of traffic expected. For example, cycleways need an all-weather surface, otherwise they soon become too muddy for general use, and some bridlepaths can be so cut up by horses that the surfaces become difficult for use by pedestrians.
- 4.79** Where a cycle track runs alongside a footpath, best practice<sup>4</sup> is to segregate the two. If this is not possible, appropriate tactile surfaces should be used to identify the cycle and pedestrian paths. All accessible path surfaces should be compact, firm, stable, non-slip and as obstacle free as possible.

#### **Bradford RUDP ‘Saved’ Policies**

TM8

#### **Bradford Core Strategy**

SC6, WD1, TR1, TR3, DS4

#### **National Planning Policy Framework**

(NPPF) Section 4 Promoting sustainable transport  
Section 7 Requiring good design  
Section 8 Promoting healthy communities

### **Objective 7 – To improve quality of life and adapt to a changing climate by increasing access to the natural environment**

- 4.80** This section of the Neighbourhood Plan sets out the policy that will be used to promote access to nature, thereby helping to improve the quality of life in the Parish.

### Background

- 4.81** The NPPF highlights the importance of planning to support the transition to a low carbon future in a changing climate. It also indicates that the planning system can play an important role in creating healthy, inclusive communities. Green infrastructure can be effective in meeting both of these objectives.

### **Green Infrastructure**

- 4.82** Green infrastructure is the network of green spaces, natural elements and pathways that intersperse towns and villages. It includes watercourses and wetlands, sometimes called 'blue infrastructure'.

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[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/3695/inclusive-mobility.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/3695/inclusive-mobility.pdf)<sup>4</sup>



Banner Advertising Engagement

### Policy BW15 – Green Infrastructure

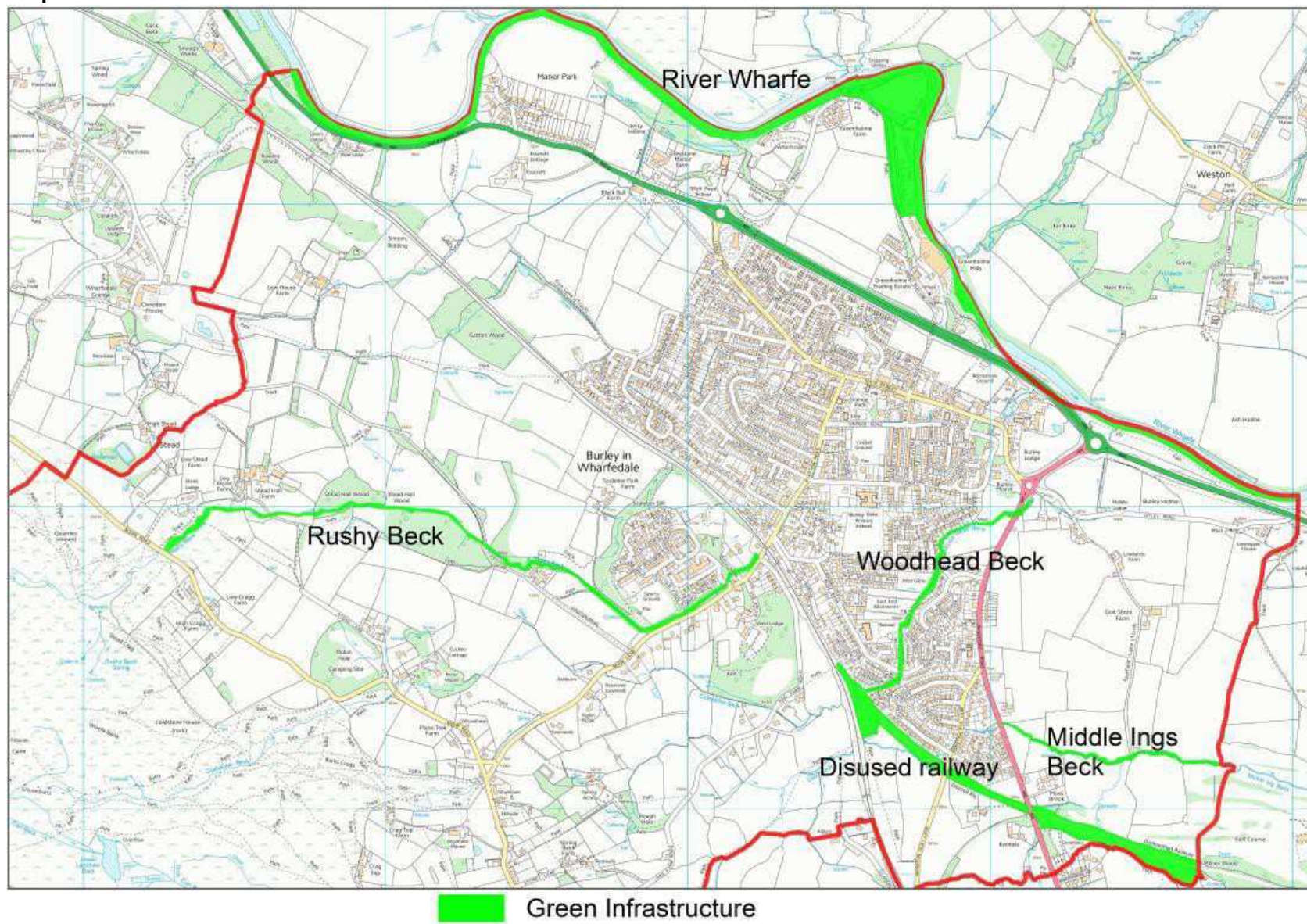
Where appropriate, development proposals will be expected to protect and enhance existing Green Infrastructure by:

- a) Retaining and enhancing the River Wharfe, beck valleys and disused Burley Railway green links and corridors (see Map 9); and
- b) Improving walking, cycling and horse riding along and to and from these green links and corridors (see also Policies BW13 and BW14); and
- c) Protecting greenspaces and improving access to greenspaces along these links and corridors (see also Policy BW11); and
- d) Retaining, creating and enhancing habitat, biodiversity and ecological networks along these links and corridors.

#### Justification

- 4.83** Burley's green infrastructure assets include its landscape, its river valley, its wildlife sites, its woodland areas, and its network of green corridors. These assets provide a range of important benefits. They help attract economic growth and investment, encourage tourism, promote health and well-being, provide for recreation and leisure, support biodiversity and play a vital role in climate change adaptation and mitigation.
- 4.84** The Bradford Core Strategy does not identify the District's Green Infrastructure although Strategic Core Policy 6 (SC6) indicates that plans and policies should support and encourage the maintenance, enhancement and extension of networks of multi-functional spaces, routes and key areas of Green Infrastructure and identifies the Wharfe river corridor as a strategic Green Infrastructure asset. Green Infrastructure is considered to be land which already contributes towards, or has the potential to contribute towards the following:

Map 9 – Green Infrastructure



- ▣ retention, creation and enhancement of important habitats and ecological networks;
- ▣ resilience to climate change and sustainable design;
- ▣ important attributes of natural greenspace, connectivity to other green spaces and a local need for open space;
- ▣ valued landscapes and local distinctiveness and amenity;
- ▣ historic parks and landscapes and the setting for heritage assets;
- ▣ improving opportunities for walking, cycling and horse riding, establishing strategic green links and enhancing the rights of way network.

**4.85** In the Burley-in-Wharfedale context, Green Infrastructure can therefore be said to include the village’s landscape setting, the river valley and water features, including becks and ponds, local greenspaces, gardens and existing and proposed walking and cycling routes and the neighbourhood plan provides an opportunity to enhance the wider green infrastructure network at the local level.

**4.86** It is important that the benefits of green infrastructure are maximised and that opportunities to enhance and link green infrastructure assets are not lost when development takes place.

**Bradford RUDP ‘Saved’ Policies**

TM8

**Bradford Core Strategy**

SC1, SC6, EN1

**National Planning Policy Framework**

(NPPF) Section 4 Promoting sustainable

transport Section 7 Requiring good design

Section 8 Promoting healthy communities

Section 11 Conserving and enhancing the natural environment

**OBJECTIVE 8 - To support education, health and community facilities**

**4.87** This section sets out policies to maintain and support the provision of new community facilities.

Background

**4.88** Bradford MBC acknowledges that existing education services in Burley are, in many instances, already operating at full capacity. For example, the Parish Council is aware that Burley Oaks and Burley Woodhead Primary Schools are at near capacity but are well positioned within the village to serve the local community. Ghyll Royd, a private school with 25% Burley pupils, also plays a community role, such as strong support for Le Tour in 2015.

- 4.89** The Parish Council is aware that both state schools have room for expansion and this is the appropriate way to deal with any future growth of the settlement. This would support any future development and minimise the need to travel to and from the sites.
- 4.90** Bradford MBC points out that senior school provision affects an area much greater than that of the parish. The Parish Council is aware that the scale of development proposed for the whole of the Wharfe Valley is some 5,900 homes but the senior schools within the catchment of the Wharfe are already at near capacity.
- 4.91** Wharfedale Action for School Places states that within the three Valley’s Confederation there are 6 secondary schools that have total admissions of 1355 year 7s per year. Based on existing population figures, there will be more Year 7s than places from September 2017. In an attempt to overcome this problem and accommodate the current population, Ilkley Grammar School is proposing to increase their Pupil Admissions Number to enable all the pupils within their priority one catchment area to attend the school. They are currently undergoing the public consultation process for this proposal. The Parish Council is concerned that the priority one catchment area does not include Menston or parts of Addingham. They have also stated that the increased PAN cannot allow for additional capacity from new housing, due to their inability to expand on a land locked site. With no spare capacity from September 2017 and 405 Bradford State Education district pupils already being educated outside Bradford, there is a strong case for either expansion of the 6 existing secondary schools or a new school.
- 4.92** The preceding paragraphs set out the views and concerns that emerged through the extensive community consultation on education undertaken by the Parish Council.
- 4.93** Generally, the community engagement returns expressed concerns about education with the exception of pre-school.

**How well do you think the village is served with educational facilities? (Please tick)**

	Don't Know	Poor	Satisfactory	Good	Very Good
	1	2	3	4	5
<b>Pre-School</b>					
Play groups	24	1	28	35	37
Day Nursery provision / child minding	23	1	29	36	39
Parent & toddler groups	31	1	27	37	29
Nursery places	31	4	26	33	29
<b>Primary school</b>					
Child places available	26	24	41	23	10
Breakfast Clubs	37	6	32	27	18
After School Clubs	35	9	32	27	20
Holiday Clubs	36	40	25	12	7
<b>Secondary School</b>					



Child Places available	26	52	36	8	3
<b>Youth Services</b>					
General Provision	32	43	37	8	1
<b>Adult learning</b>					
General opportunities	29	50	33	11	1

### New or Extended Community and Health Facilities

#### Policy BW16 – Supporting the Development of New or Extended Community and Health Facilities

The development of new and extended community and health facilities such as village halls, community halls, library, indoor sports facilities, schools and doctors / dentists’ surgeries will be supported provided that:

- a) It meets the demonstrable needs of the local community; and
- b) It does not have an unacceptable traffic impact or exacerbate parking problems; and
- c) It has good links to residential areas; and
- d) It is easily accessible by walking, cycling and public transport.

### Maintaining Adequate Health Facilities

#### Action for the Parish Council – Action 6

The Primary Care Trust have confirmed that maintaining adequate health facilities is kept under constant review

Burley Parish Council will:

- Work with the Primary Care Trust to ensure that any proposed increase in housing in Burley will be included in this review process

## Existing Community Facilities

### Policy BW17 – Protecting Existing Community Facilities

The following community facilities will be protected where appropriate for community use:

- a) Queen's Hall
- b) St Mary's Church and Parish Church Centre, Station Road
- c) Methodist Church
- d) Salem Church
- e) St John Fisher and St Thomas Church
- f) Surgery
- g) The Red Lion
- h) Burley Social Club
- i) Scout and Guide HQ

The change of use of these existing facilities to other uses will not be permitted unless the following can be demonstrated:

1. 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
2. There is no longer a viable use or demonstrable need for the facility.

### Justification

- 4.94** Government planning policy indicates that, in order to deliver the social, recreational and cultural facilities and services the community needs, planning policies should plan positively for the provision and use of shared space, community facilities (such as meeting places, sports venues, cultural buildings, public houses and places of worship and other local services to enhance the sustainability of communities and residential environments. They should also guard against the unnecessary loss of valued facilities and services where this would reduce the community's ability to meet its day-to-day needs (paragraph 70 of the NPPF).
- 4.95** It is recognised that opportunities for new community facilities are generally limited, as they are unable to compete financially on equal terms with the higher land value uses offered through commercial and residential development. However, the development of new community facilities looks beyond just the economic value and the physical design, and should be assessed against the vibrancy of village life that they can bring. For that reason, new community facilities need to be considered in terms of the many non-financial benefits that they bring to Burley.



Youth Shelter in Grange Park

- 4.96** The planning process for new development should involve Burley residents, organisations and businesses as active participants in helping to develop community facilities successfully over the long-term. The future success of community facilities relies on good planning practice set within a context of supporting the growth of active local collaboration and engagement. Community ownership can be a powerful contributor to achieving these goals and the BWNDP supports this principle.
- 4.97** Ensuring the long-term success of new community facilities, beyond just the initial build, will mean that the need for sustainable income streams is fully addressed from the start. The process of planning should be used to maximise income potential through services sharing location, flexible approaches to facility design, energy production and ongoing management and maintenance mechanisms.
- 4.98** Government policy encourages the transfer of public assets to community-based organisations. Where appropriate, and where a clear benefit to the community can be demonstrated, the Parish Council will seek to directly manage community facilities for the benefit of the village.
- 4.99** The BWNDP aims to promote the type and extent of community infrastructure that residents feel they need. At the October 2014 public participation, respondents were asked whether they agreed with the proposals for several specific new community facilities, specifically:

	Disagree	Agree
All weather playing surface added to recreation field	26%	53%
Contribution to Greenway project	12%	67%
Footpath improvement	8%	63%
Assist the provision of community use buildings including the Scout and Guides	6%	76%

- 4.100** Overall, support for recreational activities was seen as a good idea, strongest of which were the positive feelings about a community use building for the Scouts and Guides.
- 4.101** If community facilities are lost, they are often difficult to replace. Community and cultural facilities add value to village life, and support wider community engagement. Consequently, the Parish Council is keen to protect these facilities to engender community cohesion and civic pride. The BWNDP seeks to ensure an adequate provision and mix of community facilities to support the diverse range of users that exists in Burley.

**Bradford Core Strategy**

SC4, TR1

**National Planning Policy Framework (NPPF)**

Section 3 Supporting a prosperous rural economy  
Section 8 Promoting healthy communities

## **5.0 Next Steps**

- 5.1** This Burley-in-Wharfedale Neighbourhood Plan has been published for both informal consultation and formal consultation in accordance with Regulation 14 of the Neighbourhood Planning Regulations (2012). It has been informed by the results of previous consultations, including questionnaires, drop-in consultation events, focus groups and research.
- 5.2** Following analysis of the Regulation 14 consultation responses, changes have been made to the Neighbourhood Plan. This Plan will be submitted, together with supporting documentation, to the City of Bradford Metropolitan District Council in early 2017. Following this, the Plan will be checked by Bradford Council and published for a further six weeks' consultation. The Plan will then be subjected to an Independent Examination by a jointly appointed Examiner, who will consider whether the Plan meets the basic conditions, and also any outstanding objections.
- 5.3** It is likely that the Examiner will recommend further changes before the Plan is subjected to a local referendum. A straight majority vote (50% of turnout + 1) of those on the Electoral Register will be required before Bradford Council may "make" the Plan. Once "made", the Neighbourhood Plan will then be used to help determine planning applications in the Parish, alongside district and national planning policies.

### **Monitoring and Review**

- 5.4** Neighbourhood plans are only valuable when kept up to date. The Parish Council will monitor the policies and proposals within the Neighbourhood Plan on an annual basis.
- 5.5** Where the need for change is identified the Parish Council will work with Bradford Council to produce updates and amendments where necessary.

## Appendix 1 – ANALYSIS OF QUESTIONNAIRES

### Section One – Village Statement

Which of the following describe the essential characteristics of Burley in Wharfedale? *(Please tick)*

	Not important 1	2	3	4	Highly important 5
Separation from other surrounding villages by fields, countryside and green open space	0	0	11	16	135
Overall balance of population and facilities	1	1	15	48	92
Varied building styles throughout the village	5	24	46	32	44
Conservation area and its listed buildings	2	8	25	37	85
Overall size of settlement	2	3	13	41	100

What do you enjoy/love about living in Burley in Wharfedale

*(Please tick)*

	Not important 1	2	3	4	Highly important 5
Village identity/ feeling part of a community	1	2	14	27	119
Village activities/community groups	3	3	25	43	86
Quiet village	1	3	33	39	82
Easy access to the country side	0	1	11	34	115
Familiar service in local shops and businesses	4	5	27	51	72
Rural atmosphere	3	0	11	41	105

## Section Two – Building Development

In your opinion where would you like to see any development taking place?

Site name	Not suitable at all	2	3	4	Highly suitable
	1	2	3	4	5
Land off Sun Lane	44	27	27	23	23
Moor Lane Centre	15	12	22	29	52
Hag Farm Road	60	22	31	17	18
Land off Weston View	38	19	40	10	10
Greenholme Mills	3	2	15	25	109
Malt Shovel Inn	6	4	12	18	86
Scalebor House	14	8	24	31	62
Burley House	16	10	22	23	68
Land off Otley Old Road	50	20	24	22	27

## Section Three - Village Facilities

How important to you, individually or as a family, are the following village facilities?

*(Please tick)*

following village facilities?	Not important at all	2	3	4	Highly important
	1	2	3	4	5
Burley House Field	13	9	33	30	78
The Village Green	4	5	37	33	85
Grange Park and the Bowling Green	1	1	16	29	118
Recreation Ground	4	9	24	27	94
Grange Park play equipment	11	17	18	34	80
Scalebor football field and pavilion	14	24	30	28	63
Proposed Greenway	11	8	33	34	67
Riverside footpath and bridge over the river Wharfe	18	9	27	36	70
Allotments	22	26	35	25	52
Local shops	3	1	14	31	114

## Section Four – Transport

In your opinion are any changes needed with regards to the following transport issues?

	No change needed 1	2	3	4	Change needed 5
Bus services	41	17	27	15	34
Road maintenance	23	19	51	26	29
Traffic calming	42	11	25	20	54
HGV traffic	31	25	44	16	25
Train Services	55	16	30	21	24
More help to cyclists	24	18	29	24	53

## Section Five - Education

How well do you think the village is served with educational facilities? *(Please tick)*

	Don't know 1	Poor 2	Satisfactory 3	Good 4	Very Good 5
<b>Pre-school</b>					
Play groups	24	1	28	35	37
Day Nursery provision / child minding	23	1	29	36	39
Parent & toddler groups	31	1	27	37	29
Nursery Places	31	4	26	33	29



<b>Primary school</b>					
Child places available	26	24	41	23	10
Breakfast clubs	37	6	32	27	18
After school clubs	35	9	32	27	20
Holiday clubs	36	40	25	12	7
<b>Secondary School</b>					
Child places available	26	52	36	8	3
<b>Youth Services</b>					
General provision	32	43	37	8	1
<b>Adult learning</b>					
General opportunities	29	50	33	11	1

## Section Six – Employment / Commercial Zone

If a commercial Zone was introduced into the village where would you prefer it to be introduced? (See Map 3)	Not important				Highly important
	1	2	3	4	5
Land at West end of Village	50	15	27	8	11
Land adjacent to by-pass / Greenholme Mills	7	3	20	33	88
Land off Otley Old Road	49	14	21	11	14

## Section Seven – Businesses and Retail

Burley-in-Wharfedale Post-Examination Draft Neighbourhood Development Plan - 2017 –2030

What ideas would ensure a flourishing commercial and retail business? <i>(Please tick)</i>	Strongly disagree 1	Disagree 2	Don't mind 3	Agree 4	Strongly Agree 5
Private shops create a sense of individuality and should be encouraged	0	0	8	74	77
Provide specialist design advice to create inventive signage and window displays (possibly provide grants for this)	13	19	71	39	15
Hanging baskets in the summer/Burley in bloom should be encouraged	1	5	21	78	56
Provide free and easy parking to compete with Ilkley, Otley and Guiseley	7	23	36	49	44
Make the village centre a place where people want to be by providing free Wi-Fi	16	17	67	31	26
Increase the visibility of local business promotions on the Burley website	3	3	53	68	27
Make the station entrance colourful and welcoming	3	10	52	65	27
Provide cycle stands near cafes and shops	4	12	34	72	38
Provide brown tourist information signs to indicate the presence of shops in the village	10	21	51	55	20
Preserve / promote the public toilets	2	4	35	53	60
Create a list of available business meeting space or temporary office space for home workers to meet customers / suppliers, interviews etc.	3	11	69	51	18
Raise awareness of businesses not in the village centre to allow local businesses to buy from each other	6	4	71	48	25
Support a 'Buy Burley' campaign	4	8	44	56	41

## Section Eight – Parish Council Spending

In your opinion where would you like to see this money spent?



	1	2	3	4	5
All weather playing surface added to recreation field	17	24	30	40	39
Contribution to Greenway project	10	9	30	53	45
Footpath improvement	5	8	43	59	34
Purchase of additional land for allotments	26	33	40	30	24
Assist the provision of community use buildings including the Scout and Guides	1	9	27	43	74
Free Wi-Fi	47	26	46	22	15
Grants for retail signage	43	43	48	8	9

## Section Nine – Demographics (optional section)

To which age group do you belong?

Under 20	21 - 30	31 - 40	41 - 50	51 – 60
1	2	3	4	5
2	2	27	45	23

**What is your gender?**

Male	Female
m	f

74	86
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**If you commute to work, how many miles do you travel (one way)?**

18.4167

This is the average distance travelled in miles

## Appendix 2 – Listed Buildings and Scheduled Monuments in Burley in Wharfedale


There are 82 statutory Listed Buildings and Ancient Monuments in Burley-in-Wharfedale Parish<sup>5</sup>. These are:

Name	Location	Grade
Burley House	Bradford Road, Burley-in-Wharfedale	I
Former Stables of Burley House	Bradford Road, Burley-in-Wharfedale	II
Former Coach House North of Burley House	Bradford Road, Burley-in-Wharfedale	II
Burley Hall	Corn Mill Lane, Burley-in-Wharfedale	II
Former Orchard Walls to South of Burley Hall	Corn Mill Lane, Burley-in-Wharfedale	II
Piers and Gates at Entrance to Burley Hall from Corn Mill Lane	Corn Mill Lane, Burley-in-Wharfedale	II
Garden Wall to North of Burley Hall	Corn Mill Lane, Burley-in-Wharfedale	II
Viaduct and Bridge South of Mill Pond	Corn Mill Lane, Burley-in-Wharfedale	II
Corn Mill Cottage	Corn Mill Lane, Burley-in-Wharfedale	II
Corn Mill Cottage Barn abutting Cottage on South Side	Corn Mill Lane, Burley-in-Wharfedale	II
Corn Mill	Corn Mill Lane, Burley-in-Wharfedale	II
Gate Piers at Entrance to Greenholme Estate	Iron Row, Burley-in-Wharfedale	II
Burley Lodge	1 Main Street, Burley-in-Wharfedale	II
Chevin House and Highway Cottage	2 Main Street, Burley-in-Wharfedale	II
4, 6, and 8 Main Street	Main Street, Burley-in-Wharfedale	II
10 and 12 Main Street	Main Street, Burley-in-Wharfedale	II
2 Post Office Yard, 24 – 30 (even) Main Street	Main Street, Burley-in-Wharfedale	II
The Malt Shovel Hotel	Main Street, Burley-in-Wharfedale	II
Parish Church of St Mary	Main Street, Burley-in-Wharfedale	II
Wall around ground south of Mill Pond along Main Street east of Malt Shovel	Main Street, Burley-in-Wharfedale	II
Dial House	40 Main Street, Burley-in-Wharfedale	II
1,3, and 5 York Road, 48 Main Street	Main Street, Burley-in-Wharfedale	II
50 and 52 Main Street	Main Street, Burley-in-Wharfedale	II
54, 56, and 58 Main Street	Main Street, Burley-in-Wharfedale	II
86 to 112 (even) Main Street	Main Street, Burley-in-Wharfedale	II
1 – 3 (consec) Stoney Royd	Main Street, Burley-in-Wharfedale	II
Former Wesleyan Chapel	Main Street, Burley-in-Wharfedale	II
Burley-in-Wharfedale Methodist Church	Main Street, Burley-in-Wharfedale	II
71 Main Street	Main Street, Burley-in-Wharfedale	II
73 to 77 (odd) Main Street	Main Street, Burley-in-Wharfedale	II
79 Main Street	Main Street, Burley-in-Wharfedale	II

<sup>5</sup> <http://historicengland.org.uk/listing/the-list/results?searchtype=nhle>

Name	Location	Grade
81, 83, 85 and 87 Main Street	Main Street, Burley-in-Wharfedale	II
Burley-in-Wharfedale United Reform Church	Burley-in-Wharfedale	II
The Grange	Main Street, Burley-in-Wharfedale	II
Gazebo to the East of the Grange	Main Street, Burley-in-Wharfedale	II
Hill Top House	Main Street, Burley-in-Wharfedale	II
West Lodge	Moor Lane, Burley-in-Wharfedale	II
Old Grammar School	Station Road, Burley-in-Wharfedale	II
Goit Stock Farm House	Otley Road, Burley-in-Wharfedale	II
Turnpike Farm House	Green Lane, Burley-in-Wharfedale	II
Saxon Lodge	Ilkley Road, Burley-in-Wharfedale	II
Barn Abutting Carr Bottom Farmhouse	Green Lane, Burley-in-Wharfedale	II
Outbuilding West of Black Bull Farmhouse	Ilkley Road, Burley-in-Wharfedale	II
Gate Piers alongside Saxon Lodge	Ilkley Road, Burley-in-Wharfedale	II
Kennels Farmhouse	Burley Woodhead	II
Plane Tree Farmhouse	Burley Woodhead	II
Stead Hall Farmhouse	Burley Woodhead	II
Stead Farm	Burley Woodhead	II
Barn to south of Goit Stock Farmhouse	Otley Road, Burley-in-Wharfedale	II
Barn Abutting Green Gate Farmhouse	Otley Road, Burley-in-Wharfedale	II
Former Barn Abutting Turnpike Farmhouse	Green Lane, Burley-in-Wharfedale	II
School Hall	Burley Woodhead	II
Green Gate Farmhouse	Otley Road, Burley-in-Wharfedale	II
Carr Bottom Farmhouse	Green Lane, Burley-in-Wharfedale	II
Black Bull Farmhouse	Ilkley Road, Burley-in-Wharfedale	II
<b>Scheduled Monuments</b>		
Ring cairn 90m ESE of the Great Skirtful of Stones		
Cairn known as the Great Skirtful of Stones		
Cup-marked rock in Stone Quarry on Stocks Hill		
Carved rock at east end of disused rifle range		
Cup and ring marked rock at Lanshaw, 1km WSW of High Crag Farm		
Cup and ring marked rock at Lanshaw, easternmost of Lanshaw Group		
Grooved rock on slope at Lanshaw		
Rock with two large cup marks on slope west of enclosure on Woofa Bank		
Striated cup marked rock 20m west of enclosure on Woofa Bank		
Large flat rock with single cup mark 20m north west of enclosure on Woofa Bank		
Carved rock with rounded triangular profile 48m NNW of enclosure on Woofa Bank		
Small cup marked rock at eastern edge of a hollow 125m south east of the enclosure on Woofa Bank		
Cup marked rock with triangular groove 75m east of the enclosure on Woofa Bank		
Cup and groove marked rock 32m south west of wall near Stead Crag		
Rock with single cup near wall at Stead Crag		
Westernmost of two carved rocks under Green Crag west of gas pipeline		
Cup marked rock in field south of Stead Hall Farm		
Carved rock in strip of trees on north side of track from Stead to Burley-in-Wharfedale		

<b>Name</b>	<b>Location</b>	<b>Grade</b>
Two carved rocks on northern slope of ridge at Lanshaw overlooking Woofa Bank		
Small cairn and carved rock on ridge at Lanshaw overlooking Woofa Bank		
Cairnfield with rubble banks and carved rocks above Stead Crag		
Cairnfield with linear banks and carved rocks stretching from Woofa Bank to Green Crag		
Enclosure on Woofa Bank with 11 carved rocks and one upright stone		
Grubstones stone circle		
Cairn known as the Little Skirtful of Stones		
Twelve Apostles stone circle, Burley Moor		
Two adjacent carved rocks and associated rubble bank at top of ridge at Lanshaw overlooking Woofa Bank		



**To find out more about the Burley-in  
Wharfedale Neighbourhood Plan contact the  
Parish Council:**

**Email: [clerk@burleyparishcouncil.co.uk](mailto:clerk@burleyparishcouncil.co.uk)**

**Telephone: 01943 864728**

**Or write to: The Parish Council, Queen's Hall,  
Main Street, Burley in Wharfedale, LS29 7EN**