

Bradford Growth Assessment

Executive Summary

November 2013

BroadwayMalyan^{BM}
Architecture Urbanism Design

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1. INTRODUCTION

1.1 In preparing the Local Plan, Bradford Metropolitan District Council (BMDC) have assessed the District's housing needs and demand over the period 2012 to 2029. To meet this identified housing need and demand in full, the use of Green Belt land¹ will also be required in addition to reusing previously developed land within the existing urban area. In accordance with the principles of sustainable development, as set out within the National Planning Policy Framework, this Growth Assessment therefore assists decision-making about where the more sustainable locations are surrounding 25 of the District's key settlements as identified within the emerging Local Plan settlement hierarchy².

1.2 The Growth Assessment's detailed methodology and approach is set out within the separate detailed 'Introduction and Methodology' document. However, the remainder of this section sets out a short overarching summary.

1.3 The Growth Assessment is broken down into two distinct elements:

- Element One: Directions for Growth
- Element Two: Sustainability Testing of Green Belt sites.

Element One: Directions for Growth

1.4 This element identifies the potential Green Belt opportunities contiguous to existing settlement boundaries that should be tested in greater detailed through Element Two of the Growth Assessment. Based on a range of constraints, within a defined 500 metre search zone surrounding each of the Districts key settlements, the amount of 'highly constrained', 'medium constrained', 'partly constrained' and 'unconstrained land' has been identified and mapped. A map showing the settlement areas and the 500 metres zone has been included in Appendix 1. Land comprising 'partly constrained' and/or 'unconstrained land' has been considered the most appropriate land to analyse in greater detailed for the contribution it could make towards achieving sustainable development.

1.5 Element One also analyses each of the District's key settlements current environmental, social and economic role to help inform decision making about the appropriate and sustainable level of growth each settlement could potentially accommodate vis-à-vis the level of 'partly constrained' and 'unconstrained land' identified. A comprehensive schedule of the

² There are 27 elements to the Bradford settlement hierarchy as the Regional City also has Bradford City Centre and Canal Road. However, as the City Centre and Canal Road area are not contiguous with the countryside they have been excluded from the Growth Assessment.

methodology and assumptions used is contained within the 'Introduction and Methodology' document.

- 1.6 Section Two provides a summary table of the policy constraint sieve mapping exercise and a summary map for each settlement showing the 'high', 'medium' and 'partial' policy constraint designations. The settlements are in settlement hierarchy order.

Element Two: Sustainability Testing of Green Belt sites

- 1.7 This element subjects the Green Belt sites promoted for housing development through the Bradford Strategic Housing Land Availability Assessment (SHLAA) and other potential strategic Green Belt locations identified through Element One, which are contiguous to existing settlement boundaries and comprise land as being either 'partly constrained' or 'unconstrained' by existing policy designations against a set of environmental, social and economic sustainability testing criteria. A comprehensive schedule of the methodology and assumptions used is contained within the 'Introduction and Methodology' document.
- 1.8 In settlement hierarchy order, Section Two: Element One and Two Settlement Summaries of this Executive Summary provides a summary of the settlements average SHLAA site and Strategic Parcel testing scores.
- 1.9 It is important to note that it is not the purpose of this study to recommend that areas of land should be allocated for development nor that particular settlements should accommodate certain quantum's of development, although the study will be one of the documents which help inform the decisions which the Local Planning Authority will need to make in its Core Strategy on these matters.
- 1.10 The inclusion of any parcel of land as unconstrained or partly constrained in this report and the scoring and assessment of these parcels should not be taken as a guarantee that they will be considered appropriate for allocation since the Council will need to make decisions based on the overall targets for development in each area, and the deliverable options available at the time. The Local Planning Authority will also need to undertake further and more detailed assessments of the potential impacts of any sites which may be defined as a result of the outputs from this work.

Structure of the Bradford Growth Assessment

1.11 The Bradford Growth Assessment follows the following structure:

Section 2: Methodology and Approach sets out the how the Element One and Two testing has been undertaken, including the definitions and assumptions used. This section is contained within this document.

Section 3: The Regional City of Bradford sets out the detailed Element One and Two outputs for the settlement areas comprising the Regional City of Bradford. Section 3 of the Growth Assessment is set out within a separate document.

Section 4: The Principal Towns sets out the detailed Element One and Two outputs for the settlements defined as principal towns within the Bradford settlement hierarchy. Section 4 of the Growth Assessment is set out within a separate document.

Section 5: The Local Growth Centres sets out the detailed Element One and Two outputs for the settlement defined as local growth centres within the Bradford settlement hierarchy. Section 5 of the Growth Assessment is set out within a separate document.

Section 6: The Local Service Centres sets out the detailed Element One and Two outputs for the settlement defined as local service centres within the Bradford settlement hierarchy. Due to the number of Local Service Centres Section 5 of the Growth Assessment is set out within two separate documents – Volume 1 and Volume 2.

1.12 For each of the settlement area the Growth Assessment documents use the following structure:

Element One: Directions for Growth

- a) Existing policy constraint designations and sieve mapping. The sieve mapping comprises:
 - Map showing the area covered by 'highly constraints', 'medium constraints' and 'partial constraints'
 - Map showing the area covered by 'high constraints'
 - Map showing the area covered by 'medium constraints'
 - Map showing the area covered by 'partial constraints'
 - Map showing the SHLAA sites and the other Strategic Parcels of land identified which comprise unconstrained and partly constrained land and abut the existing settlement boundary. These Strategic Parcels and SHLAA sites will be subjected to the Element Two sustainability testing.

- b) The settlements existing environmental, social and economic role
- c) Objectively assessed consideration.

Element Two: Green Belt Site Sustainability Testing

Schedules setting out the environmental, social, economic and overall total scores for the Bradford South East SHLAA and Strategic Parcels that were subjected to the Element Two sustainability testing.

Overall Summary of the Principal Towns

A short summary of the Principal Town Element One and Two outputs.

2. ELEMENT ONE AND TWO SETTLEMENT SUMMARIES

2.1 In settlement hierarchy order, this section sets out the Bradford Growth Assessment Element One and Two settlement summaries. For each settlement’s detailed outputs please refer to the relevant separate Growth Assessment documents.

The Regional City of Bradford

2.2 A summary table of the Element One land (hectares) covered by existing policy constraint within the 500m search areas surrounding each of the Regional City of Bradford settlement areas.





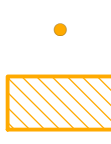

Settlement	Total area of 500m zone (ha)	Total area of High Constraints (ha)		Total area of Medium Constraints (ha)		Total area of Partial Constraints (ha)		Total area of Unconstrained Land (ha)	
		ha	%	ha	%	ha	%	ha	%
SE Bradford	520.75	153.82	30%	51.79	10%	23.38	4%	324.30	62%
NE Bradford	206.96	71.15	34%	65.91	32%	95.46	46%	87.93	42%
SW Bradford	471.43	55.44	12%	81.13	17%	40.77	9%	347.05	74%
NW Bradford	591.00	103.84	18%	163.04	28%	82.08	14%	370.05	63%
Shipley	367.38	123.27	34%	261.07	71%	162.75	44%	75.71	21%

[The sum of the policy constraint areas do not necessarily sum to total search zone area due to policy designation overlap e.g. land can be covered by both partial and medium policy constraints. The total land area assessed under Element Two is set out within Appendix 2].

2.3 The following existing policy constraint summary maps include:

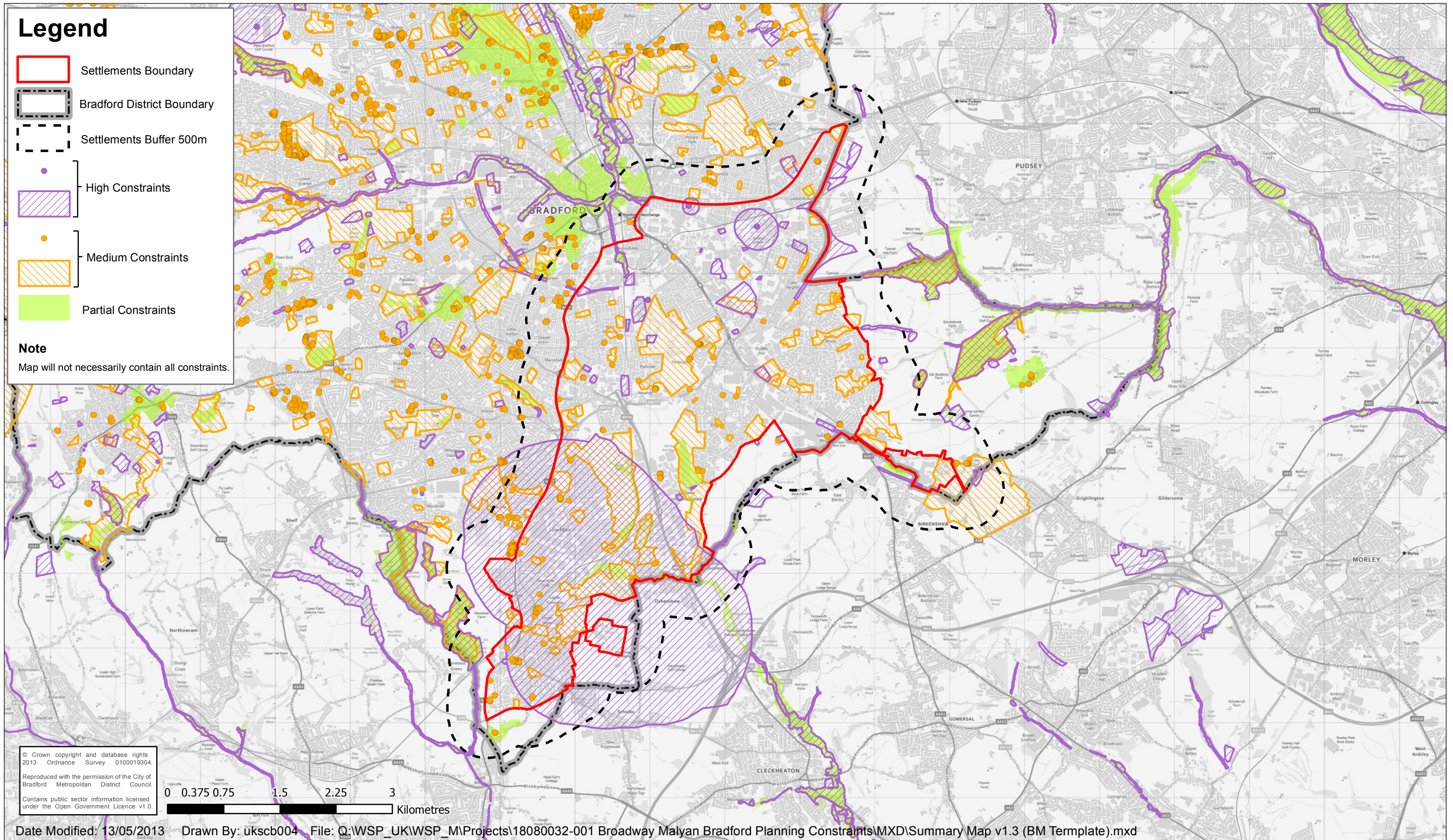
- South East Bradford
- North East Bradford
- South West Bradford
- North West Bradford
- Shipley

Legend

-  Settlements Boundary
-  Bradford District Boundary
-  Settlements Buffer 500m
-  High Constraints
-  Medium Constraints
-  Partial Constraints

Note

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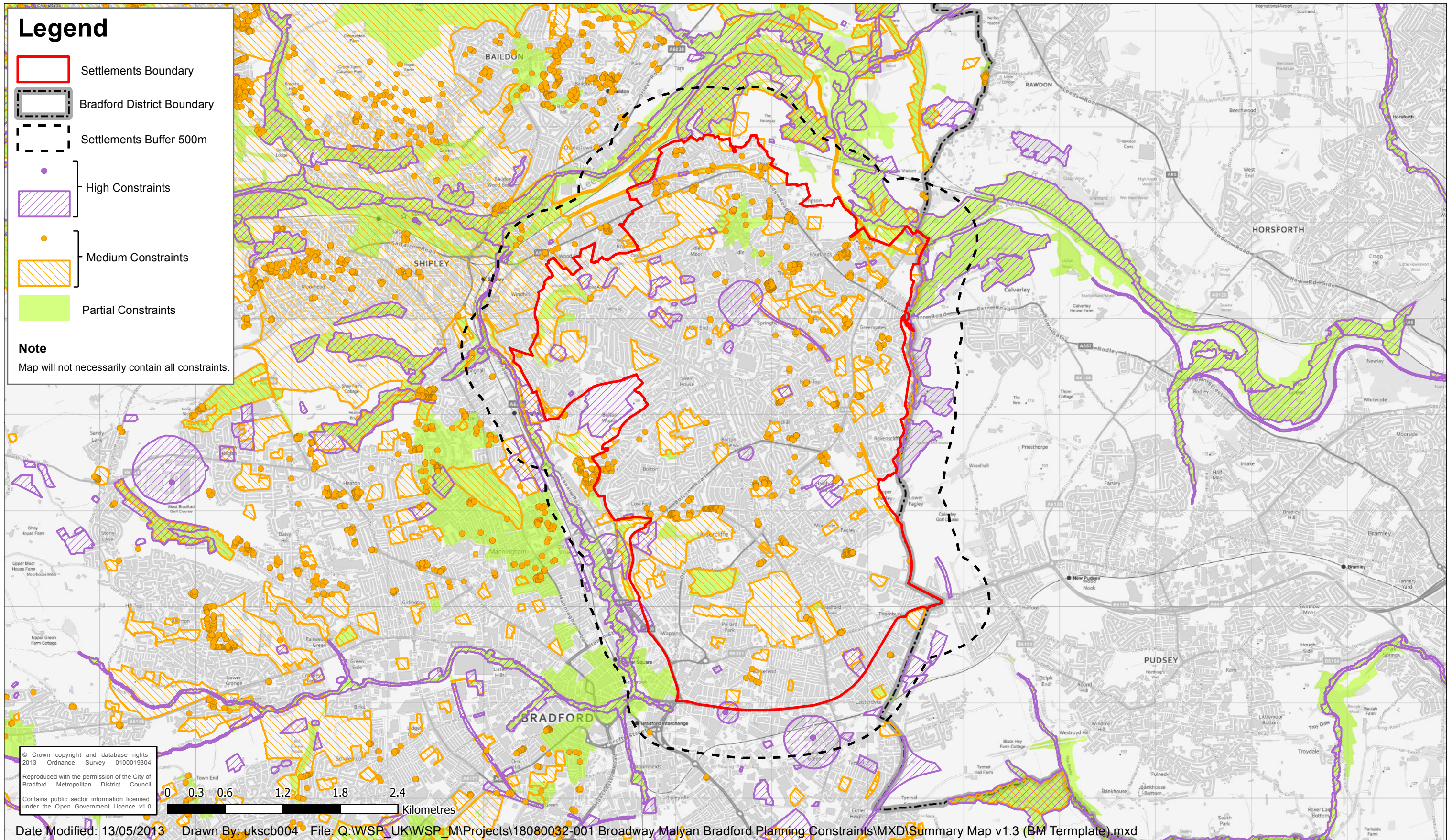
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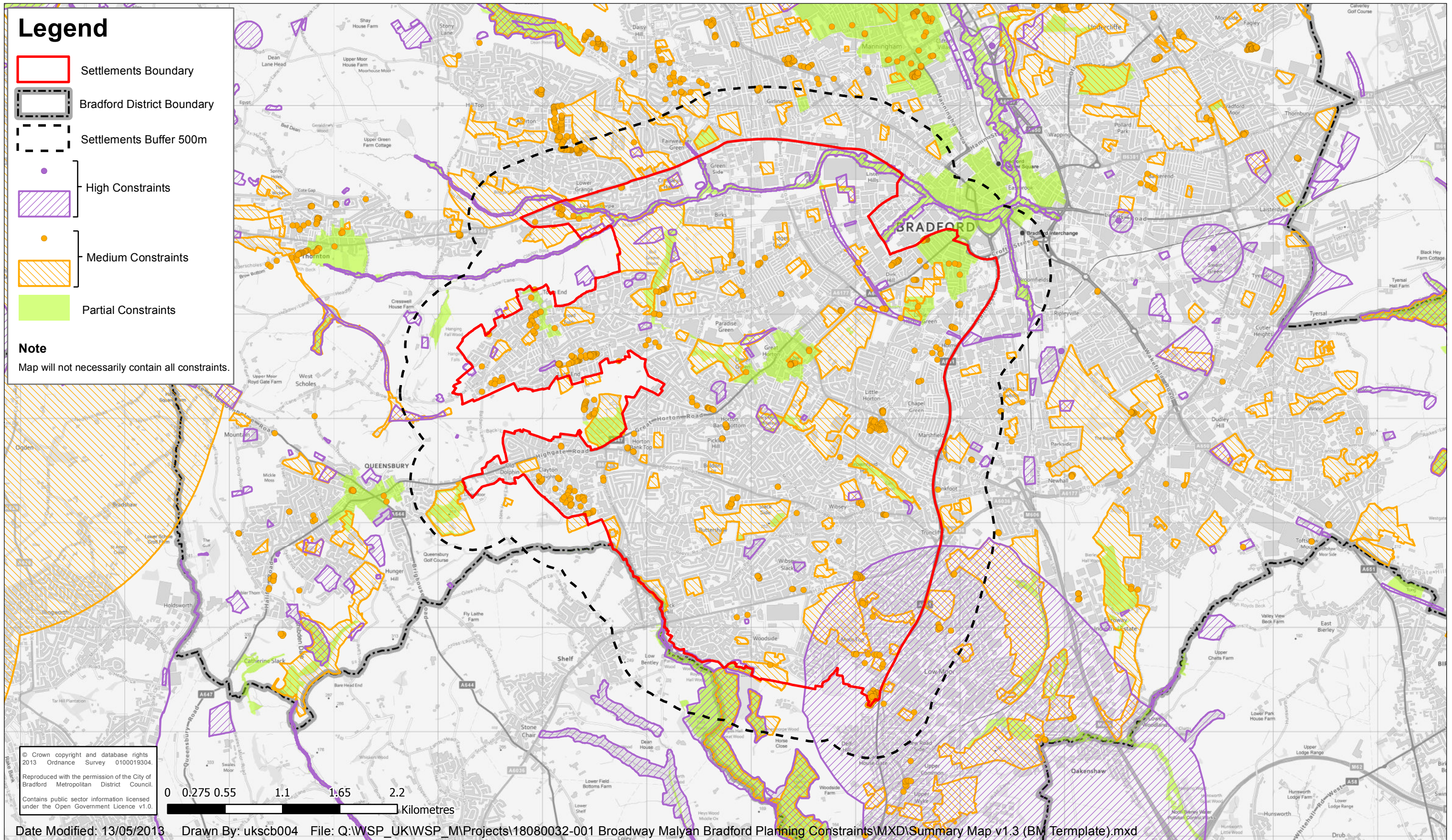
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Descriptions
Summary Map: Bradford South West

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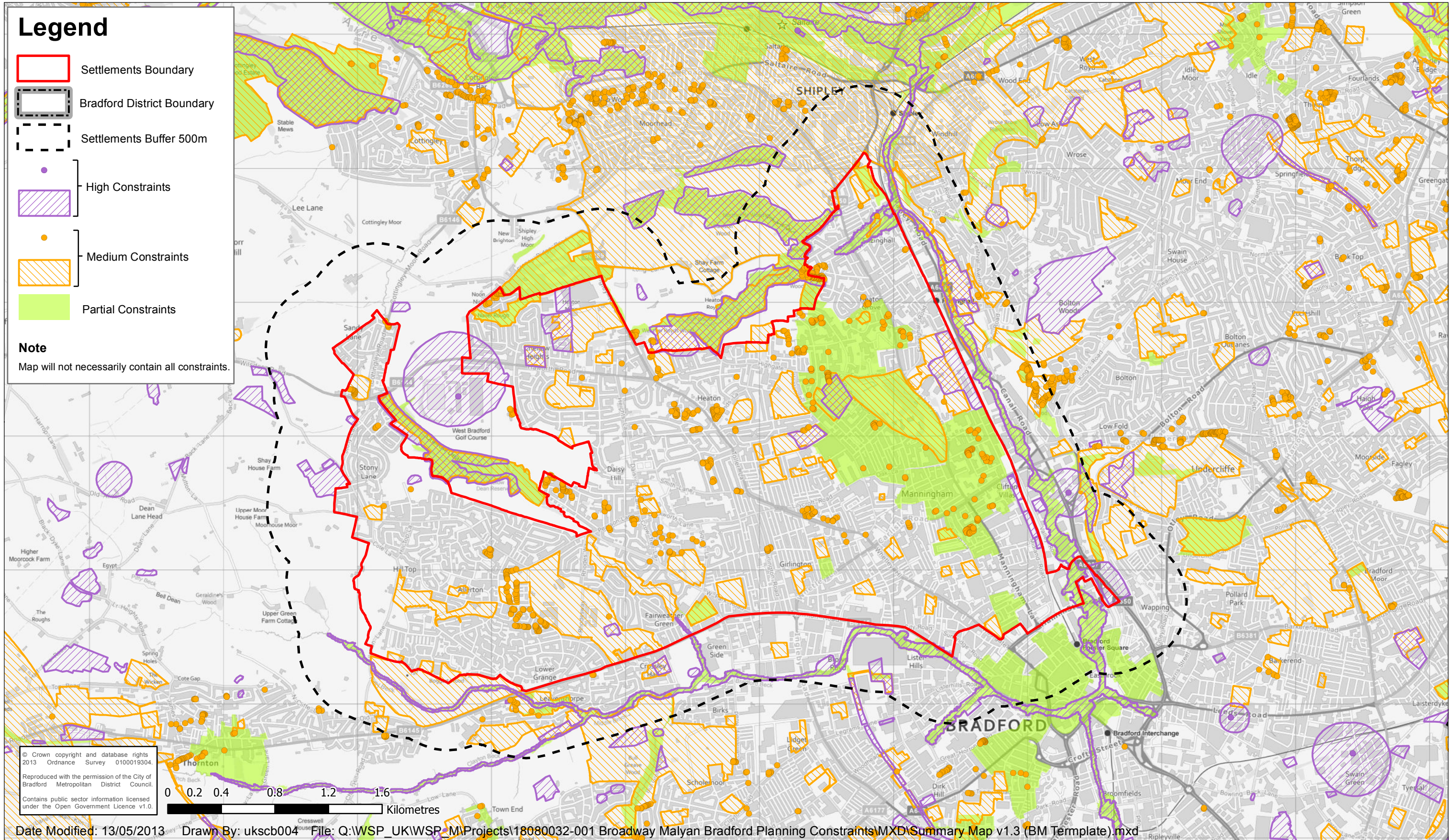
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Summary Map: Bradford North West

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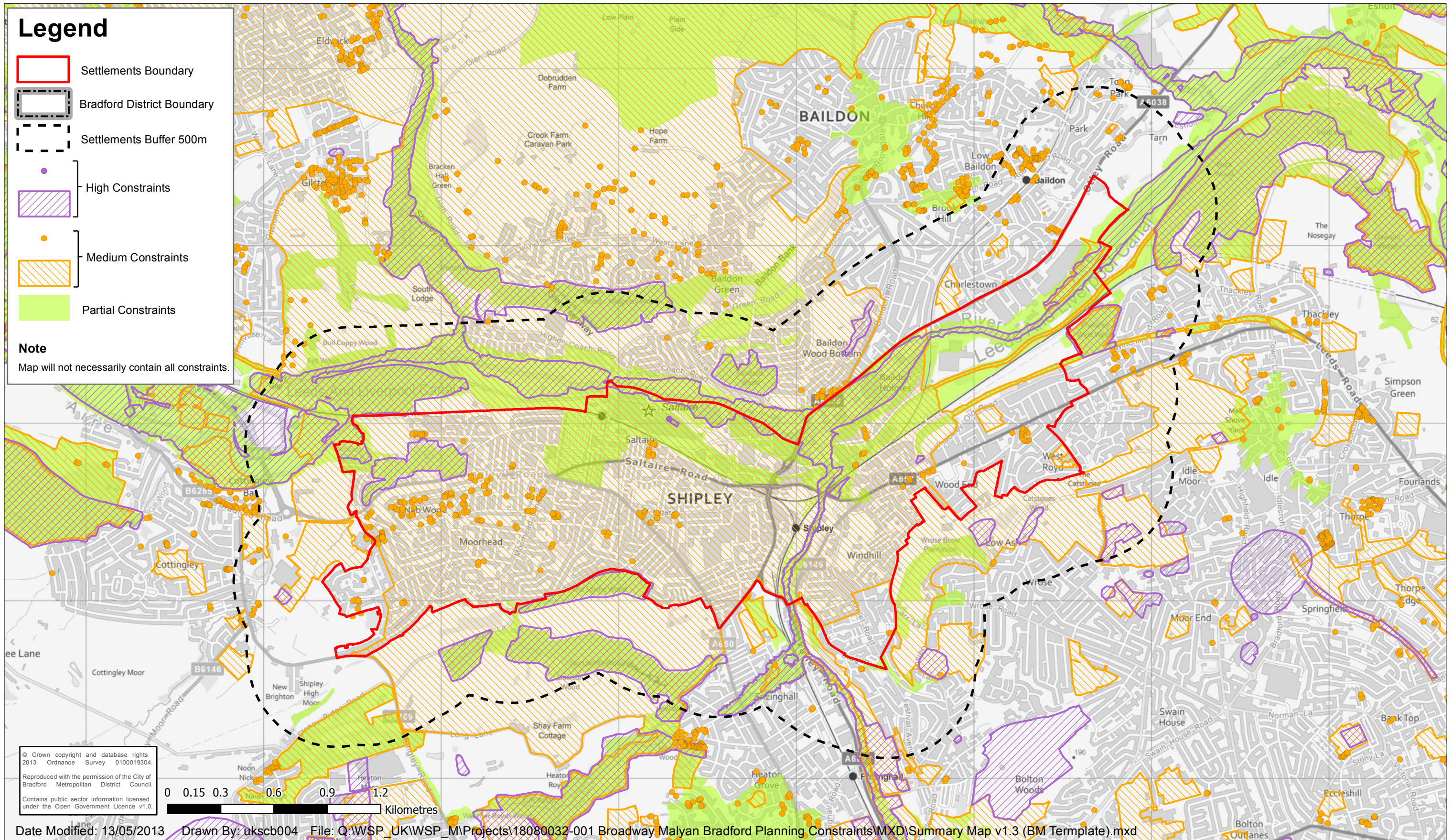
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Summary Map: Shipley

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2.4 The following summary tables set out the average environmental, social, economic and overall total scores for the Regional City of Bradford settlement areas SHLAA and Strategic Parcels that were subjected to the Element Two sustainability testing:

SHLAA Sites	Environmental	Social	Economic	Total
South East Bradford	24	32	5	62
South West Bradford	25	31	2	58
North East Bradford	26	28	3	58
North West Bradford	23	25	3	51
Shipley	21	25	4	50
Average Regional City of Bradford score	24	28	3	56
All settlements average score	24	27	3	54

Strategic Parcels	Environmental	Social	Economic	Total
South East Bradford	24	28	5	57
South West Bradford	23	29	3	55
North East Bradford	22	27	4	52
North West Bradford	24	27	2	52
Shipley	24	25	4	53
Average Regional City of Bradford score	23	27	4	54
All settlements average score	22	25	3	50

2.5 There is a significant amount of unconstrained and partly constrained land within the 500 metre zones surrounding the Regional City of Bradford settlement areas. The average sustainability assessment scores for both SHLAA sites and the Strategic Parcels are both higher than the overall settlements average. The scores are fairly closely grouped. However of the different areas the South East Bradford area scores most strongly and favourably particularly in the social and economic categories suggesting that it should be a particular focus for growth while the Shipley area scores most weakly. Overall these results demonstrate the suitability of the Regional City of Bradford settlement areas being at the top of the Bradford Core Strategy settlement hierarchy and as such the focus for future growth.

The Principal Towns

2.6 The following summary table sets out the Element One land (hectares) covered by existing policy constraints within the 500m search areas surrounding each of the Regional City of Bradford settlement areas.

Settlement	Total area of 500m zone (ha)	Total area of High Constraints (ha)		Total area of Medium Constraints (ha)		Total area of Partial Constraints (ha)		Total area of Unconstrained Land (ha)	
		ha	%	ha	%	ha	%	ha	%
Keighley	1221.57	191.75	16%	531.55	44%	276.45	23%	625.05	51%
Bingley	618.18	161.94	26%	500.86	81%	251.50	41%	68.38	11%
Ilkley	602.48	387.83	64%	381.37	63%	361.28	60%	0.00	0%

[The sum of the policy constraint areas do not necessarily sum to total search zone area due to policy designation overlap e.g. land can be covered by both partial and medium policy constraints. The total land area assessed under Element Two is set out within Appendix 2].

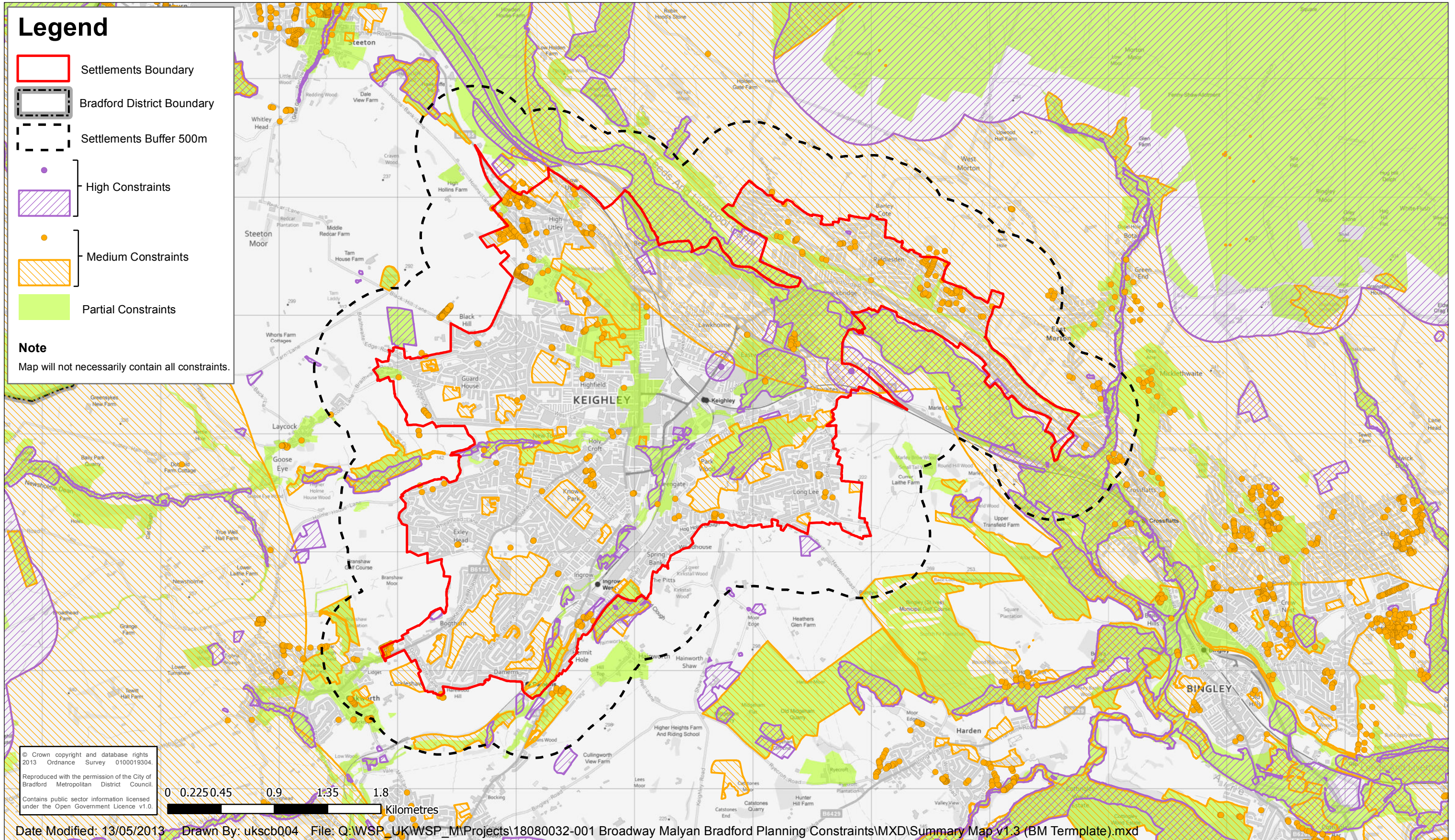
2.7 The following existing policy constraint summary maps include:

- Keighley
- Bingley
- Ilkley.

Legend

- Settlements Boundary
- Bradford District Boundary
- Settlements Buffer 500m
- High Constraints
- Medium Constraints
- Partial Constraints

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Descriptions
Summary Map: Keighley

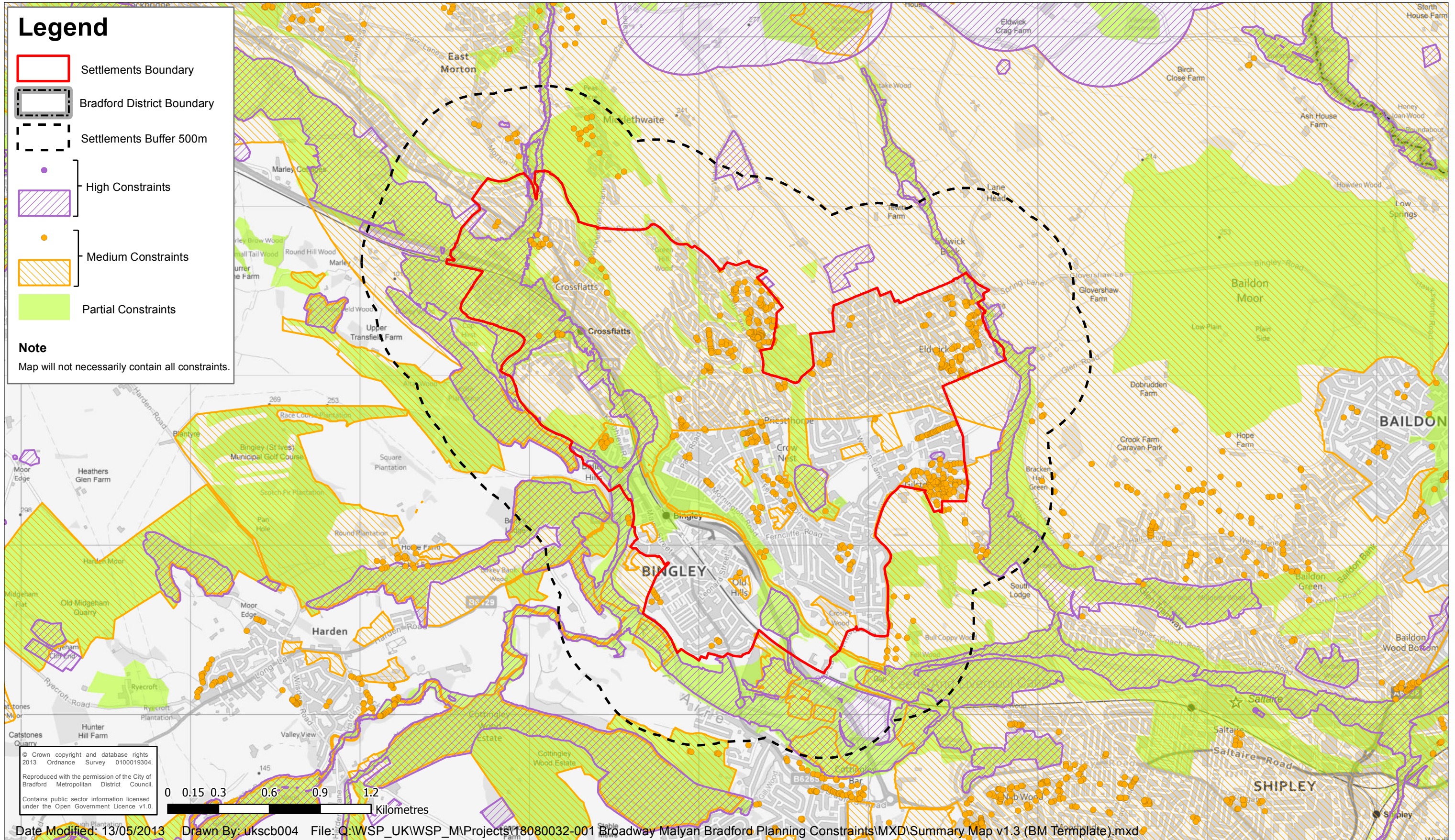
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-  Settlements Buffer 500m
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Descriptions
Summary Map: Bingley

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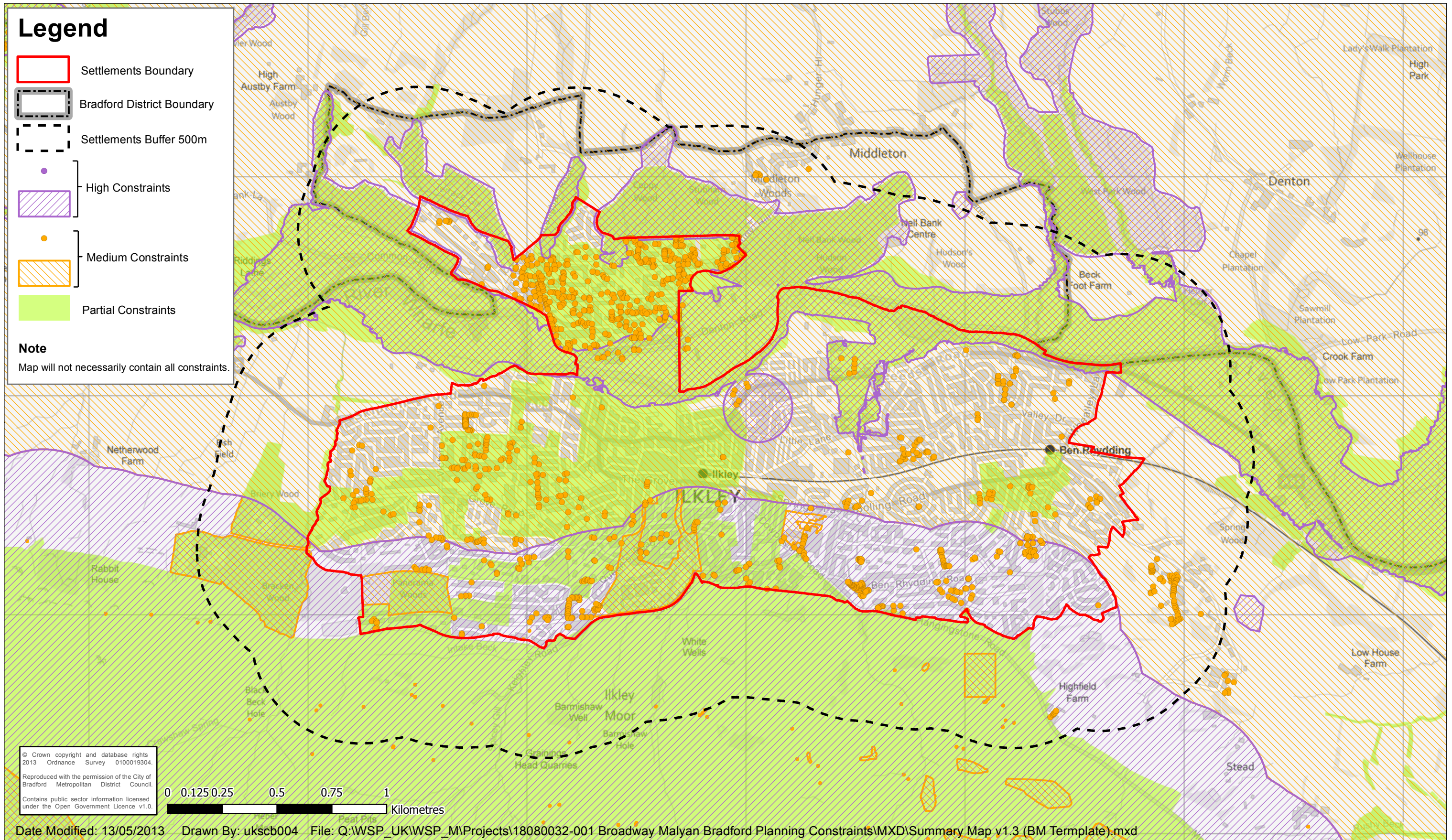
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Summary Map: Ilkley

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2.8 The following tables set out the average environmental, social, economic and overall total scores for the Principal Town settlement areas SHLAA and Strategic Parcels that were subjected to the Element Two sustainability testing:

SHLAA Sites	Environmental	Social	Economic	Total
Bingley	26	31	4	61
Keighley	24	28	4	55
Bingley (SPA)	24	25	3	52
Ilkley (SPA)	23	28	2	52
Keighley (SPA)	22	23	5	51
Average Principal Towns score	24	27	3	54
All settlements average score	24	27	3	54

Strategic Parcels	Environmental	Social	Economic	Total
Bingley	24	24	4	52
Keighley	22	27	4	53
Bingley (SPA)	18	25	4	47
Ilkley (SPA)	23	27	2	52
Keighley (SPA)	19	27	5	51
Average Principal Towns score	21	26	4	51
All settlements average score	22	25	3	50

2.9 There is a significant amount of unconstrained and partly constrained land surrounding the Principal Towns. The most notable policy unconstrained settlement being Keighley. Due to Ilkley’s proximity to the Special Protection Area, the settlement does not currently have any unconstrained land.

2.10 The average sustainability assessment scores for the non-SPA SHLAA and Strategic Parcel sites surrounding Bingley and Keighley were on average above the overall settlement averages across the study area. The Element One and Element Two assessments demonstrate the suitability of Keighley and Bingley to accommodate future growth. Subject to the development implications of the SPA 400 metre to 2.5km buffer zone, Ilkley may also be considered suitable to accommodate some more limited future growth.

The Local Growth Centres

2.11 A summary table of the Element One land (hectares) covered by existing policy constraints within the 500m search areas surrounding each of the Local Growth Centre settlement areas.

Settlement	Total area of 500m zone (ha)	Total area of High Constraints (ha)		Total area of Medium Constraints (ha)		Total area of Partial Constraints (ha)		Total area of Unconstrained Land (ha)	
		Area	%	Area	%	Area	%	Area	%
Burley in Wharfedale	309.15	26.43	9%	307.32	99%	57.75	19%	0.06	0%
Menston	219.75	3.01	1%	186.87	85%	8.95	4%	30.82	14%
Queensbury	419.60	18.44	4%	45.27	11%	20.76	5%	359.42	86%
Silsden	370.02	79.31	21%	185.93	50%	106.27	29%	103.93	28%
Steeton	326.43	132.71	41%	25.10	8%	174.22	53%	146.48	45%
Thornton	472.40	18.08	4%	171.75	36%	18.64	4%	278.65	59%

[The sum of the policy constraint areas do not necessarily sum to total search zone area due to policy designation overlap eg land can be covered by both partial and medium policy constraints].

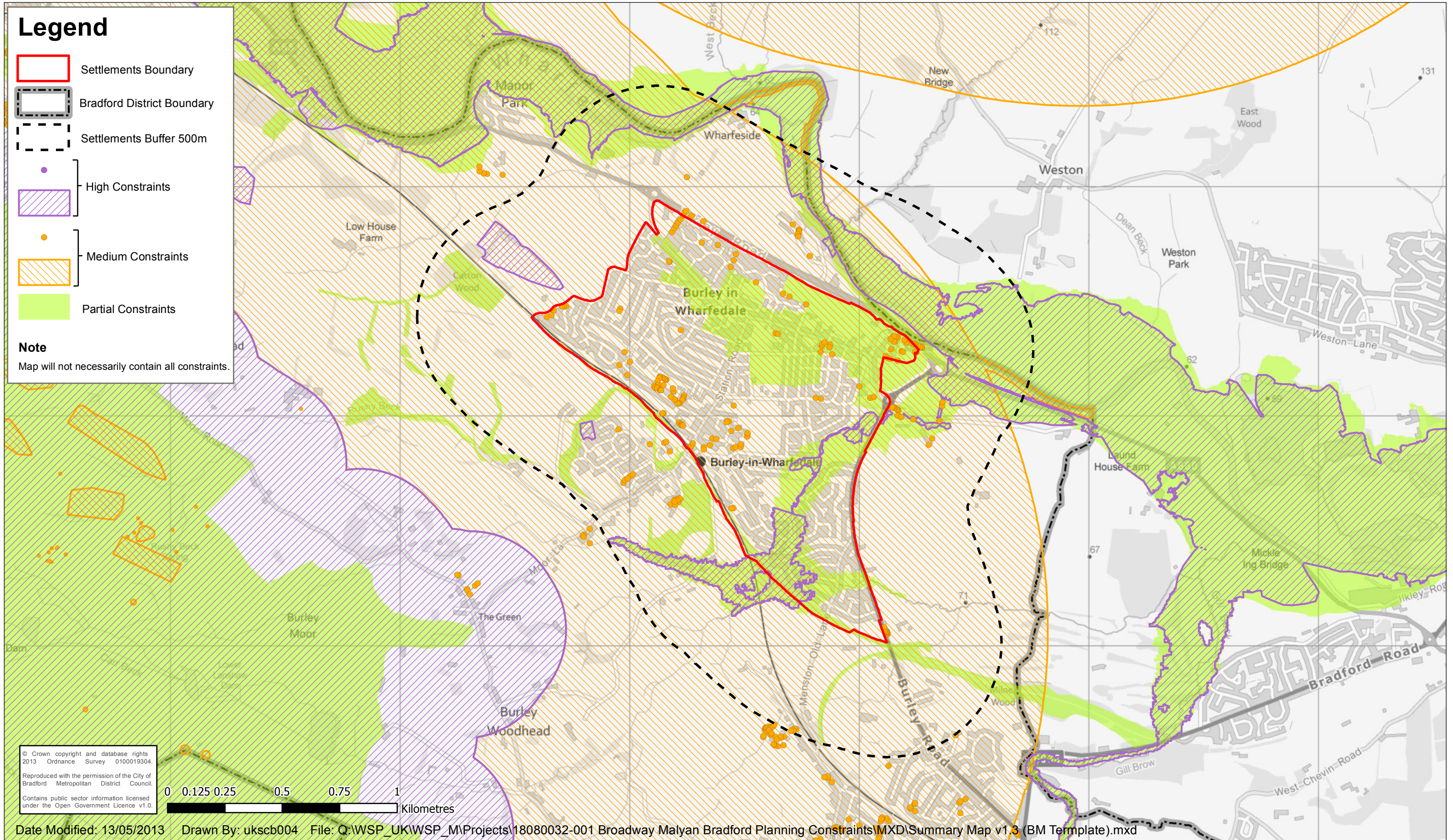
2.12 The following existing policy constraint summary maps include:

- Burley in Wharfedale
- Menston
- Queensbury
- Silsden
- Steeton
- Thornton.

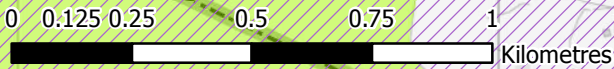
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- Settlements Boundary
- Bradford District Boundary
- Settlements Buffer 500m
- High Constraints
- Medium Constraints
- Partial Constraints

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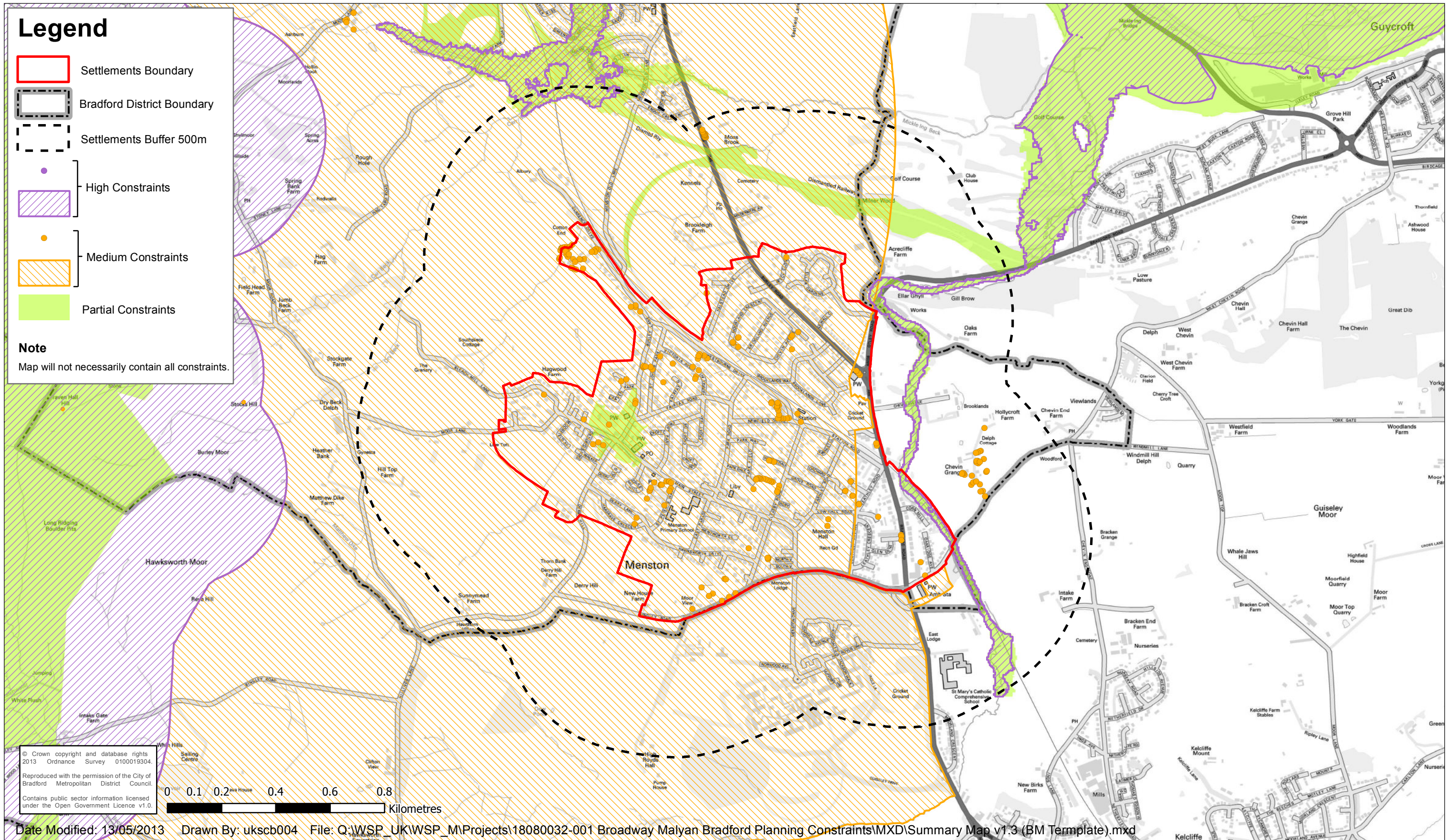
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Summary Map: Burley in Wharfedale

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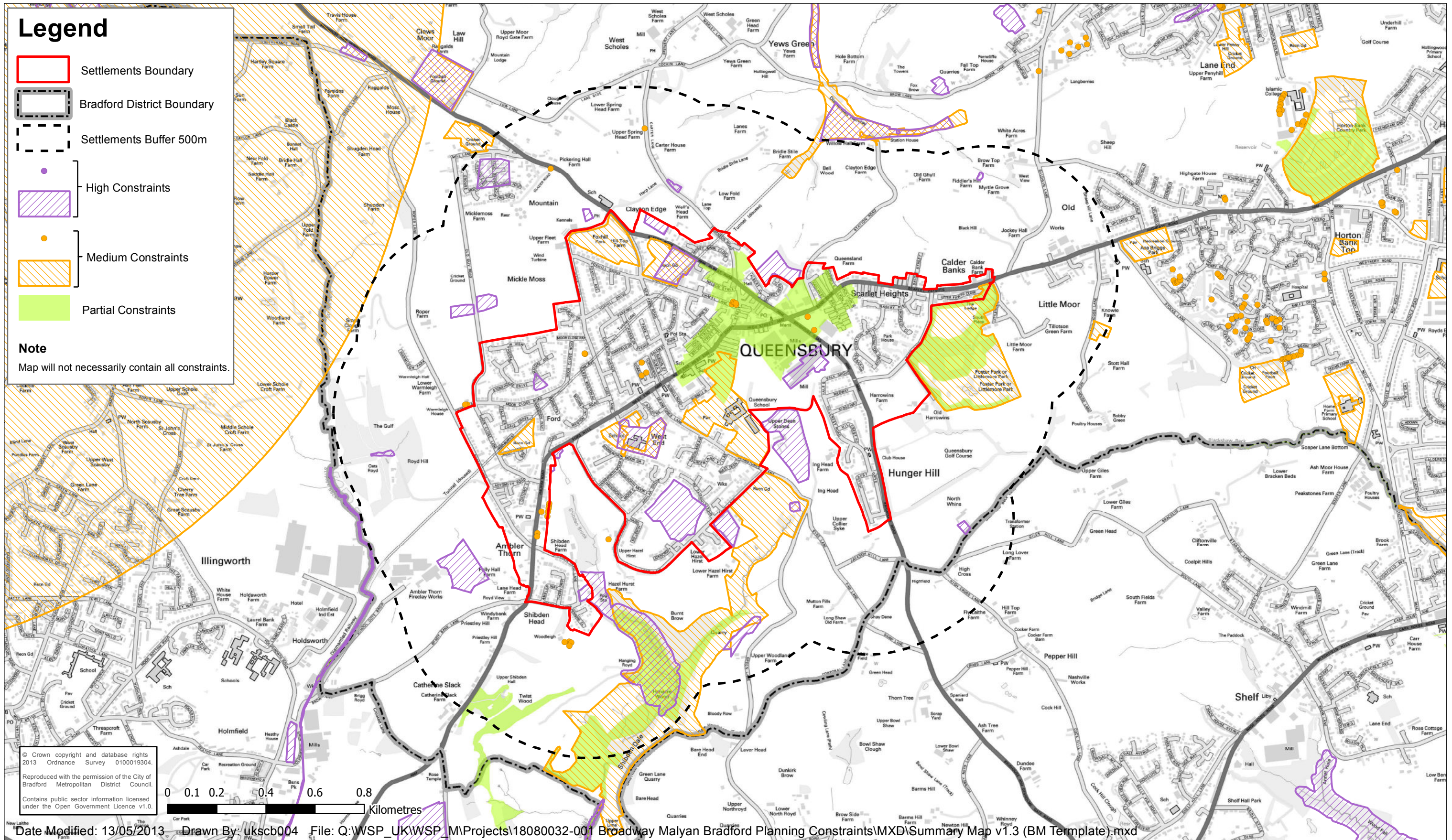
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Summary Map: Menston

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Descriptions
Summary Map: Queensbury

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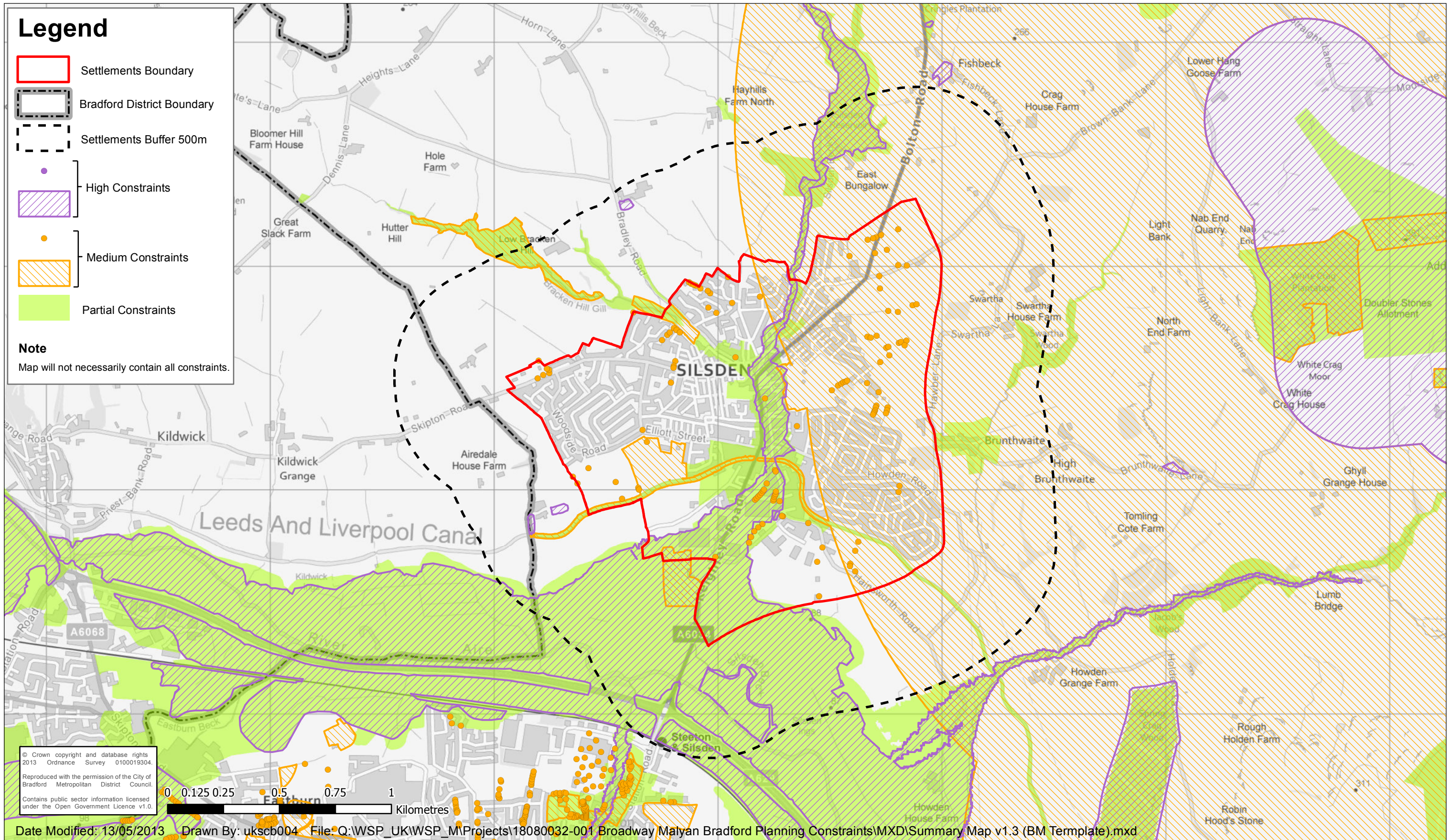
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- Settlements Boundary
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- High Constraints
- Medium Constraints
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Descriptions
Summary Map: Silsden

Status
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Scale
N/A

Job Number
29232

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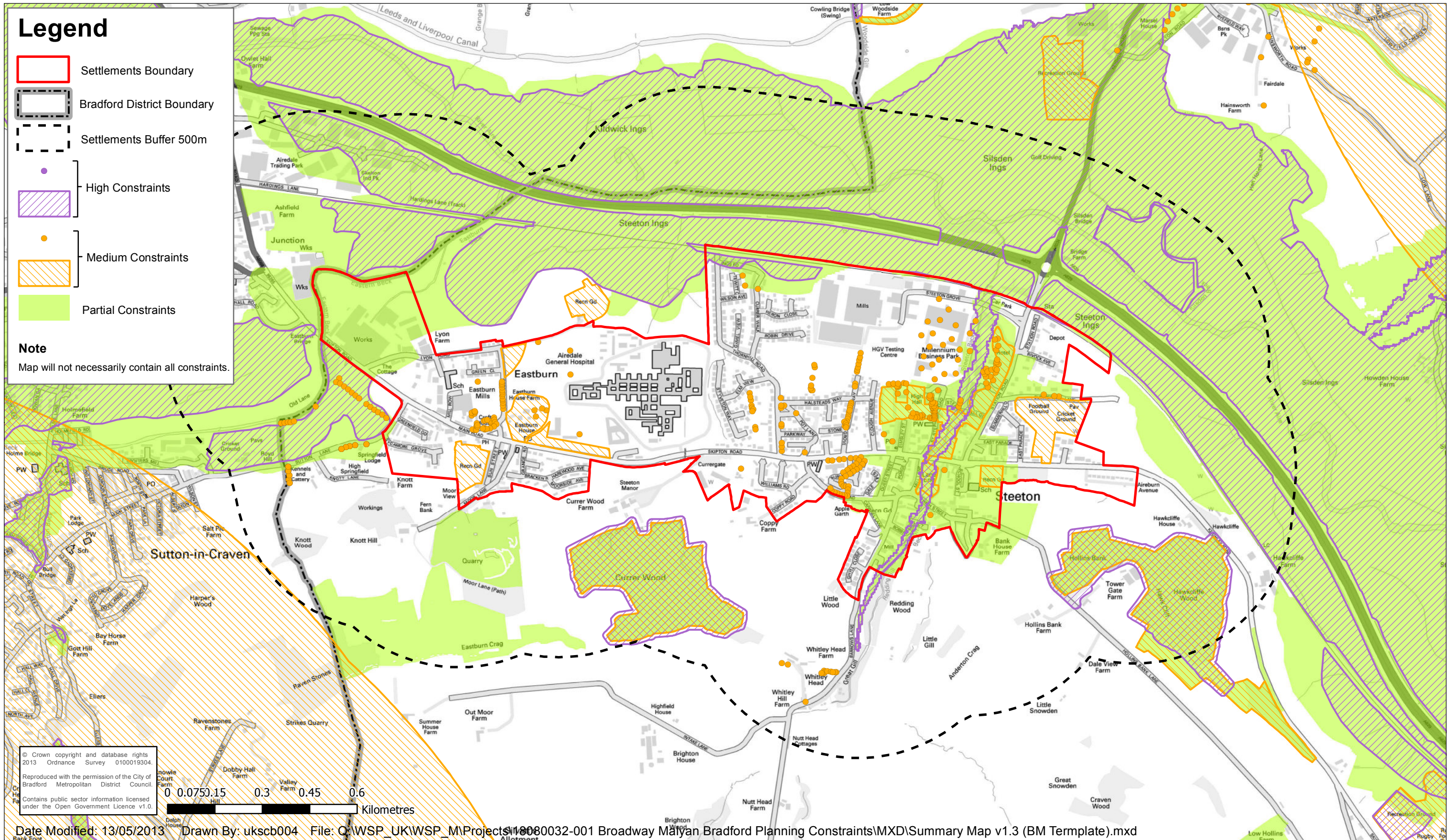
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Legend

- Settlements Boundary
- Bradford District Boundary
- Settlements Buffer 500m
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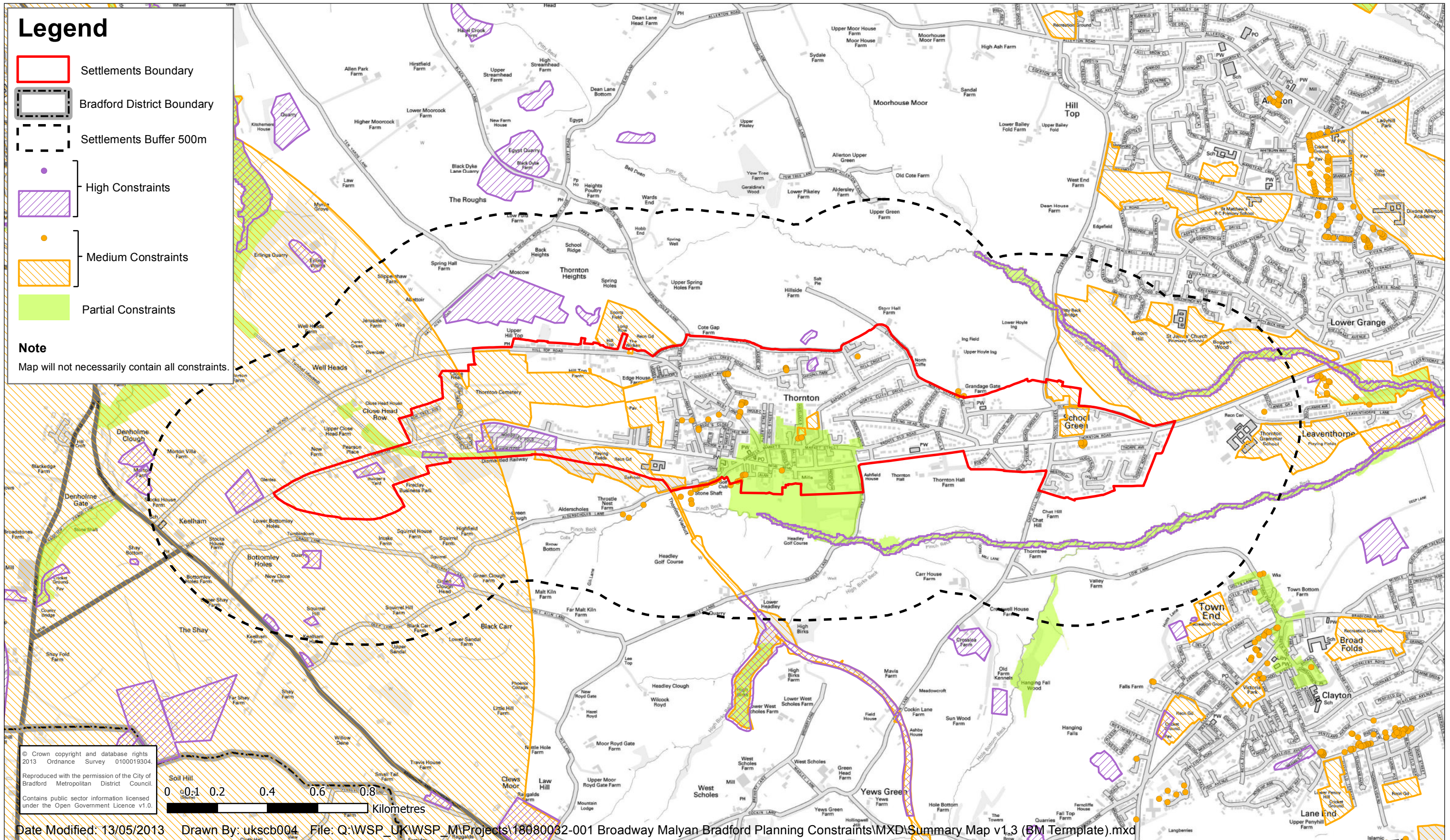
Project
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Descriptions
Summary Map: Steeton

Status
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Job Number	Drawing Number	Revision
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Summary Map: Thornton

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2.13 The following tables set out the average environmental, social, economic and overall total scores for the Local Growth Centre settlement areas SHLAA and Strategic Parcels that were subjected to the Element Two sustainability testing:

SHLAA Sites	Environmental	Social	Economic	Total
Queensbury	25	29	3	57
Steeton	21	32	3	56
Menston	23	30	1	54
Silsden	25	21	6	52
Thornton	24	28	0	52
Burley (SPA)	24	26	2	51
Menston (SPA)	21	22	1	44
Average Local Growth Centres score	23	27	2	52
All settlements average score	24	27	3	54

Strategic Parcels	Environmental	Social	Economic	Total
Queensbury	23	27	3	53
Steeton	21	29	4	53
Menston	23	28	1	52
Silsden	19	20	4	42
Thornton	22	27	1	50
Burley (SPA)	23	23	2	48
Menston (SPA)	20	21	2	44
Silsden (SPA)	20	19	4	44
Thornton (SPA)	20	22	0	42
Average Local Growth Centres score	21	24	2	47
All settlements average score	22	25	3	50

2.14 With the exception of Burley in Wharfedale and Menston, the Local Growth Centres have a significant amount of unconstrained and partly constrained land within the 500m search zone. The most notable being Queensbury, which has almost 90% unconstrained land. The overall Local Growth Centre average sustainability assessment scores for both SHLAA sites and Strategic Parcels are marginally below the 'All Settlements' average scores. With the Regional City of Bradford and the Principal Towns scoring the 'All Settlements' average or above, this indicates that some of the Local Growth Centres can make an important contribution towards accommodating identified housing needs and demand, but that the appropriate level of growth is likely to be lower than that at the higher order settlements.

The Local Service Centres

2.15 A summary table of the Element One land area (hectares) covered by existing policy constraints within the 500m search areas surrounding each of the Local Service Centre settlement areas.

Settlement	Total area of 500m zone (ha)	Total area of High Constraints (ha)		Total area of Medium Constraints (ha)		Total area of Partial Constraints (ha)		Total area of Unconstrained Land (ha)	
		ha	%	ha	%	ha	%	ha	%
Addingham	318.35	25.21	8%	263.51	83%	44.40	14%	54.06	17%
Baildon	522.87	97.62	19%	391.10	75%	256.51	49%	90.72	17%
Cottingley	316.28	83.26	26%	92.98	29%	101.84	32%	181.05	57%
Cullingworth	285.69	24.97	9%	32.95	12%	30.69	11%	243.79	85%
Denholme	276.00	22.00	8%	219.23	79%	36.00	13%	43.79	16%
East Morton	241.53	50.29	21%	207.45	86%	46.01	19%	0.00	0%
Harden	242.68	40.10	17%	67.15	28%	73.48	30%	158.16	65%
Haworth	473.47	34.87	7%	305.61	65%	102.12	22%	140.45	30%
Oakworth	268.10	6.74	3%	169.16	63%	24.46	9%	90.16	34%
Oxenhope	359.10	25.73	7%	351.53	98%	43.31	12%	0.00	0%
Wilsden	350.76	14.90	4%	16.07	5%	19.78	6%	323.22	92%

[The sum of the policy constraint areas do not necessarily sum to total search zone area due to policy designation overlap e.g. land can be covered by both partial and medium policy constraints. The total land area assessed under Element Two is set out within Appendix 2].

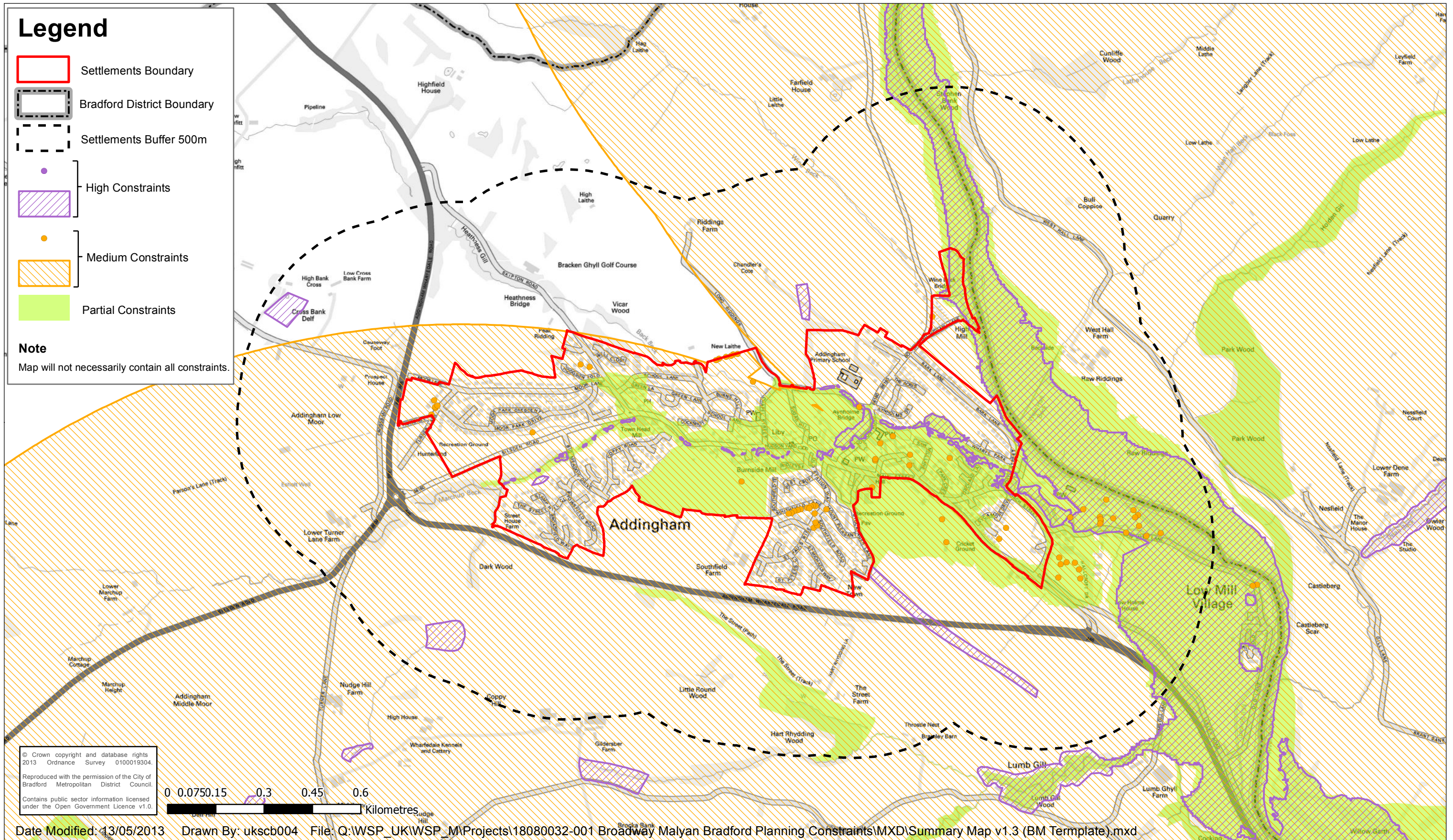
2.16 The following existing policy constraint summary maps include:

- Addingham
- Baildon
- Cottingley
- Cullingworth
- Denholme
- East Morton
- Harden
- Haworth
- Oakworth
- Oxenhope
- Wilsden.

Legend

- Settlements Boundary
- Bradford District Boundary
- Settlements Buffer 500m
- High Constraints
- Medium Constraints
- Partial Constraints

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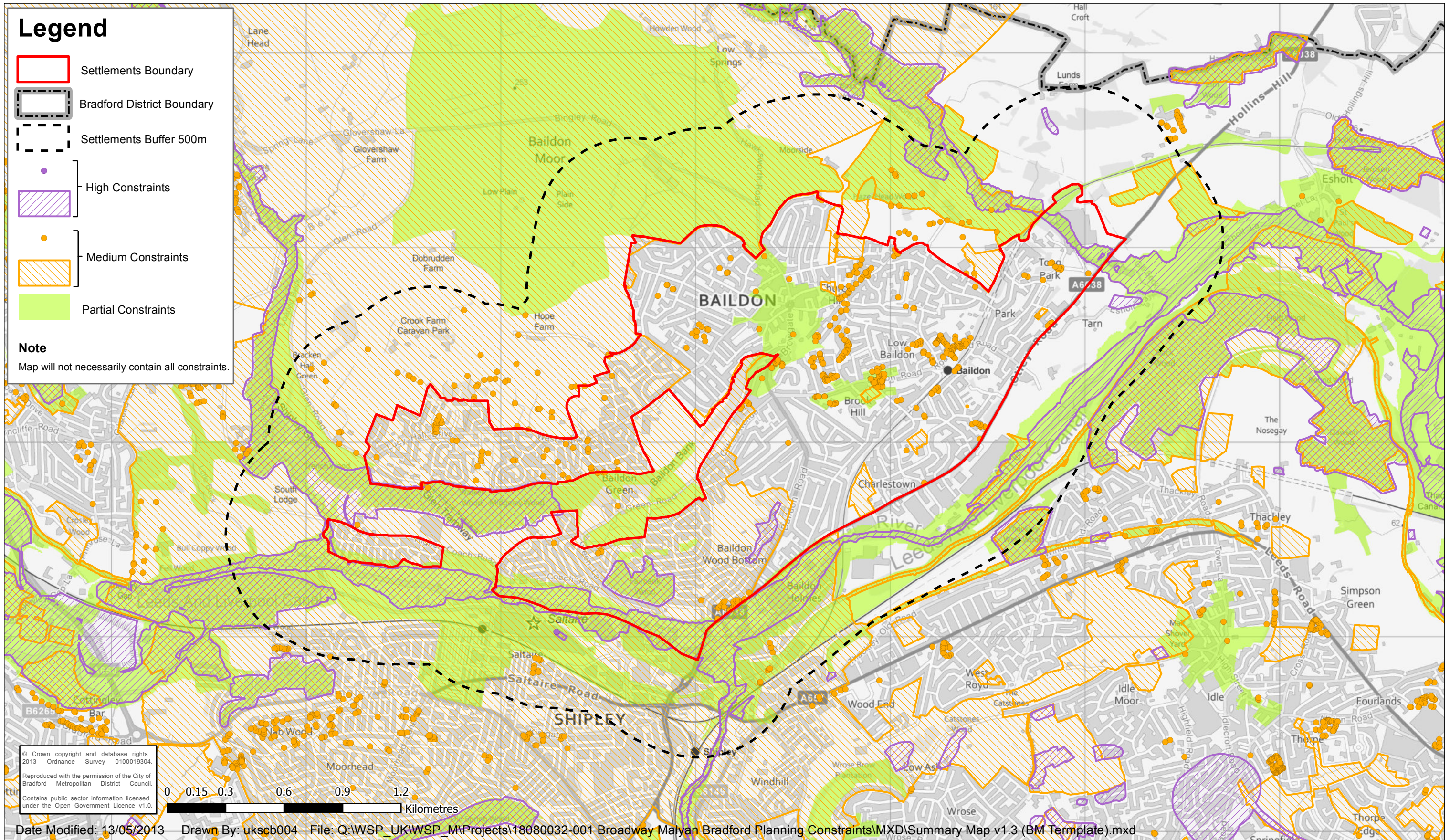
Project
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Descriptions
Summary Map: Addingham

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Descriptions
Summary Map: Baildon

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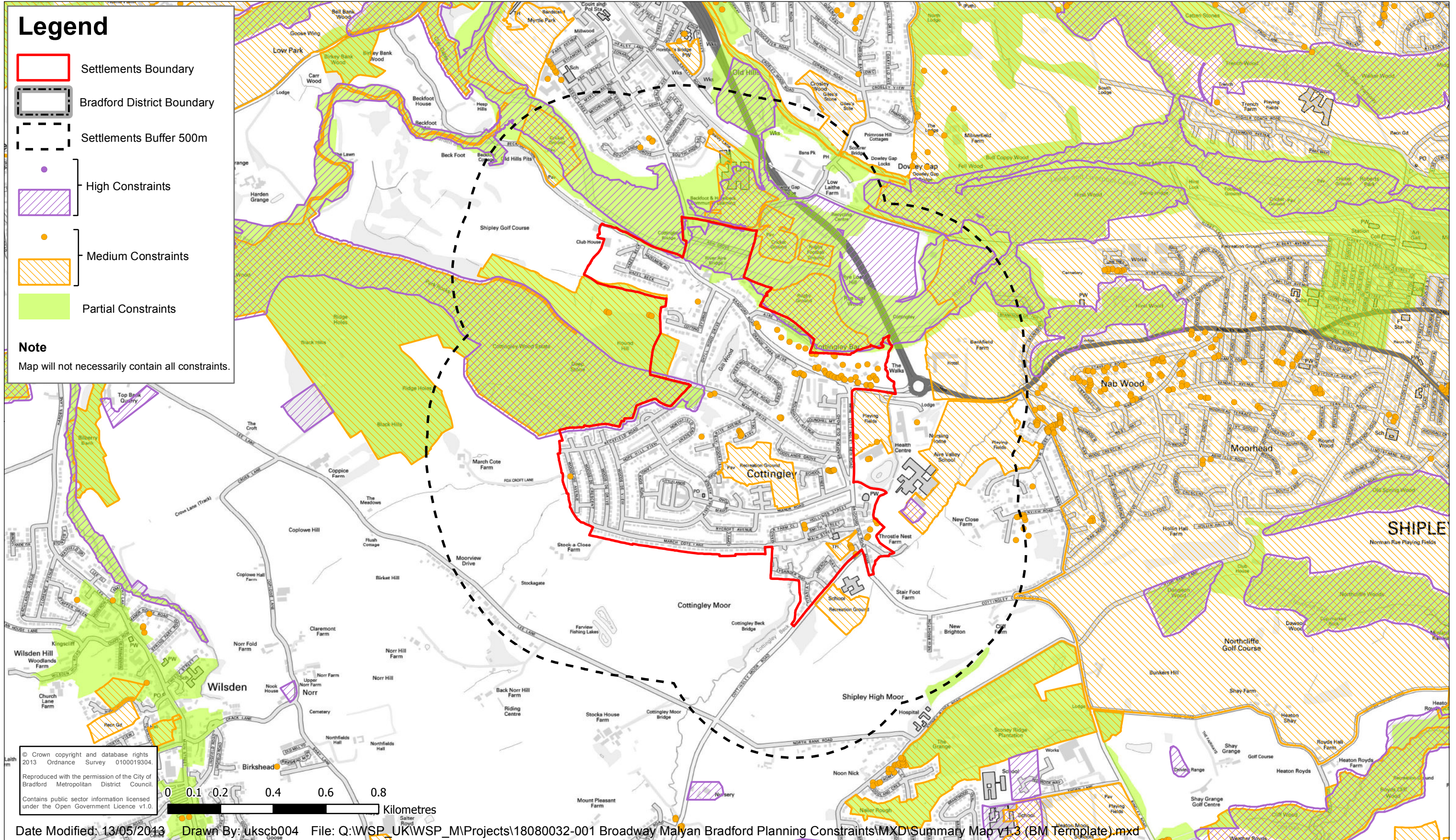
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Legend

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Descriptions
Summary Map: Cottingley

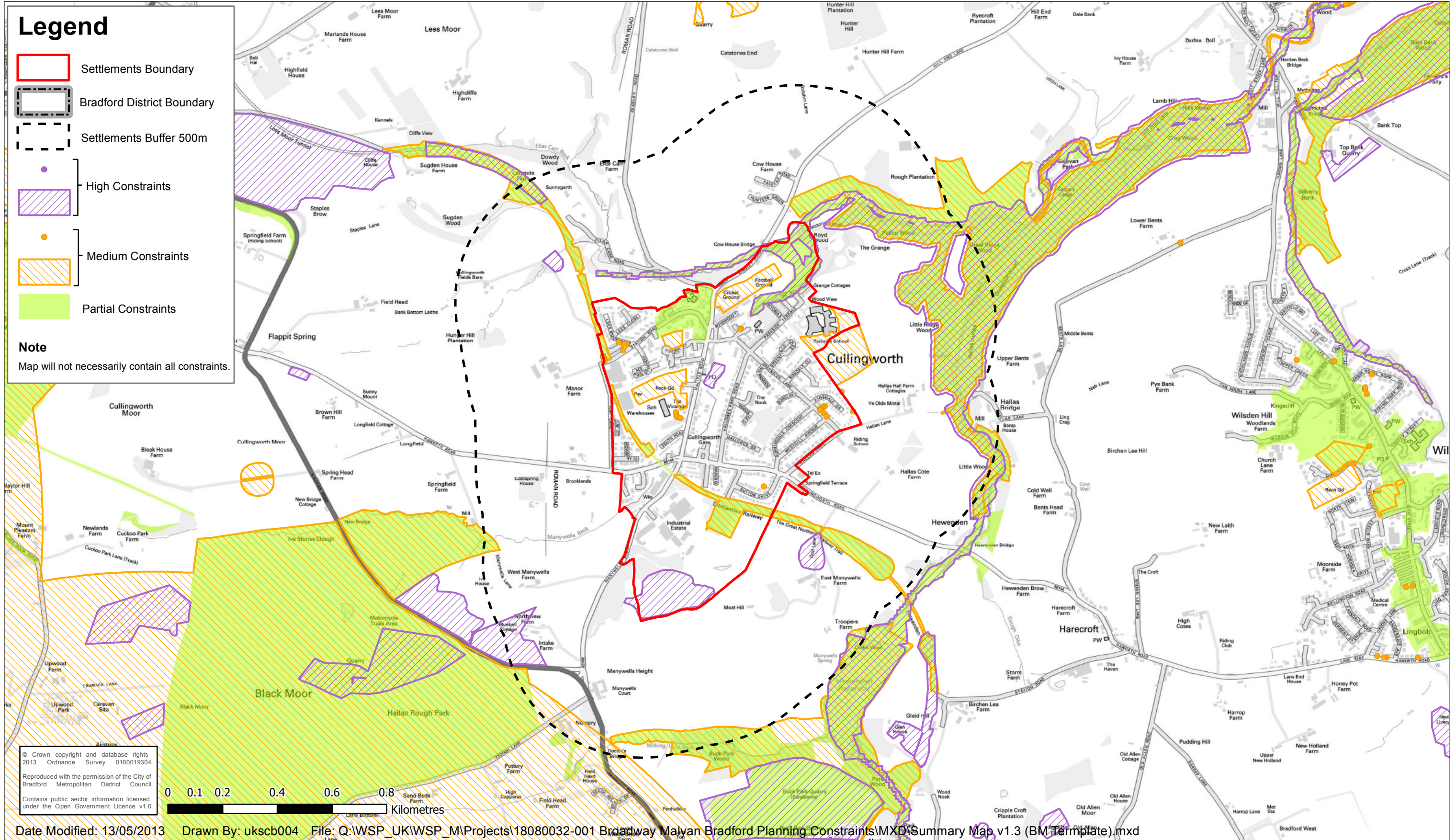
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Job Number	Drawing Number	Revision
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Descriptions
Summary Map: Cullingworth

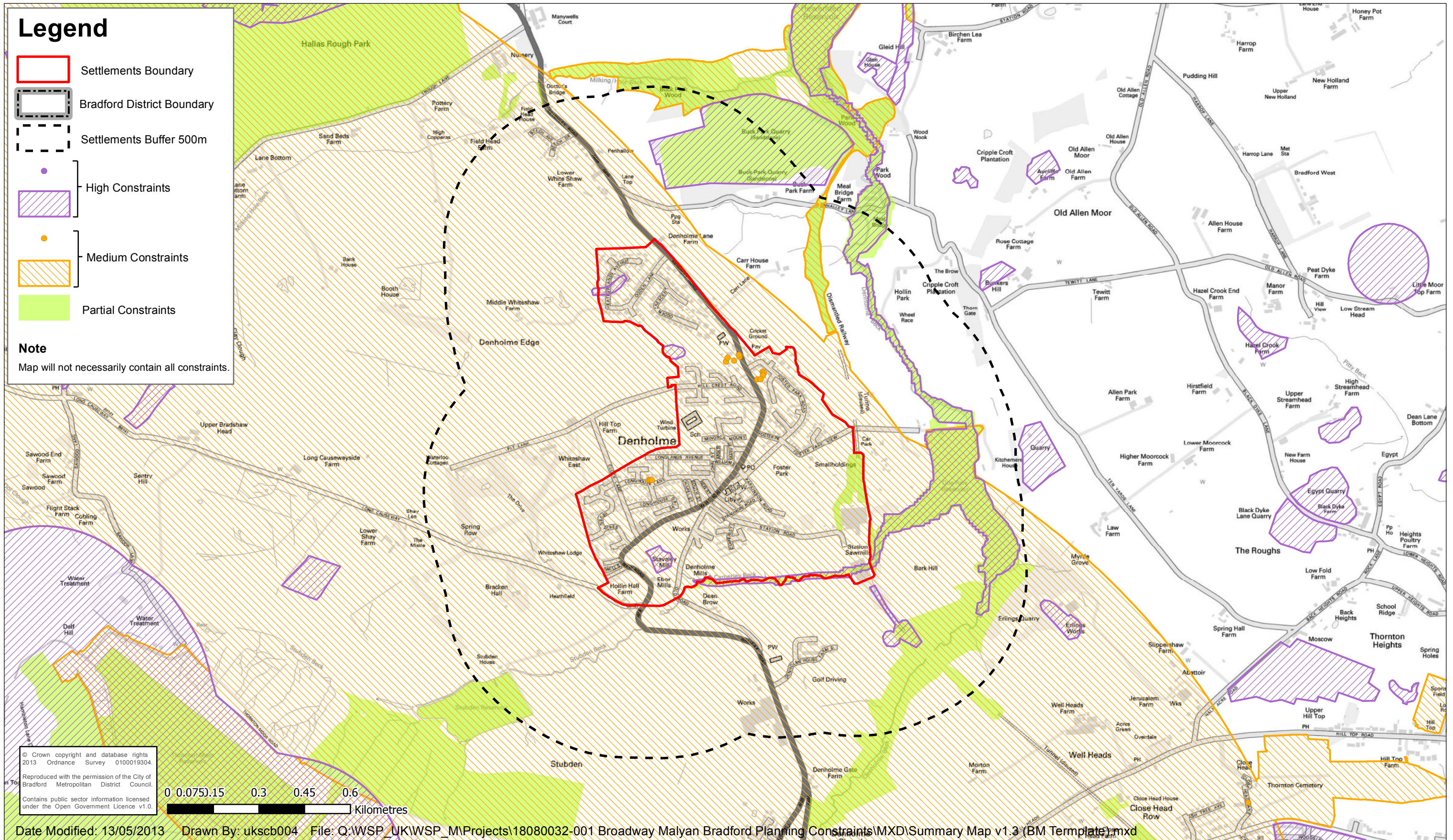
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Kilometres

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Descriptions
Summary Map: Denholme

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Job Number
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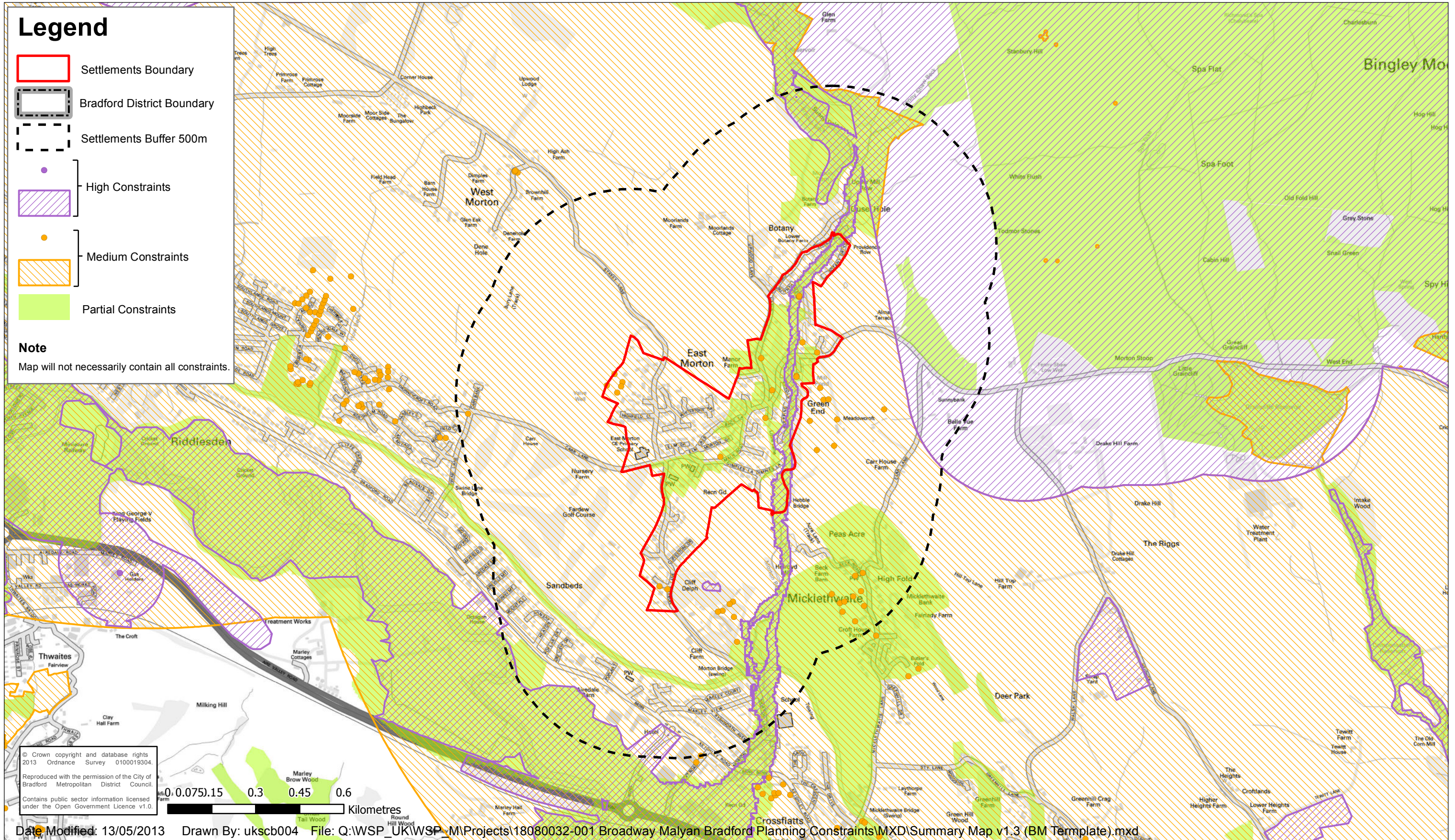
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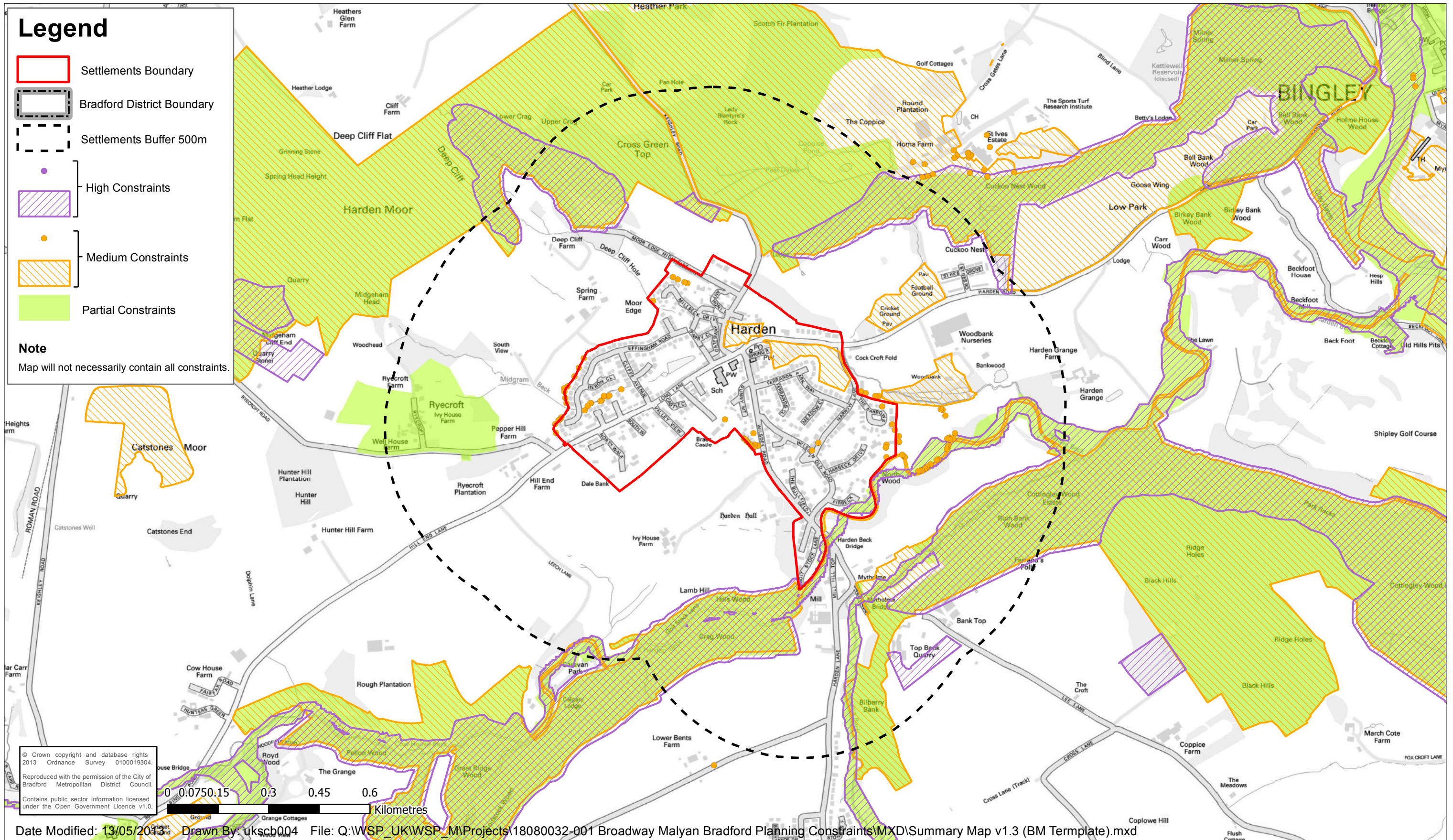
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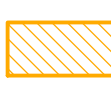

Project
Bradford Growth Study

Descriptions
Summary Map: Harden

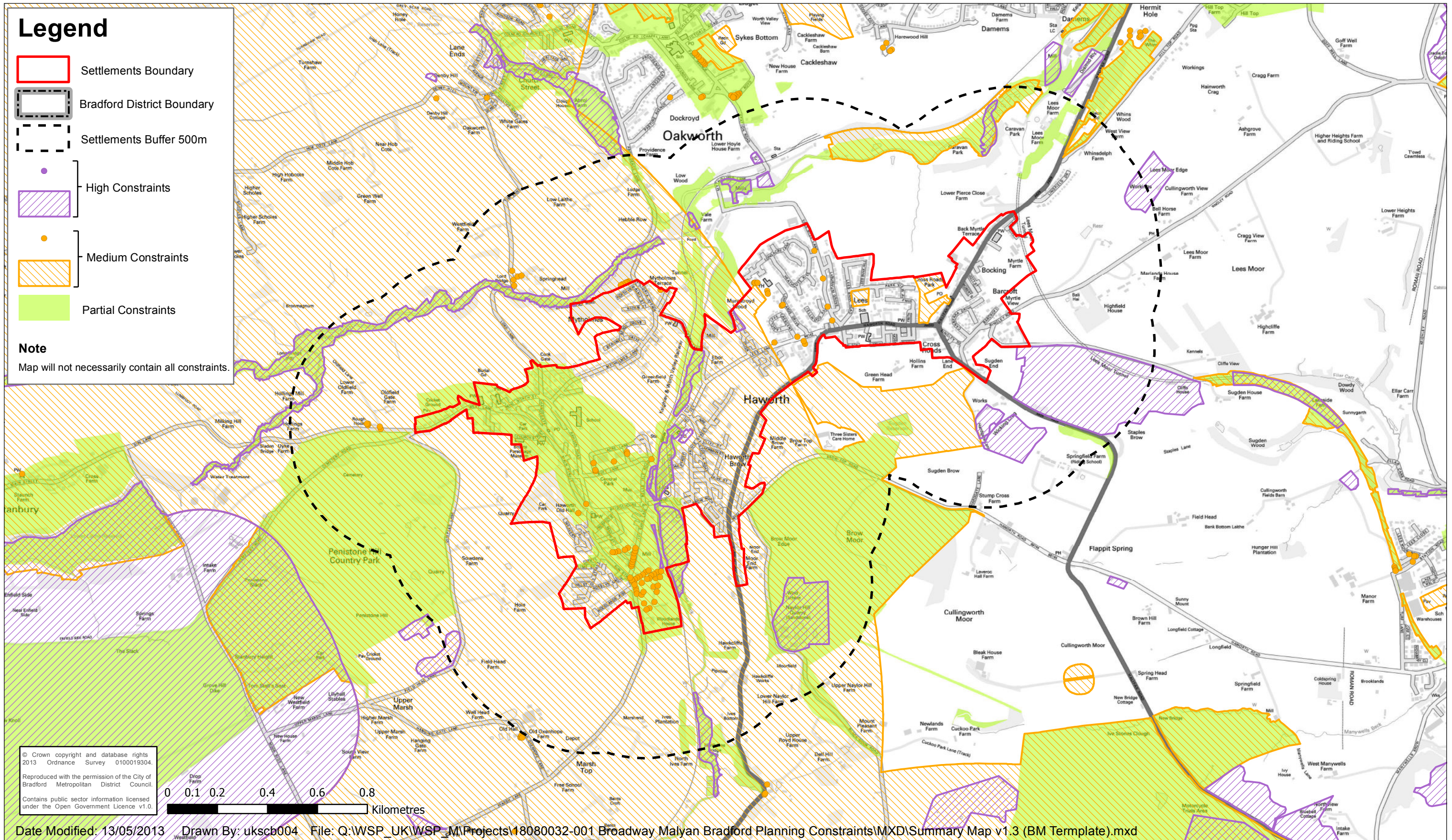
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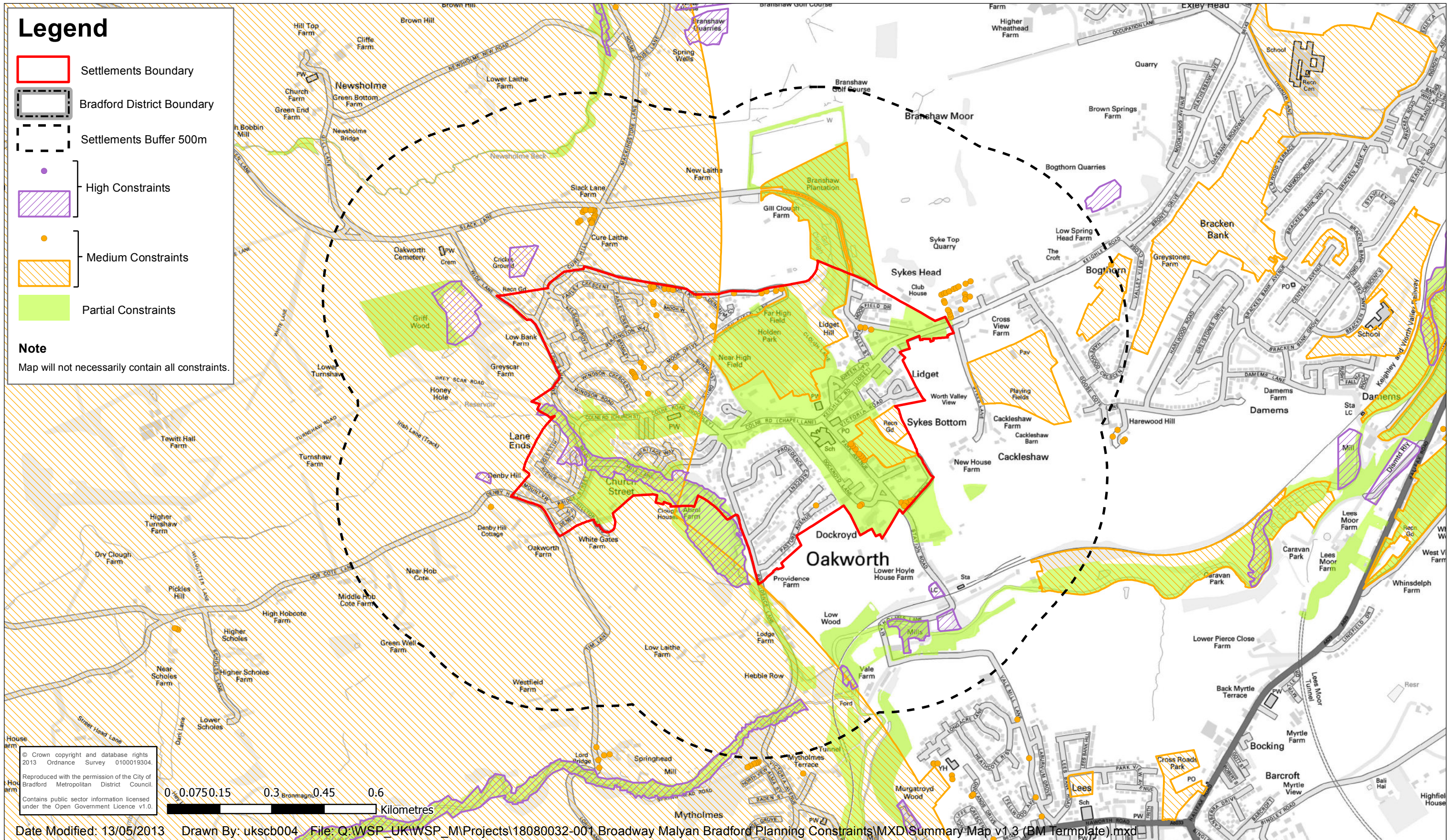
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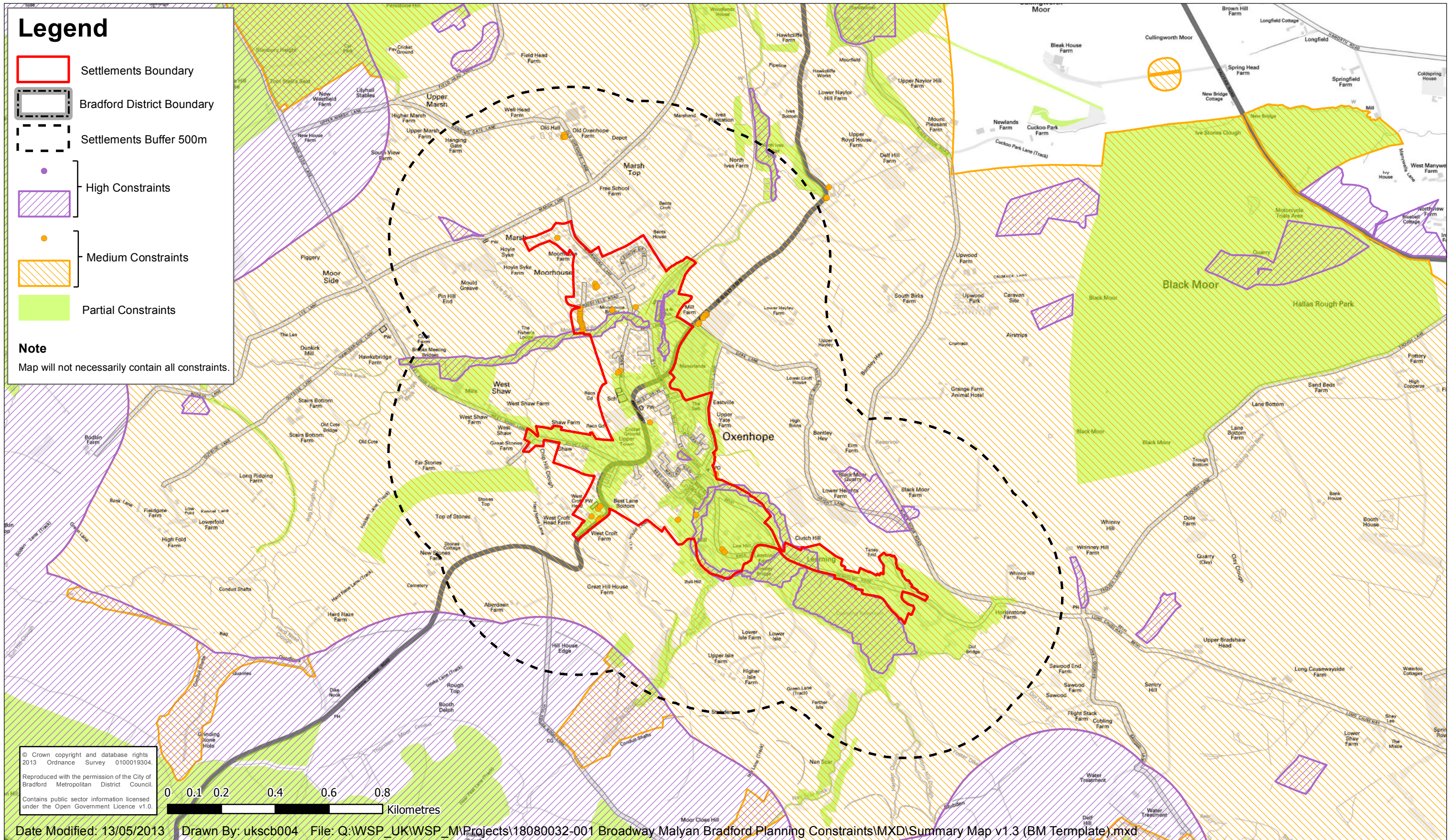
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Summary Map: Oakworth

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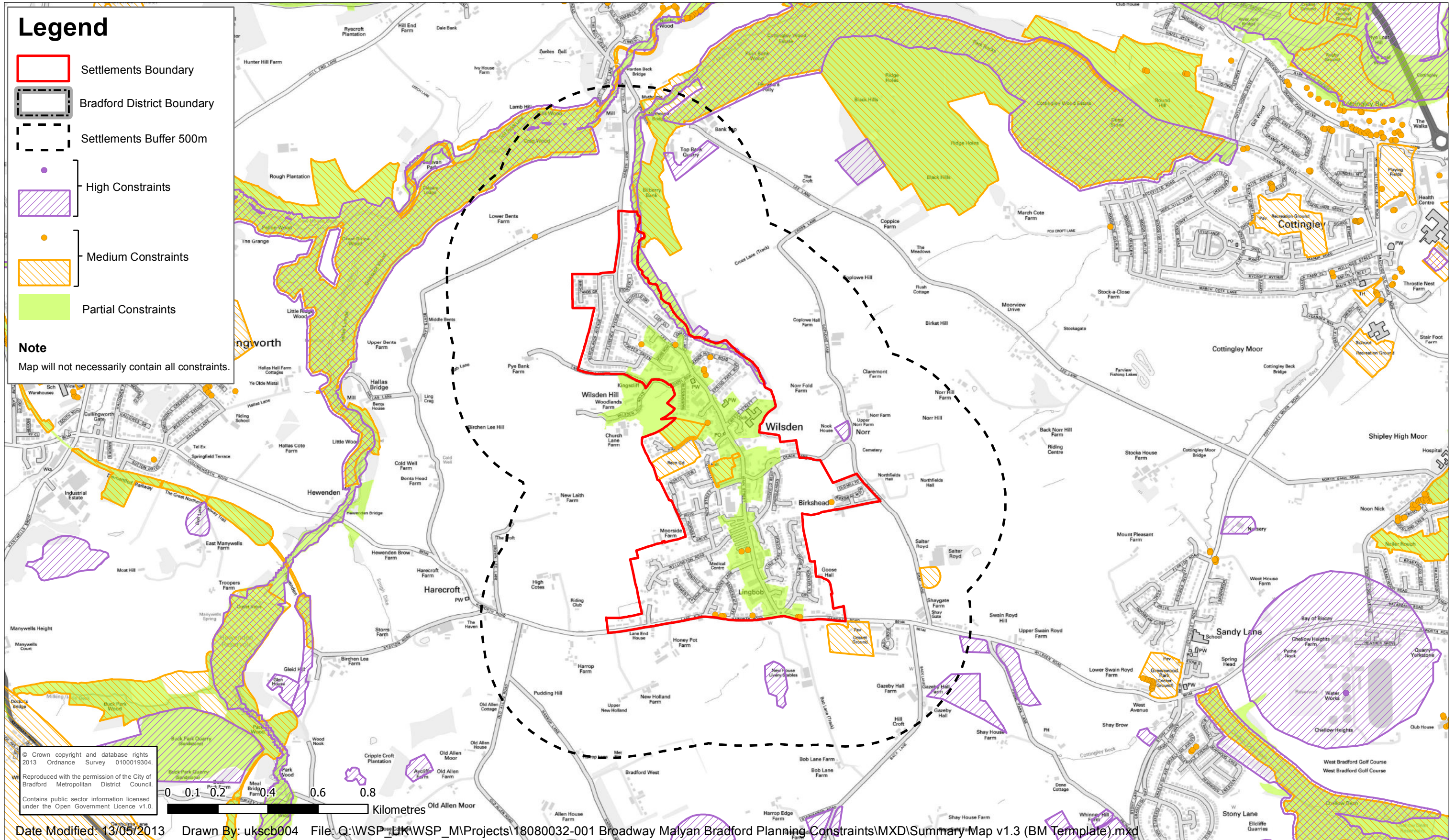
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2.17 The following tables set out the average environmental, social, economic and overall total scores for the Local Service Centre settlement areas SHLAA and Strategic Parcels that were subjected to the Element Two sustainability analysis:

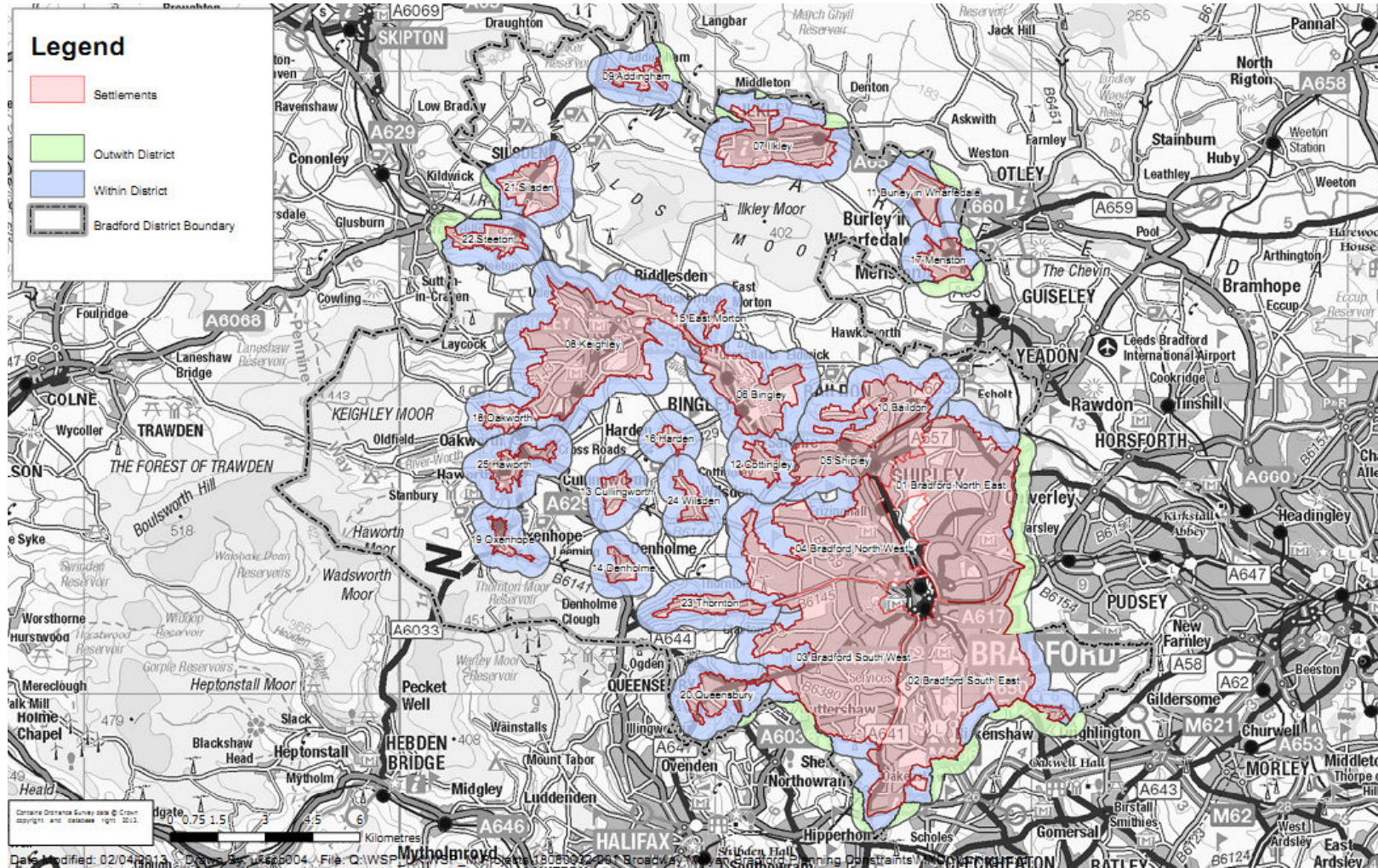
SHLAA Sites	Environmental	Social	Economic	Total
Cullingworth	27	32	4	62
Baildon	25	29	5	59
Oakworth	25	31	0	57
Cottingley	24	27	4	54
Denholme (SPA)	24	29	1	53
Harden	26	24	2	52
Wilsden	23	25	4	52
Haworth (SPA)	21	28	2	51
Haworth	23	24	2	49
Oxenhope (SPA)	21	28	0	49
East Morton (SPA)	23	23	3	49
Addingham (SPA)	23	25	0	49
Oakworth (SPA)	22	24	0	46
Average Local Service Centres score	23	27	2	52
All settlements average score	24	27	3	54

The Local Service Centres	Environmental	Social	Economic	Total
Cullingworth	22	28	3	53
Baildon	20	22	4	46
Oakworth	20	24	2	46
Cottingley	23	23	3	49
Denholme (SPA)	22	29	1	52
Harden	24	25	4	52
Wilsden	25	26	4	56
Haworth (SPA)	19	24	3	46
Haworth	22	26	3	51
Oxenhope (SPA)	20	24	0	44
East Morton (SPA)	20	21	3	43
Addingham (SPA)	21	25	0	47
Oakworth (SPA)	20	24	1	45
Average Local Service Centres score	21	25	2	48
All settlements average score	22	25	3	50

2.18 The Element One analysis indicated that Cullingworth, Wilsden, Cottingley and Harden have a significant amount of unconstrained and partly constrained land surrounding the settlements. Oxenhope and East Morton are very constrained by existing designations as both have 0ha. of unconstrained land.

- 2.19 The overall Local Service Centre average sustainability assessment scores for both SHLAA sites and Strategic Parcels are marginally below the 'All Settlements' average scores. With the Regional City of Bradford and the Principal Towns scoring the overall average and above, this indicates that the Local Service Centres can make an important contribution towards accommodating identified housing needs and demand, but that the appropriate level of growth is likely to be very significantly lower than that at the higher order settlements reflecting both the lower level of services and jobs in these areas and the need to protect their small settlement character.

Appendix 1: Map of Assessed Settlements and Areas of Green Belt Search



The Total Land Area assessed under Element Two

Settlement	Strategic Land Parcels (ha.)	SHLAA Sites (ha.)	Total (ha.)
Addingham	94.78	30.33	125.10
Baildon	145.43	3.20	148.63
Bingley	128.57	17.07	145.64
Bradford North East	46.63	20.60	67.23
Bradford North West	231.32	67.01	298.33
Bradford South East	220.54	89.47	310.00
Bradford South West	271.54	46.97	318.51
Burley	131.43	31.23	162.66
Cottingley	118.19	26.07	144.26
Cullingworth	177.61	2.15	179.76
Denholme	175.98	10.62	186.60
East Morton	153.83	12.64	166.46
Harden	110.87	2.22	113.09
Haworth	186.66	14.15	200.82
Ilkley	49.94	43.10	93.04
Keighley	708.80	72.06	780.86
Menston	117.60	28.63	146.23
Oakworth	147.22	16.62	163.84
Oxenhope	146.99	0.84	147.82
Queensbury	221.71	36.82	258.53
Shipley	34.39	6.23	40.61
Silsden	198.93	4.77	203.70
Steeton	166.56	10.45	177.01
Thornton	246.86	5.35	252.21
Wilsden	200.20	33.83	234.03
Total	4432.57	632.42	5064.99