

Bradford Growth Assessment

Local Growth Centres: Burley in Wharfedale,
Menston, Queensbury, Silsden, Steeton with
Eastburn and Thornton

November 2013

BroadwayMalyan^{BM}

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Appendix 1: The Total Land Area assessed under Element Two

1. INTRODUCTION

1.1 In preparing the Local Plan, City of Bradford Metropolitan District Council (CBMDC) have assessed the District's housing needs and demand over the period to 2029. To meet this identified housing need and demand in full, the use of Green Belt land 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 the District's key settlements. This section of the Growth Assessment sets out the study outputs for the settlement areas comprising the Local Growth Centres:

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

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

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

Element One: Directions for Growth. This element identifies the potential Green Belt opportunities contiguous to existing settlement boundaries that should be analysed in greater detail through Element Two of the Growth Assessment. Based on existing policy designations, within a defined search area surrounding each of the Districts key settlements the amount of 'highly constrained', 'medium constrained', 'partly constrained' and 'unconstrained land' has been identified and mapped. Land comprising 'partly constrained' and/or 'unconstrained land' has been considered the most appropriate land to analyse in greater detail for the contribution it could make towards achieving sustainable development.

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

Element Two: Sustainability Testing of Green Belt sites. 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.

- 1.4 For each of the Local Growth Centre settlement areas the remainder of this Growth Assessment document follows 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 'high constraints', 'medium constraints' and 'partial constraints'
 - Map showing the area covered by 'high constraints'
 - Map showing the area covered by 'medium constrained'
 - 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 SHLAA and Strategic Parcels that were subjected to the Element Two sustainability testing.

Overall Summary of the Local Service Centres

A short summary of the Local Growth Centre Element One and Two outputs.

2. THE LOCAL GROWTH CENTRES GROWTH ASSESSMENT OUTCOMES

Burley in Wharfedale

Burley in Wharfedale is situated in mid Wharfedale on the A65 between Ilkley and Otley, to the northern edge of the District and close to the River Wharfe. Burley is located in the Wharfedale Ward with Menston, which is located in close proximity to the south.

Element One: Directions for Growth

a) Existing Policy Constraint Designations and Sieve Mapping

Schedules and maps of the amount of land (hectares) covered by 'highly constrained', 'medium constrained' and 'partly constrained' designations within the 500 metre zone surrounding the Burley in Wharfedale area are set out below.

Burley in Wharfedale

Total Area: 309.15 Ha

High Constraints	Ha	%
Flood Risk Zone 3	20.71	6.7%
Landfill	6.21	2.0%
Total area (with high policy constraint overlaps)	26.92	
Total area (without high policy constraint overlaps)	26.43	8.5%

Medium Constraints	Ha	%
Bradford Wildlife Areas	7.63	2.5%
Playing Fields	1.58	0.5%
SEGIs - RIGS	4.55	1.5%
SPA 400m-2.5Km Zone	306.53	99.2%
Total area (with medium policy constraint overlaps)	320.30	
Total area (without medium policy constraint overlaps)	307.32	99.4%

Partial Constraints	Ha	%
Conservation Areas	2.04	0.7%
Flood Risk Zone 2	38.35	12.4%
Other sites of Landscape or Wildlife Interest	4.55	1.5%
Wetland	21.50	7.0%
Woodland	18.57	6.0%
Total area (with partial policy constraint overlaps)	85.01	
Total area (without partial policy constraint overlaps)	57.75	18.7%

Total unconstrained area (hectares)	0.06	0.0%
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[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 1].

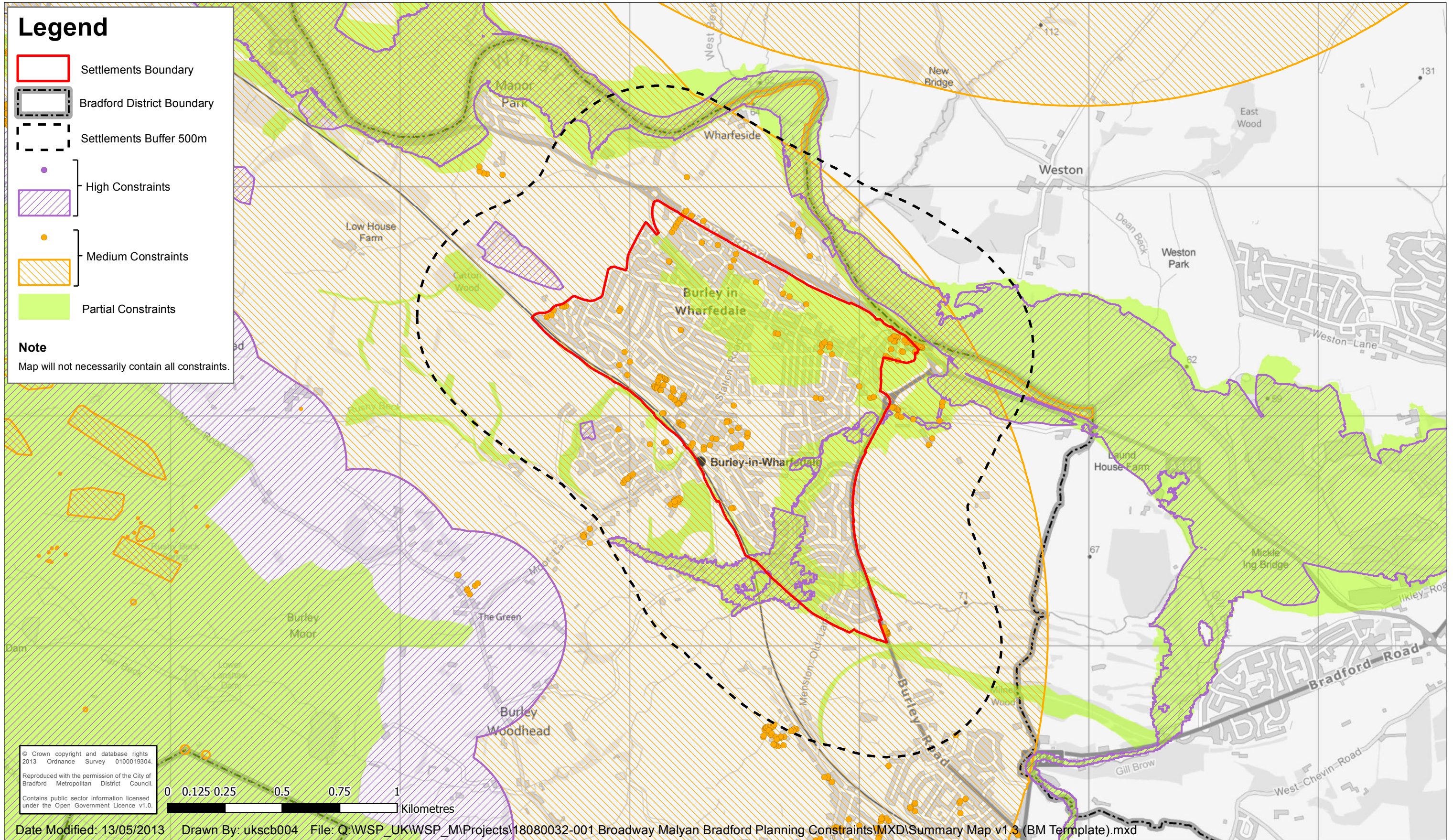
The following policy constraint mapping for Burley in Wharfedale comprises:

- Burley in Wharfedale area covered by 'high constraints', 'medium constraints' and partial constraints.
- Burley in Wharfedale area covered by 'high constraints'.
- Burley in Wharfedale area covered by 'medium constraints'.
- Burley in Wharfedale area covered by 'partial constraints'.
- Map showing the Burley in Wharfedale SHLAA sites and the other Strategic Parcels of land identified which comprise unconstrained and partly constrained land. These Strategic Parcels and SHLAA sites will be subjected to the Element Two sustainability testing.

Legend

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

Note
Map will not necessarily contain all constraints.



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Client
Bradford Metropolitan District Council

Project
Bradford Growth Study

Descriptions
Summary Map: Burley in Wharfedale

Status
FOR INFORMATION

Scale
N/A

Job Number
29232

Drawn
WSP
















Drawing Number
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Drawn
2013

Revision
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Legend

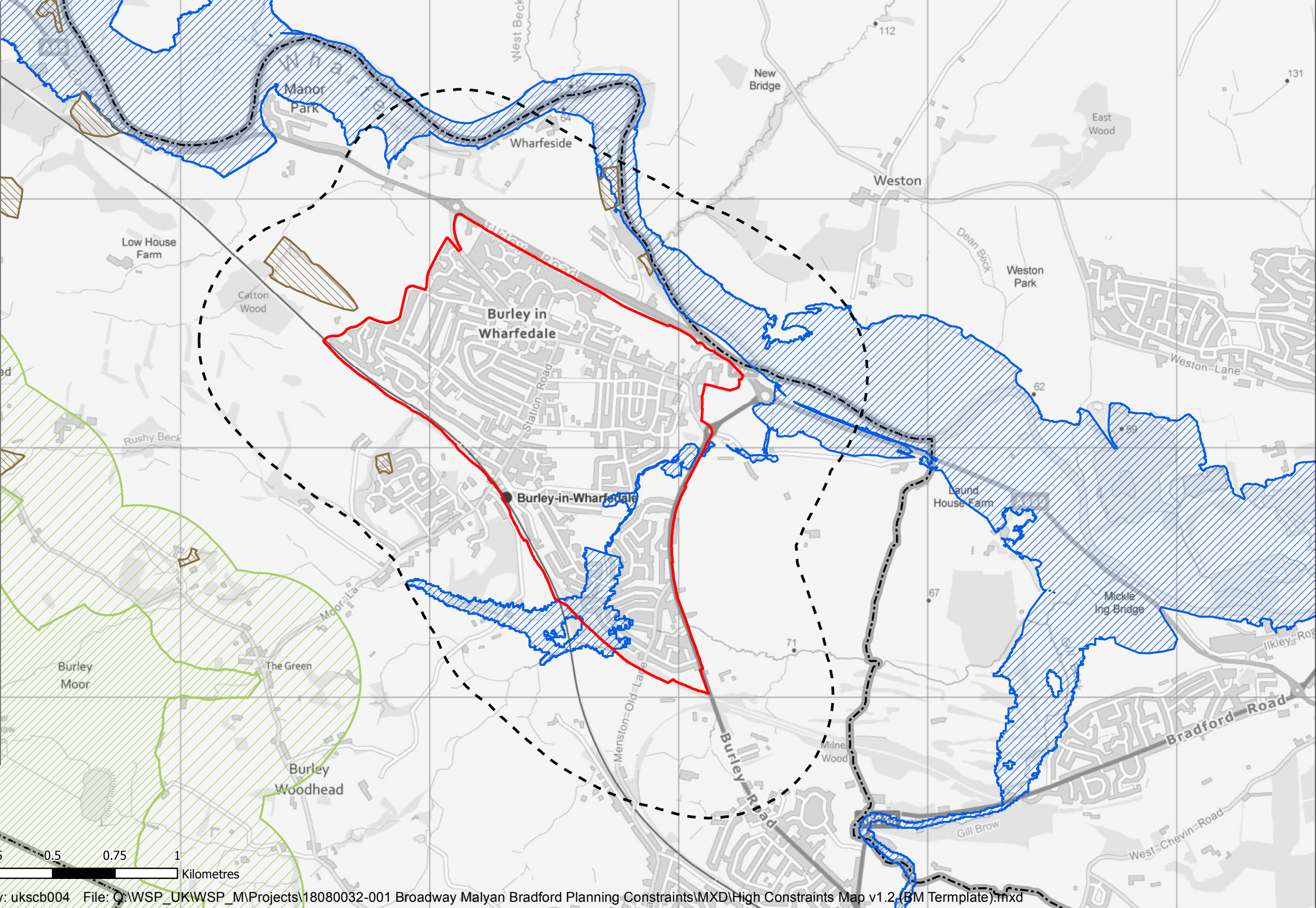
-  Settlement Boundary
-  Bradford District Boundary
-  Settlements Buffer 500m
-  Special Protection Area
-  Special Protection Area 400m Zone
-  Site of Special Scientific Interest
-  Ancient Woodland *
-  Ancient Woodland 12m Buffer *
-  Flood Risk Zone 3
-  Hazardous Installation
-  Major Hazard Site
-  Active Landfill
-  Inert Waste Landfill
-  Landfill
-  Active Quarry

Note
 * Includes Ancient Semi-Natural Woodland and Replanted Woodland.
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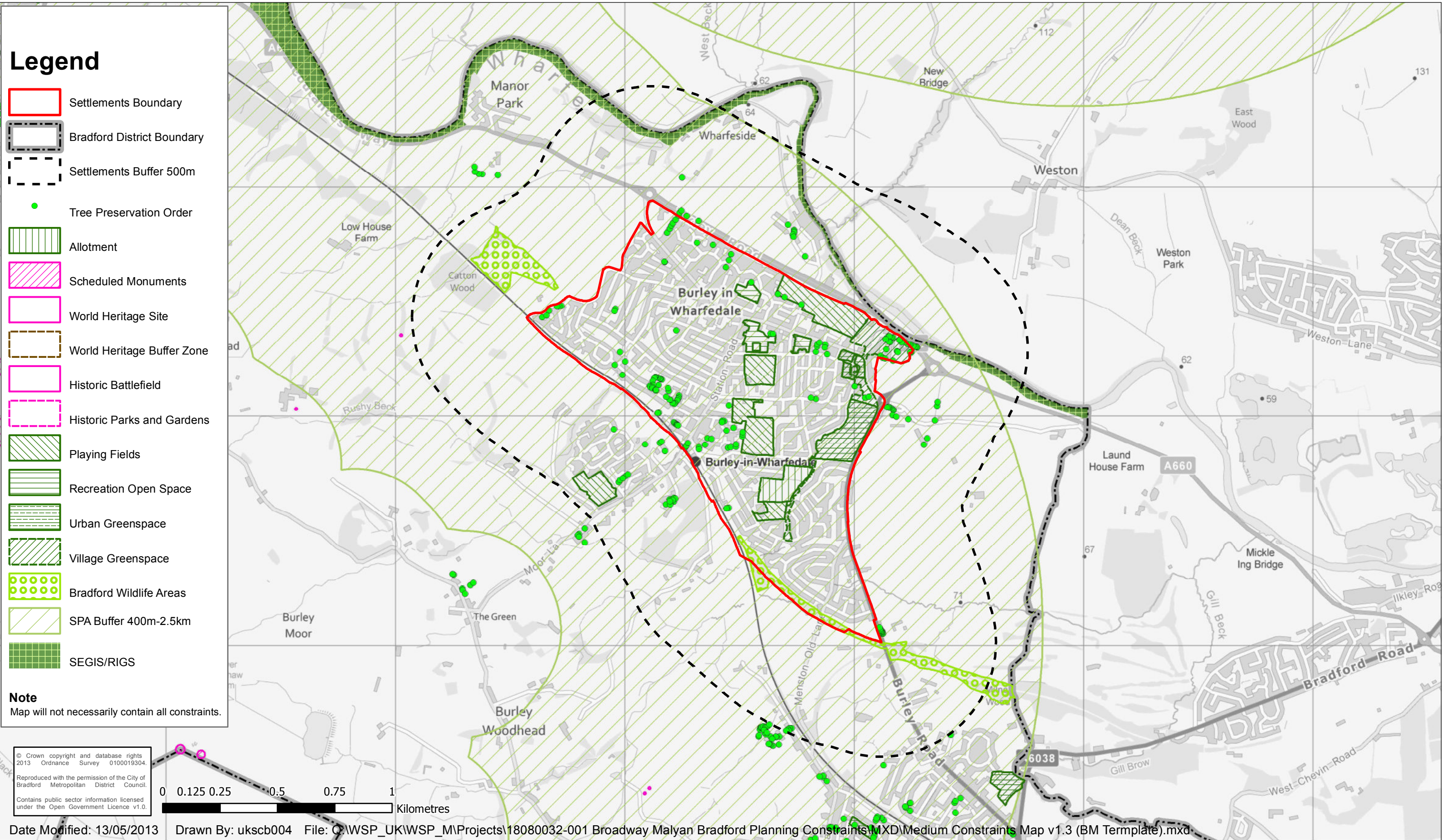
Project
Bradford Growth Study

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High Constraints: Burley in Wharfedale

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Descriptions
Medium Constraints: Burley in Wharfedale

Status
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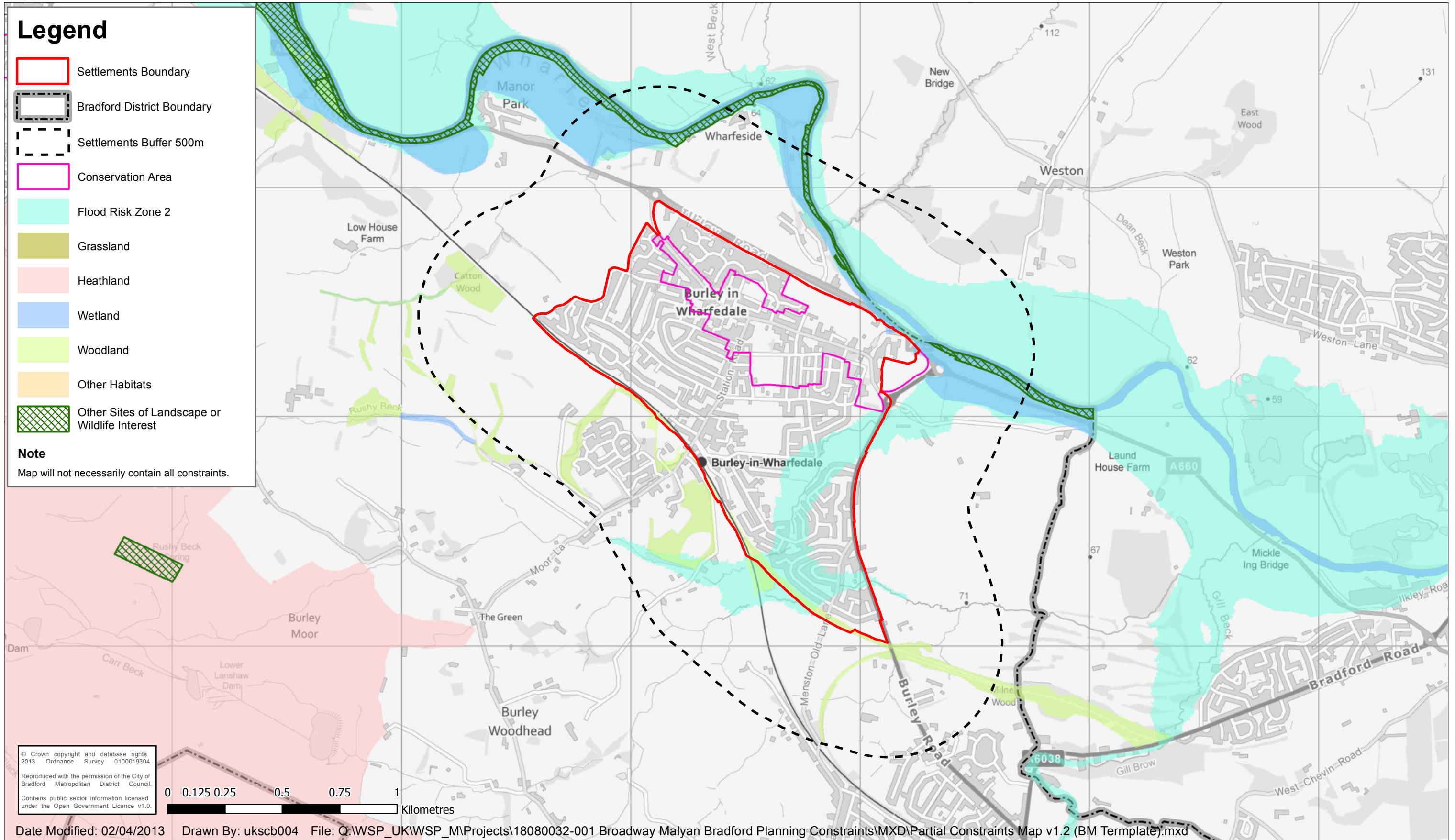
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Legend

- Settlements Boundary
- Bradford District Boundary
- Settlements Buffer 500m
- Conservation Area
- Flood Risk Zone 2
- Grassland
- Heathland
- Wetland
- Woodland
- Other Habitats
- Other Sites of Landscape or Wildlife Interest

Note
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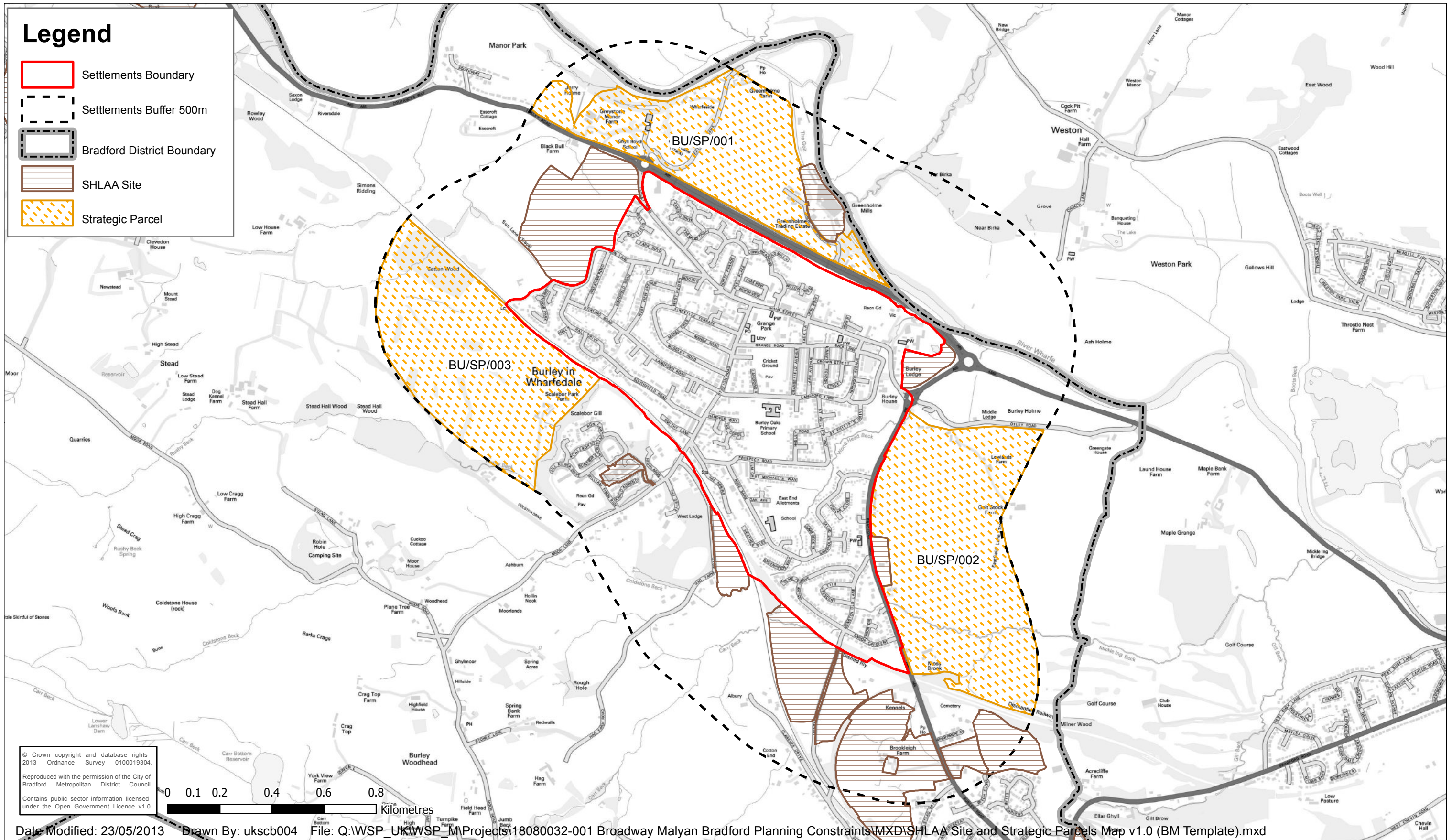
Project
Bradford Growth Study

Descriptions
Partial Constraints: Burley in Wharfedale

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Job Number 29232	Drawing Number -	Revision -

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Descriptions
**SHLAA Site and Strategic Parcels Map:
 Burley in Wharfedale**

Status
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Scale	Drawn	Drawn
N/A	WSP	2013
Job Number	Drawing Number	Revision
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The existing social, economic and environmental position of Burley in Wharfedale

Environmental Role Element	Provision/ Position	Comment
Green Belt	Limited contribution to the role of the West Yorkshire Green Belt	<p>The Green Belt performs well in this location with regards to the purposes set out in the National Planning Policy Framework (NPPF):</p> <ul style="list-style-type: none"> • The Green Belt surrounding Burley in Wharfedale provides a limited contribution to the role of the West Yorkshire Green Belt. However, locally the Green Belt provides a significant role in preventing sprawl and ribbon development. • The Green Belt contributes towards helping prevent the merging of Burley and the neighbouring settlements of Ilkley, Otley and Menston and also smaller villages, such as Burley Woodhead. However, the gap between neighbouring settlements varies between approximately 400m and 2km. • The Green Belt performs a significant role in safeguarding the countryside from settlement encroachment, particularly to the south and west of the village where boundaries are less defined. • The Green Belt contributes to preserving the setting of the Conservation Areas and Historical Assets, particularly to the east and north, by defining a contained settlement setting. This consolidates the traditional village character of Burley. • As with all settlements within the District the Green Belt contributes towards encouraging efficient use of previously developed and derelict land within urban areas.
Previously Developed Land	123	The Council's Strategic Housing Land Availability Assessment Update indicates that there some existing PDL potential within Burley in Wharfedale.
Landscape	Moderate	The Bradford Landscape Assessment outlines that Burley in Wharfedale lies within the Wharfedale landscape character area. The character of the more open pasture fields are considered to be more vulnerable to development and change. The wooded character should be conserved and protected against further development. Opportunities should be sought where possible to encourage regeneration and planting, including enhancing field boundaries.
Topography	Varied	Burley in Wharfedale is located at the flat valley bottom of Wharfedale, which extends in the northwest and southeast of Burley. The landform in the west of Burley is characterised by gently undulating slopes before it rises steeply to the heights of Burley Moor and Rombalds Moor. The gentle slopes on the south facing valley side around Weston reach the highest point at Weston Moor.
Archaeology and Heritage	Low	Main Street to the north is a designated Conservation Area. Within the Conservation Area there are a number of listed buildings. The Conservation Area extends into the countryside to the north east. There are also a number of listed buildings within the area immediately surrounding the settlement to the east and west.
Nature Conservation	Medium - High	Burley in Wharfedale is located wholly within the 400 metre to 2.5km SPA buffer zone. The River Wharfe to the north east is a designated Site of Ecological or Geological Importance. There are also a number of designated Bradford Wildlife areas to the west along the railway line and to the south along the dismantled railway line.

Bradford Growth Assessment: Local Growth Centres

Flood Risk	Medium	There is a significant area at risk of flooding to the east, north and south east. There are also smaller pockets of flood risk to the north west and south east, but these do not abut the settlement boundary.
Renewable Energy	Potential	The Renewable and Low Carbon Energy Capacity Study indicated there was potential for hydro and CHP energy production at Burley in Wharfedale.
Hazards and Contamination	Medium	There are no active landfill sites within the vicinity of Burley. However, there are a number of former landfill sites to the north east (Western Park, Greenholme Mills, Below Greenholme Mills and The Island Site) and one to the north west (Sun Lane). There is also a small site within the former Moor Lane Hospital site.

Environmental Role Summary:

The settlement is wholly within the 400 metre to 2.5km SPA buffer zone. Subject to the outcome of the Councils on-going SPA work this could limit the level of new homes at Burley in Wharfedale. The Green Belt performs a limited function to the West Yorkshire Green Belt, but provides a significant contribution locally to preventing neighbouring settlements from merging, particularly to the south.

Social Role Element	Provision/ Position	Comment
Population	6,247	Figure taken from 2011 Census Population Counts at Output Area data for Burley. This equates to approximately 1.2% of the total population within the Core Strategy settlement areas.
Population Growth (2001-2011)	12.3%	Analysis of Census data shows that the population of Burley in Wharfedale increased by just under 700 or 12.3% over the period. This is close to the average for all the Core Strategy settlement areas of 12.9%
Households	2,613	Figure based on MOSAIC HH Count data for the Burley area as defined within the Core Strategy. This equates to approximately 1.3% of the Districts total households.
Average Household Size	2.3	The average household size within Burley (as defined within the Core Strategy) is lower than the District average of 2.48.
Age structure	Average	The Bradford Ward Economic Profiles outline that 17.5% of residents are 65 and over. However, the District's Settlement Study outlines that there has been a recent trend of young families being attracted to the area due to accessibility to jobs.
Deprivation	Low	The Bradford Ward Economic Profiles outline that the Wharfedale Ward is the least deprived of the 30 Wards within the District.
Convenience store	✓	The District's Retail and Leisure Study identified it as a strong and viable local centre. However, the centre is dominated by leisure uses. Ilkley, approximately 4km to the north west is the nearest Town Centre.
Type of retail centre	Local Centre	
Proximity to nearest Town Centre	Ilkley	
Primary School	✓	There are two primary schools in Burley in Wharfedale. The Bradford District Education Organisation Plan (December 2012) indicates there is sufficient existing capacity within both primary and secondary schools (Wharfe Valley and 3 Valleys areas) to meet forecast need. However, capacity is broadly equal to demand towards the end of the Education Plan period – 2015 for primary
Secondary School	✗	

Bradford Growth Assessment: Local Growth Centres

Higher/ Tertiary Education Facility	✘	and 2018 for secondary. Ilkley Grammar School, the nearest secondary school, is also specifically identified as having capacity issues towards 2018.
Hospital	✘	Burley in Wharfedale has a good range of existing local community services and facilities.
Health Centre	✓	
Post Office	✓	
Library	✓	
Community Centre and Hall	✓	
Green Infrastructure, Open Space and Public Space	Good	The Bradford Open Space and Recreation Study outlines there are gaps in civic space and cemetery space and minor gaps in the provision of play areas.
Sports and Recreation Facilities	Very Good	The Bradford Open Space and Recreation Study outlines that although the District has an overall shortfall, there is significant existing provision in Burley.
Railway Station	✓	Trains from Burley to Bradford run every half hour and take 23/24 minutes, They are also half hourly and take 20/21 minutes to Leeds.
High Frequency Bus Service	✘	Burley in Wharfedale has adequate services to Bradford and the surrounding settlements. However, these are not high frequency services.
Bus Service	✓	
Utilities and Telcoms Capacity	✓	The Bradford Infrastructure Plan confirms there is existing strategic electricity and gas infrastructure capacity. Local infrastructure may be required in the medium to long term. Wharfedale is also adequately served by broadband services.
Affordable Housing	Shortfall	The Bradford Strategic Housing Market Assessment (2010) outlines that Wharfedale sub-area has a net annual shortfall of 120 affordable houses. This equates to approximately 16% of the District average. There is a particular shortage of 2-3 bed dwellings.
Long term housing vacancy rate	2.5%	This is below the District average of 3.9%.
Market supply and demand (Sub area)	Demand	The Strategic Housing Market Area Assessment (2010) outlines that demand exceeds supply for detached houses of 3+ bedrooms; and private rented properties. There is limited demand for one bed properties.
<p>Social Role Summary: The settlement has a good range of local community facilities and services, but there are gaps in open space provision and an education capacity deficit. Burley in Wharfedale has good public transport services, but no high frequency bus service. There is an identified housing need and demand within Burley in Wharfedale.</p>		

Bradford Growth Assessment: Local Growth Centres

Economic Role Element	Provision/ Position	Comment
Job accessibility and travel to work area	High out commuting	The District's Settlement Study outlines that the average distance travelled to work is higher than the District average – 13.9km compared to 10.1km. The average number of trips by car is also higher than District average.
Working population	8,293	Figure based on Census 2011 data. Wharfedale Ward figure, which includes Menston to the south. This equates to approximately 2.3% of the District total working population.
Total number of local jobs	1,700	Wharfedale Ward figure, which includes Menston. Figure is based on the Bradford Ward Economic Profiles.
Proportion of working age population to total local jobs	4.9 working age residents per local job	Figures based on Ward level data and calculated by dividing the working age population by the total number of local jobs (above two rows).
Entrepreneurship	High	The Bradford Ward Economic Profile outlines that in 2011 the Wharfedale Ward had a new start up rate of 133 starts per 10,000 adults. This is well above the District rate of 100 starts. However, the Ward has a slightly lower than average number of self-employed or business owning households – 13% compared to the District average of 13.6%.
Number of local business units	287	Based on the Bradford Ward Economic Profiles.
Top 30 employers	*	The Bradford Ward Economic Profiles outlines that the nearest top 30 District employer is Bradford and Bingley PLC. Based at Bingley
Employment Land	Limited	There is limited employment land.
Regeneration Areas	*	Burley is not located within a regeneration area
Transport Capacity	Limited	The District Wide Transport Study outlined that there is limited potential for provision of extra highways capacity on the existing network. It would also be difficult to reduce bus journey times as there are limited opportunities for providing bus priority.
Potential transport measures		The District Wide Transport Study recommended focusing on making best use of the existing rail services on the Wharfedale line, including the provision of Park and Ride facilities at stations, including Burley. With sufficient demand there is potential for additional service provision on the Wharfedale line. Public transport improvement could also be made through better bus connections between Ilkley and Leeds/ Bradford Airport.
<p>Economic Role Summary: With limited local employment opportunities, potential new housing development is likely to increase out commuting. However, the settlement does have good public transport links to the surrounding key employment areas, and these links could be enhanced. New housing development could also facilitate a park and ride scheme.</p>		

Bradford Growth Assessment: Local Growth Centres

b) Objectively Assessed Consideration

Total area of 500m search area (hectares)	309.15	<p>New dwellings at Burley in Wharfedale has the potential to address the settlements identified housing needs and demand. New housing would help support the local village centre and help facilitate a new park and ride which would benefit both existing and new residents. New housing also has the potential to provide new community facilities such as open space. However, development which is not proportionate to the existing settlement may affect the settlements existing character.</p> <p>The land surrounding Burley is relatively free from land within the 'high constraints' category. However, Burley is located within the SPA 400m to 2.5km buffer zone. Most of the land surrounding Burley falls within the buffer zone.</p> <p>Subject to the outcome of the Council's on-going SPA work, should Green Belt development be required at Burley the focus should be to the north, north west and east which are less environmentally constrained and have good accessibility to existing social and economic facilities and services. However, significant consideration would need to be given to the importance of maintaining an adequate separation gap between Burley and Menston.</p>
Total Area covered by highly constrained designations (hectares)	26.43 (9%)	
Total Area covered by medium constrained designations (hectares)	307.32 (99%)	
Total Area covered by partly constrained designations (hectares)	57.75 (19%)	
Total unconstrained area (hectares)	0.06 (0%)	

Element Two: Green Belt Site Sustainability Testing

The environmental, social, economic and overall total scores for the Burley SHLAA and Strategic Parcels subjected to the Element Two sustainability testing are set out within the following schedules:

SHLAA sites within 400m to 2.5km SPA buffer zone

SHLAA Site Reference	Environmental	Social	Economic	Total
BU/001	24	18	2	44
BU/002	20	29	1	50
BU/004	23	32	1	56
BU/005	27	27	1	55
BU/008	25	24	3	52
Average Score	24	26	2	51

SHLAA sites within 400m to 2.5km SPA buffer zone

Strategic Parcel Reference	Environmental	Social	Economic	Total
BU/SP/001	25	23	4	52
BU/SP/002	22	28	2	52
BU/SP/003	23	17	1	41
Average Score	23	23	2	48

Menston

Menston is a small settlement to the north east of Bradford. The main A65 links Menston to Leeds and Ilkley. Menston is in the Wharfedale Ward, along with Burley-in-Wharfedale, which is located in close proximity to the north.

Element One: Directions for Growth

a) Existing Policy Constraint Designations and Sieve Mapping

Schedules and maps of the amount of land (hectares) covered by 'highly constrained', 'medium constrained' and 'partly constrained' designations within the 500 metre zone surrounding the Menston area are set out below.

Menston **Total Area: 219.75 Ha**

High Constraints	Ha	%
Flood Risk Zone 3	3.01	1.4%
Total area (with high policy constraint overlaps)	3.01	
Total area (without high policy constraint overlaps)	3.01	1.4%

Medium Constraints	Ha	%
Bradford Wildlife Areas	3.60	1.6%
Historic Parks and Gardens	0.91	0.4%
Scheduled Monuments	0.02	0.0%
SPA 400m-2.5Km Zone	185.96	84.6%
Total area (with medium policy constraint overlaps)	190.48	
Total area (without medium policy constraint overlaps)	186.87	85.0%

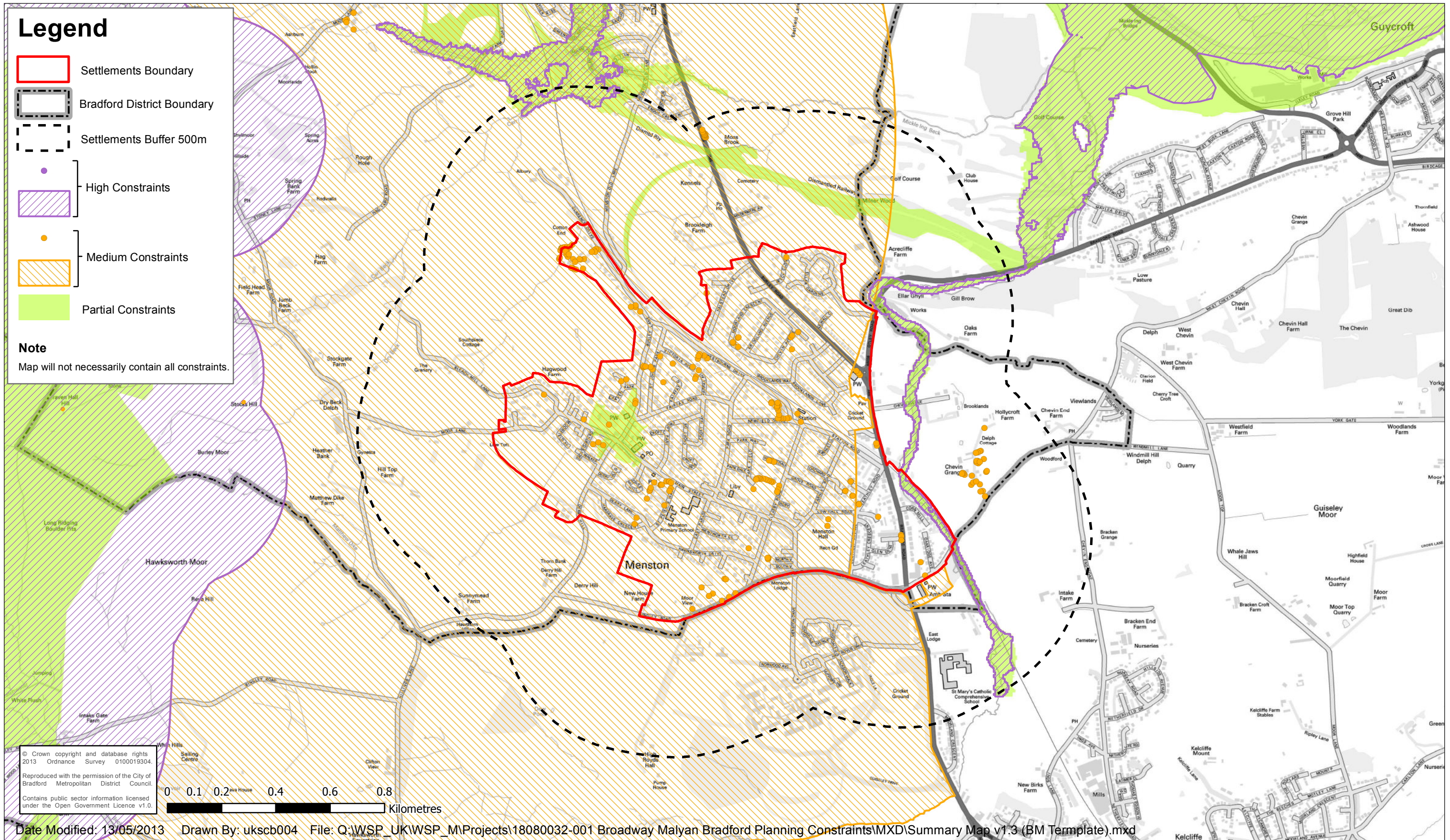
Partial Constraints	Ha	%
Flood Risk Zone 2	3.85	1.8%
Woodland	5.11	2.3%
Total area (with partial policy constraint overlaps)	8.96	
Total area (without partial policy constraint overlaps)	8.95	4.1%

Total unconstrained area	30.82	14.0%
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[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 1].

The following policy constraint maps for Menston include:

- Menston area covered by 'high constraints', 'medium constraints' and partial constraints.
- Menston area covered by 'high constraints'.
- Menston area covered by 'medium constraints'.
- Menston area covered by 'partial constraints'.
- Map showing the Menston SHLAA sites and the other Strategic Parcels of land identified which comprise unconstrained and partly constrained land. These Strategic Parcels and SHLAA sites will be subjected to the Element Two sustainability testing.



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Project
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Descriptions
Summary Map: Menston

Status
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Legend

-  Settlement Boundary
-  Bradford District Boundary
-  Settlements Buffer 500m
-  Special Protection Area
-  Special Protection Area 400m Zone
-  Site of Special Scientific Interest
-  Ancient Woodland *
-  Ancient Woodland 12m Buffer *
-  Flood Risk Zone 3
-  Hazardous Installation
-  Major Hazard Site
-  Active Landfill
-  Inert Waste Landfill
-  Landfill
-  Active Quarry

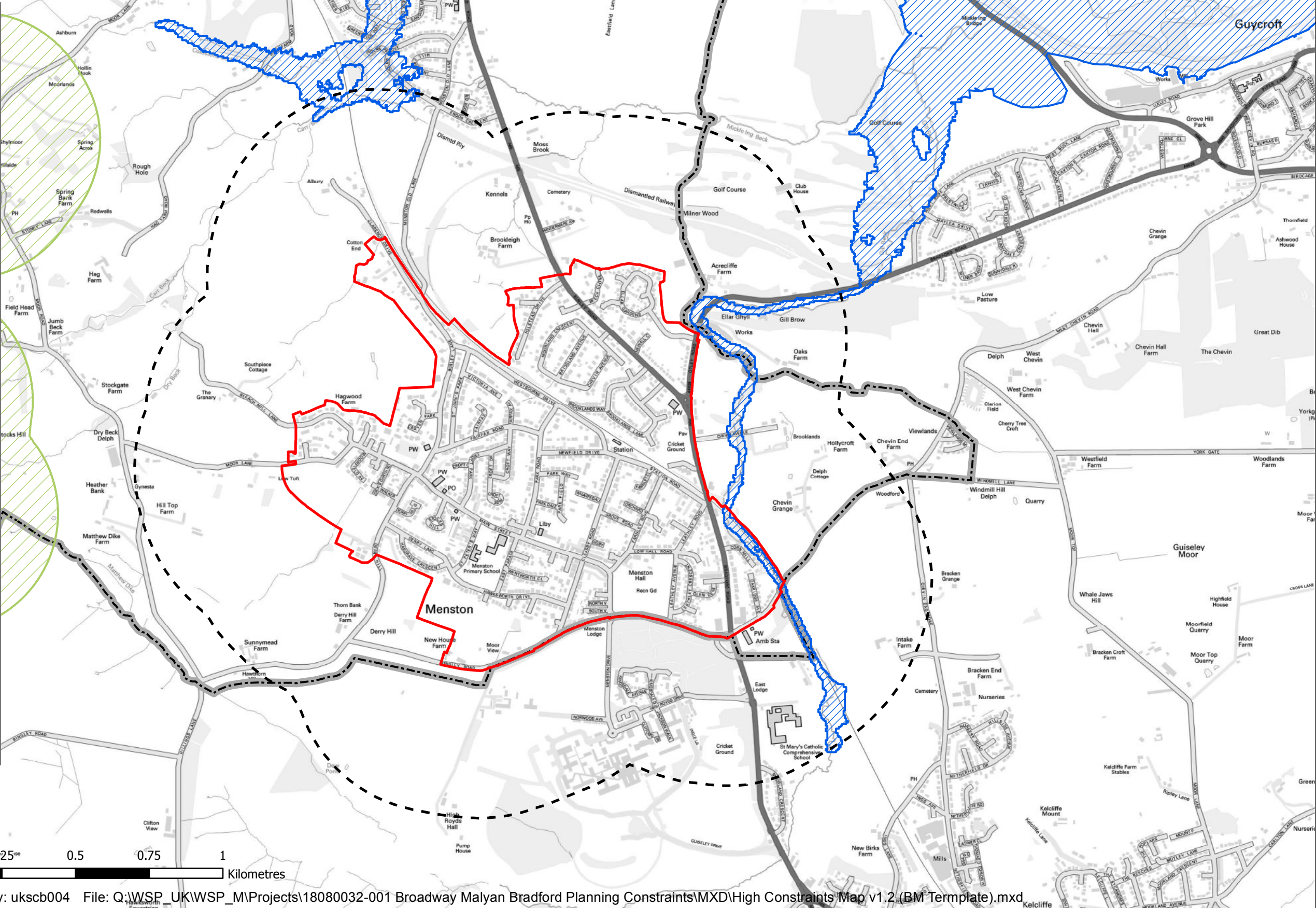
Note
* Includes Ancient Semi-Natural Woodland and Replanted Woodland.

Map will not necessarily contain all constraints.

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













Descriptions
High Constraints: Menston

Status
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Scale N/A	Drawn WSP	Drawn 2013
Job Number 29232	Drawing Number -	Revision -

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Legend

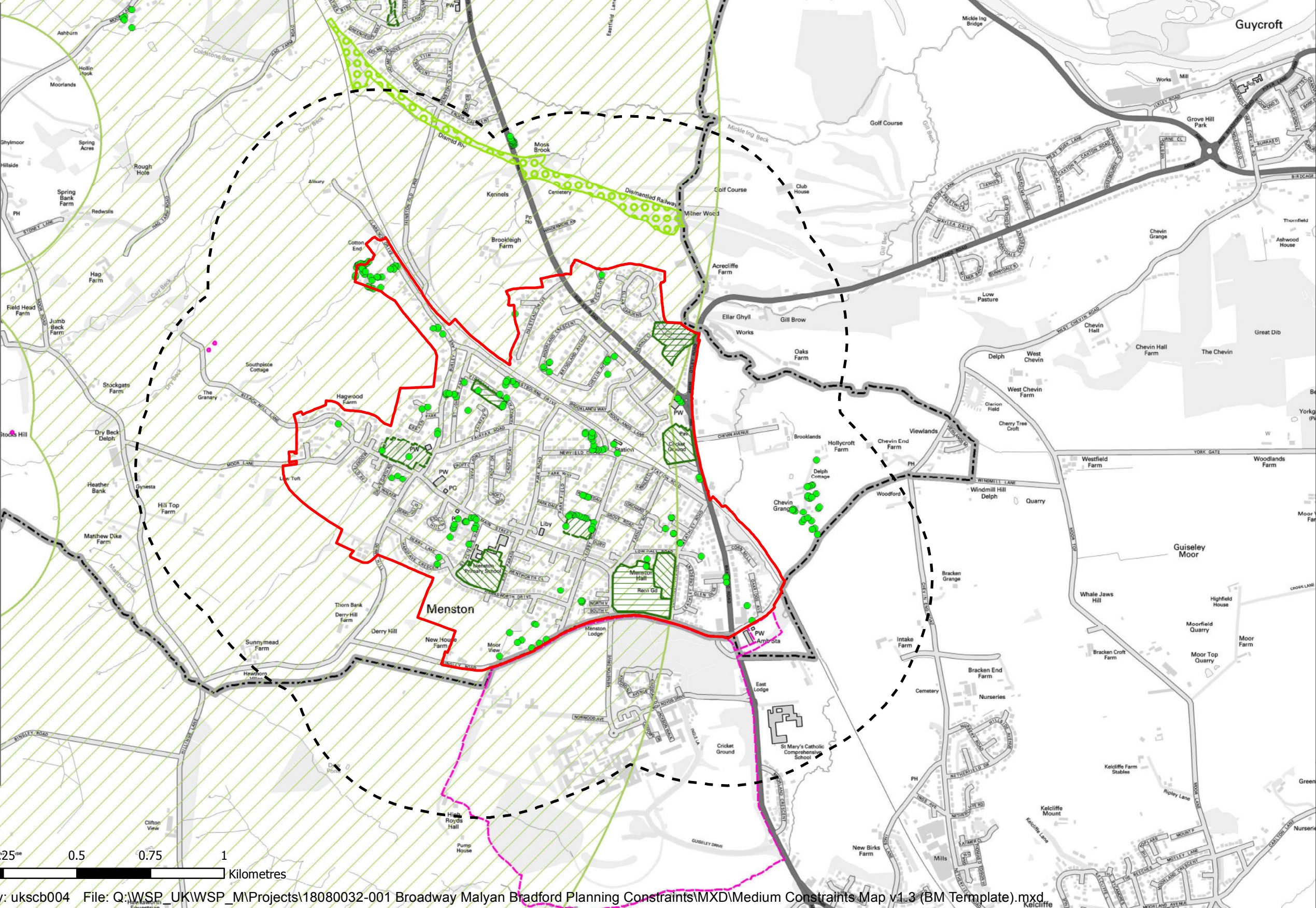
-  Settlements Boundary
-  Bradford District Boundary
-  Settlements Buffer 500m
-  Tree Preservation Order
-  Allotment
-  Scheduled Monuments
-  World Heritage Site
-  World Heritage Buffer Zone
-  Historic Battlefield
-  Historic Parks and Gardens
-  Playing Fields
-  Recreation Open Space
-  Urban Greenspace
-  Village Greenspace
-  Bradford Wildlife Areas
-  SPA Buffer 400m-2.5km
-  SEGIS/RIGS

Note
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Project
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Descriptions
Medium Constraints: Menston

Status
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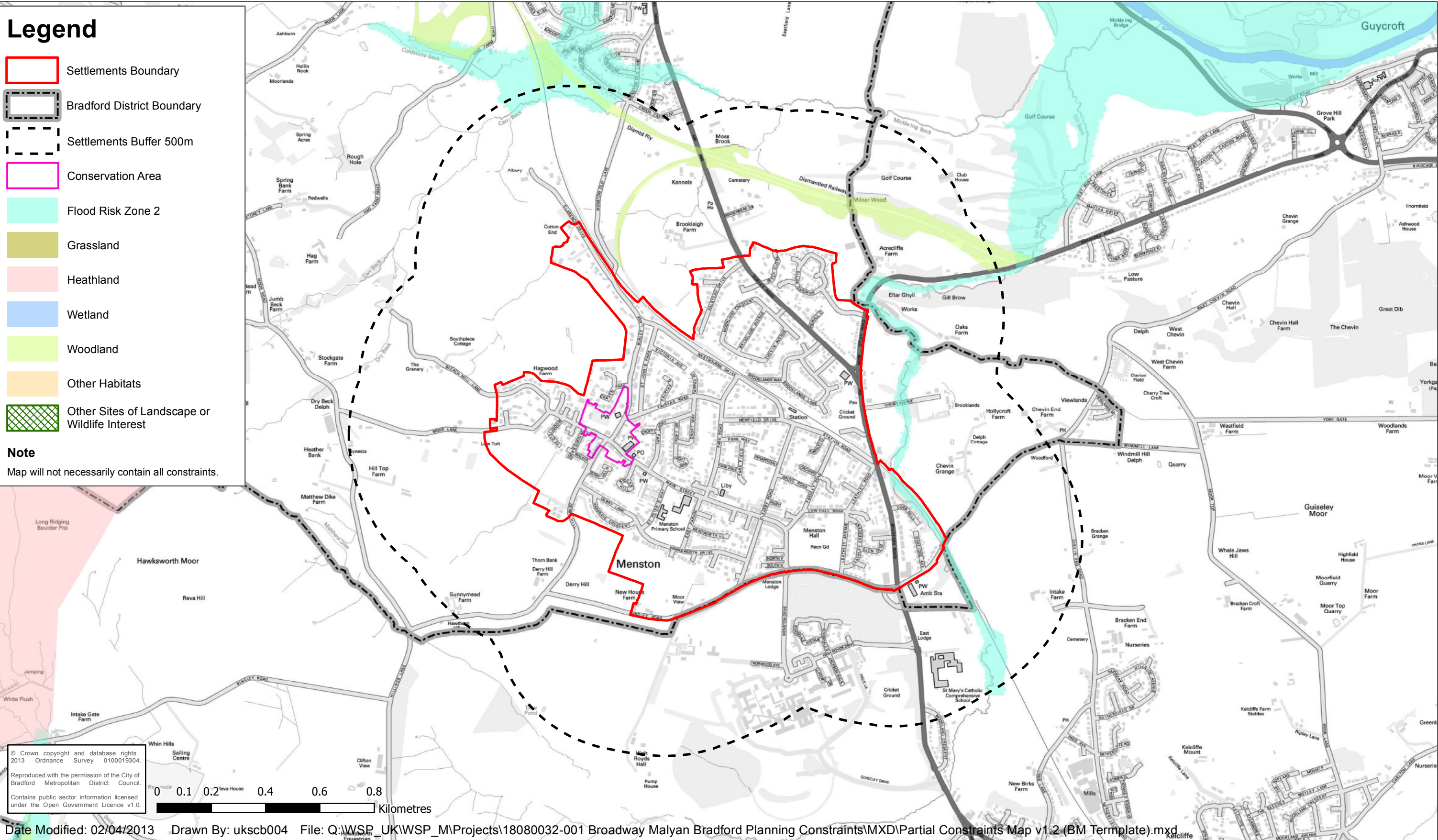
Scale N/A	Drawn WSP	Drawn 2013
Job Number 29232	Drawing Number -	Revision -

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Legend

- Settlements Boundary
- Bradford District Boundary
- Settlements Buffer 500m
- Conservation Area
- Flood Risk Zone 2
- Grassland
- Heathland
- Wetland
- Woodland
- Other Habitats
- Other Sites of Landscape or Wildlife Interest

Note
Map will not necessarily contain all constraints.



Date Modified: 02/04/2013 Drawn By: ukscb004 File: Q:\WSP_UK\WSP_M\Projects\18080032-001 Broadway Malyan Bradford Planning Constraints\MXD\Partial Constraints Map v1.2 (BM Template).mxd

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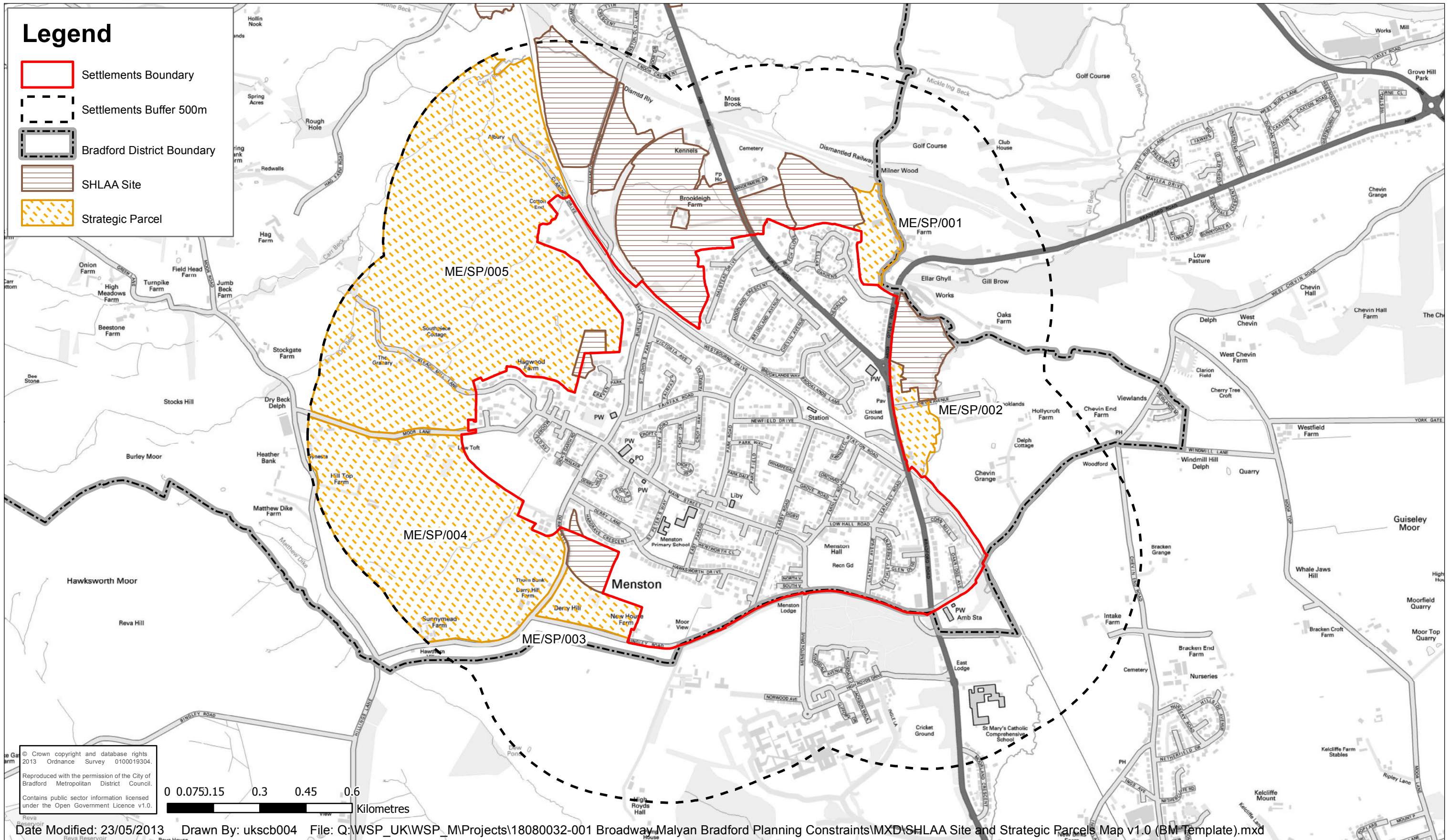
Project
Bradford Growth Study

Descriptions
Partial Constraints: Menston

Status
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Descriptions
**SHLAA Site and Strategic Parcels Map:
 Menston**

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b) The existing social, economic and environmental position of Menston

Environmental Role Element	Provision/ Position	Comment
Green Belt	Limited contribution to the role of the West Yorkshire Green Belt	<p>The Green Belt performs well in this location with regards to the purposes set out in the National Planning Policy Framework (NPPF):</p> <ul style="list-style-type: none"> • The Green Belt surrounding Menston provides a limited contribution to the role of the West Yorkshire Green Belt. However, locally the Green Belt provides a significant role in the restriction of sprawl of Menston, particularly to the north, east and south. The Green Belt surrounding Menston has a significant role in the restriction of sprawl of built-up areas to the north, south and northwest along the A65 road and railway corridor. • The Green Belt contributes towards helping prevent the merging of Menston and the neighbouring settlements such as Burley in Wharfedale, Otley and Guiseley • The Green Belt performs a significant role in safeguarding the countryside from settlement encroachment. • The Green Belt does not contribute to the setting of a defined historic town. • As with all settlements within the District the Green Belt contributes towards encouraging efficient use of previously developed and derelict land within urban areas.
Previously Developed Land	50	The Council's Strategic Housing Land Availability Assessment Update indicates that there is little deliverable and developable PDL land within Menston.
Landscape	Moderate	The Bradford Landscape Assessment outlines that Menston lies within the Wharfedale character area. Within this area the incline landscapes types have managed to absorb the impact of development. However, the character of the more open pasture fields is more vulnerable to development and change. The wooded character should be conserved and protected against further development. Opportunities should be sought where possible to encourage regeneration and planting, including enhancing field boundaries.
Topography	Varied	The topography to the southwest of Menston may potentially limit development in the area around Moor Lane and Derry Hill.
Nature Conservation	Medium - High	Although there are no nature conservation designations within or adjacent to the settlement boundary, Menston is located within the 400 metre to 2.5km SPA buffer zone.
Flood Risk	Low	Along the River Wharfe corridor to the east there are some small areas at risk of flooding.
Renewable Energy	Potential	There may be potential for development to use low carbon or renewable energy sources.
Hazards and Contamination	Low	There are no active landfill sites within the vicinity of Menston. However, there are a number of former landfill sites to the north east (Oaks Farm and Ellar Ghyll Landfill sites) and one to the north west (Sun Lane). There is also a small site within the former Scalebor Hospital site.

Environmental Role Summary:

Menston is located within the 400 metre to 2.5km SPA buffer zone. Subject to the outcome of the Councils on-going SPA work, the buffer zone, particularly to the west, could limit the amount of new housing development at Menston. To the north, east and south the Green Belt performs a significant role in preventing Menston merging with neighbouring settlements. In these directions adequate settlement separation distances should look to be maintained.

Social Role Element	Provision/ Position	Comment
Population	4,369	Based on Census 2011 Population Counts at Output Area data for Menston (area as defined within the Core Strategy). This equates to 0.9% of the total population within the Core Strategy settlement areas.
Population Growth (2001-2011)	-6.4%	Analysis of Census data shows that the population of the Menston settlement area decreased by 300 over the period. This compares with an average increase of 12.9% across all of the Core Strategy settlement areas.
Households	1,965	Figure based on MOSAIC HH Count data for Menston (area defined within the Core Strategy). This equates to approximately 1.0% of the District's total households.
Average Household Size	2.22	The average household size within Menston (area defined within the Core Strategy) is lower than the District average of 2.48.
Age structure	Balanced	The Bradford Ward Economic Profiles outline that 17.5% of residents are 65 and over. However, the District's Settlement Study outlines that there has been a recent trend of young families being attracted to the area due to accessibility to jobs.
Deprivation	Low	The Bradford Ward Economic Profiles outline that Wharfedale Ward is the least deprived Wards within the District.
Convenience store	✓	The District's Retail and Leisure Study recommended identifying the centre as a Local Centre to help attract further growth and maintain and enhance vitality and viability. Ilkley, approximately 4.5km to the north west is the nearest Town Centre.
Type of retail centre	Local Centre	
Proximity to nearest Town Centre	Ilkley	
Primary School	✓	
Secondary School	✗	The Bradford District Education Organisation Plan (December 2012) indicates there is sufficient existing capacity within both primary and secondary schools (Wharfe Valley and 3 Valleys areas) to meet forecast need. However, capacity is broadly equal to demand towards the end of the Education Plan period – 2015 for primary and 2018 for secondary. Ilkley Grammar School, the nearest secondary school, is also specifically identified as having capacity issues towards 2018.
Higher/ Tertiary Education Facility	✗	
Hospital	✗	
Health Centre	✓	Menston has a good range of existing local community facilities and services.
Post Office	✓	
Library	✓	
Community Centre and Hall	✓	

Bradford Growth Assessment: Local Growth Centres

Green Infrastructure Open Space and Public Space	Good	The Bradford Open Space and Recreation Study outlines there are gaps in civic space and cemetery space and minor gaps in the provision of public parks and gardens to the south and west.
Sports and Recreation Facilities	Very Good	The Bradford Open Space and Recreation Study outlines that the District has an overall shortfall, but no specific shortfall was identified at Menston within the District's Open Space and Recreation Study.
Railway Station	✓	Menston station provides half hourly services to Bradford and Leeds.
Bus Station	✗	Menston has an adequate bus service, but it is not high frequency
High Frequency Bus Service	✗	
Bus Service	✓	
Utilities and Telcoms Capacity	✓	The Bradford Local Infrastructure Plan confirms there is existing strategic electricity and gas infrastructure capacity. Local infrastructure may be required in the medium to long term. Wharfedale is also adequately served by broadband services.
Affordable Housing	Shortfall	The Bradford Strategic Housing Market Assessment (2010) outlines that Wharfedale sub-area has consistently had property prices of over 125% of the District mean.
Long term housing vacancy rate	2.5%	This is below the District average of 3.9%
Market supply and demand	Low supply with high demand	The Strategic Housing Market Area Assessment (2010) outlines that demand exceeds supply for detached houses of 3+ bedrooms; and private rented properties in the Wharfedale sub area. There is limited demand for one bed properties.

Social Role Summary:

The settlement has a good range of local community facilities and services and public open space and recreation facilities. Menston has good rail services to Bradford and Leeds. However, there are perceived capacity constraints at peak times. There is an identified housing need and demand within the wider area.

Economic Role Element	Provision/ Position	Comment
Job accessibility and travel to work area	High out commuting	The District's Settlement Study outlines that the average distance travelled to work is higher than the District average – 13.9km compared to 10.1km. The average number of trips by car is also higher than District average.
Working population	8,293	Figure based on the Bradford Ward Economic Profile. Wharfedale Ward figure, which includes Burley in Wharfedale. This equates to approximately 2.3% of the District's total working population.
Total number of local jobs	1,700	Figure based on the Bradford Ward Economic Profile.

Bradford Growth Assessment: Local Growth Centres

Proportion of working age population to total local jobs	4.9 working age residents per local job.	Figures based on Ward level data and calculated by dividing the working age population by the total number of local jobs (above two rows).
Entrepreneurship	High	The Bradford Ward Economic Profile outlines that in 2011 the Wharfedale Ward had a new start up rate of 133 starts per 10,000 adults. This is well above the District rate of 100 starts. However, the Ward has a slightly lower than average number of self-employed or business owing households – 13% compared to the District average of 13.6%.
Number of local business units	287	Based on the Bradford Ward Economic Profile.
Top 30 employers	*	The nearest top 30 District employer is Bradford and Bingley PLC. Based on the Bradford Ward Economic Profile.
Employment Land	Limited	There is limited employment land potential within Menston.
Regeneration Areas	*	Menston is not located within a regeneration area.
Transport Capacity	Limited	The District Wide Transport Study outlined that there is limited potential for provision of extra highways capacity on the existing network. It would also be difficult to reduce bus journey times as there are limited opportunities for providing bus priority.
Potential transport measures		The District Wide Transport Study recommended focusing on making best use of the existing rail services on the Wharfedale line, including the provision of Park and Ride facilities at stations, including Menston. With sufficient demand there is potential for additional service provision on the Wharfedale line. Public transport improvement could also be made through better bus connections between Ilkley and Leeds/ Bradford Airport.
<p>Economic Role Summary: With limited existing local employment opportunities, potential new housing development is likely to increase out commuting. However, the settlement does have good rail connections and bus services could be improved. New housing development could enhance the stations Park and Ride.</p>		

Bradford Growth Assessment: Local Growth Centres

c) Objectively Assessed Consideration

Total area of 500m search area (hectares)	219.75	<p>New dwellings at Menston has the potential to address the area’s identified housing needs and demand. New housing would help support the local village centre and help facilitate an enhanced Park and Ride which would benefit both existing and new residents. New housing also has the potential to provide new community facilities such as open space. However, development which is not proportionate to the existing settlement may affect the settlements existing character.</p> <p>The land surrounding Menston is predominantly free from land within the high constraints category. (1%) However, Menston is located within the SPA 400m to 2.5km buffer zone. The majority of land surrounding Menston falls within this buffer zone, particularly to the west.</p> <p>Subject to the outcome of the Councils on-going SPA work, should Green Belt development be required at Menston locations should look to focus primarily to the east in locations outside the SPA buffer zone. Any development to the north would need to take into account the settlements relationship with Burley in Wharfedale with regard to preventing the settlements from merging.</p>
Total Area covered by highly constrained designations (hectares)	3.01 (1%)	
Total Area covered by medium constrained designations (hectares)	186.87 (85%)	
Total Area covered by partly constrained designations (hectares)	8.95 (4%)	
Total unconstrained area (hectares)	30.82 (14%)	

Element Two: Green Belt Site Sustainability Testing

The environmental, social, economic and overall total scores for the Menston SHLAA and Strategic Parcels subjected to the Element Two sustainability testing are set out within the following schedules:

SHLAA Site Reference	Environmental	Social	Economic	Total
ME/013	23	30	1	54
Average Score	23	30	1	54

SHLAA sites within 400m to 2.5km SPA buffer zone

SHLAA Site Reference	Environmental	Social	Economic	Total
ME/002	21	24	1	46
ME/005	21	23	1	45
ME/006	20	25	1	46
ME/007	22	22	1	45
ME/014	20	15	1	36
Average Score	21	22	1	44

Bradford Growth Assessment: Local Growth Centres

Strategic Parcel Reference	Environmental	Social	Economic	Total
ME/SP/002	23	28	1	52
Average Score	23	28	1	52

Strategic Parcels within 400m to 2.5km SPA buffer zone

Strategic Parcel Reference	Environmental	Social	Economic	Total
ME/SP/001	20	23	2	45
ME/SP/003	19	24	3	46
ME/SP/004	22	22	3	47
ME/SP/005	19	16	1	36
Average Score	20	21	2	44

Queensbury

Queensbury is located to the south west of Bradford and north of Halifax.

Element One: Directions for Growth

a) Existing Policy Constraint Designations and Sieve Mapping

Schedules and maps of the amount of land (hectares) covered by 'highly constrained', 'medium constrained' and 'partly constrained' designations within the 500 metre zone surrounding the Queensbury area are set out below.

Queensbury **Total Area** **419.60 Ha**

High Constraints	Ha	%
Ancient Woodland	6.33	1.5%
Flood Risk Zone 3	0.01	0.0%
Landfill	12.12	2.9%
Total area (with high policy constraint overlaps)	18.46	
Total area (without high policy constraint overlaps)	18.44	4.4%

Medium Constraints	Ha	%
Allotments	0.34	0.1%
Bradford Wildlife Areas	41.03	9.8%
Playing Fields	3.88	0.9%
SPA 400m-2.5Km Zone	0.03	0.0%
Total area (with medium policy constraint overlaps)	45.27	
Total area (without medium policy constraint overlaps)	45.27	10.8%

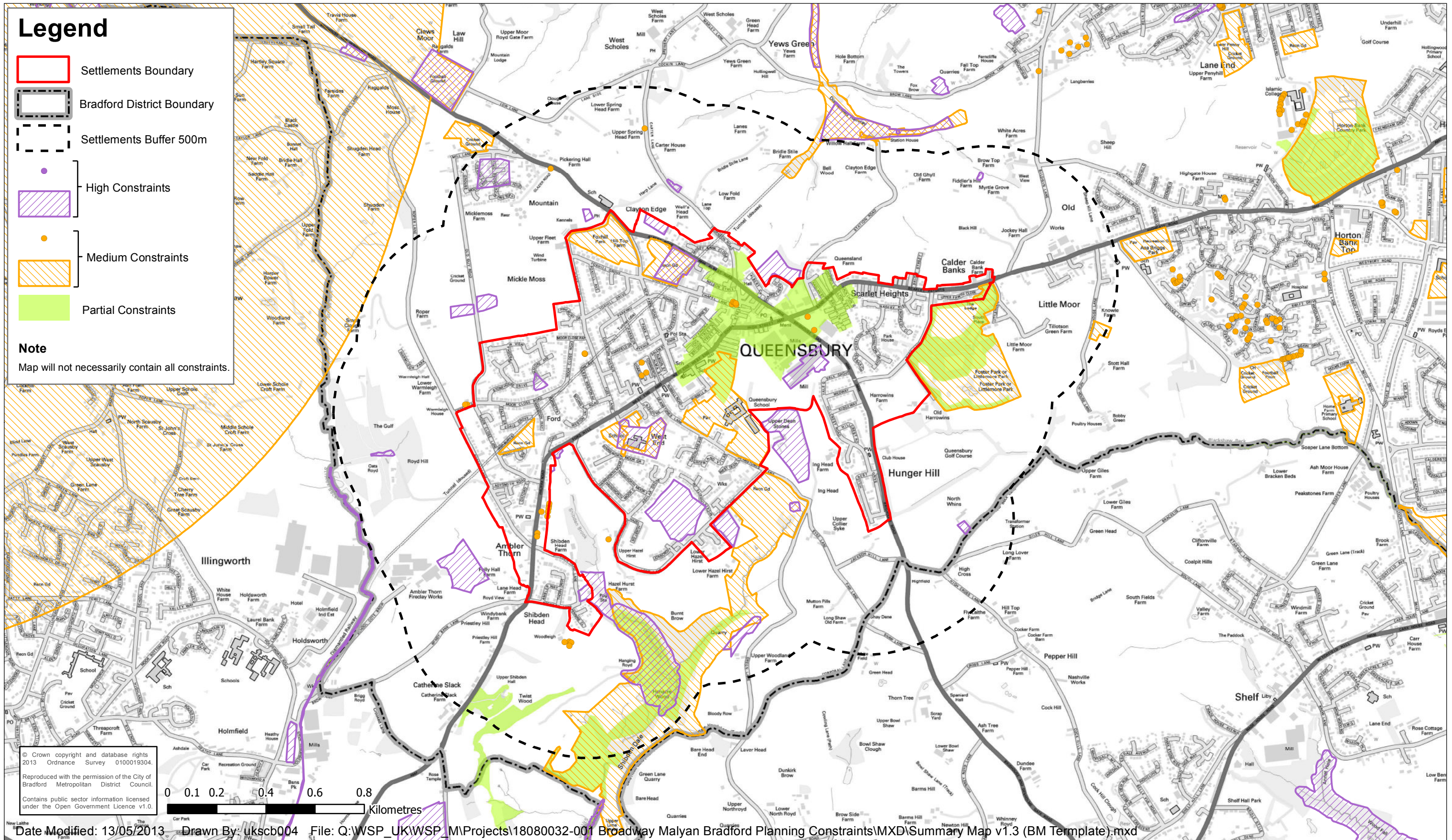
Partial Constraints	Ha	%
Flood Risk Zone 2	0.01	0.0%
Woodland	20.75	4.9%
Total area (with partial policy constraint overlaps)	20.76	
Total area (without partial policy constraint overlaps)		4.9%

Total unconstrained area (hectares)		85.7%
--	--	--------------

[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 1].

The following policy constraint mapping for Queensbury includes:

- Queensbury area covered by 'high constraints', 'medium constraints' and partial constraints.
- Queensbury area covered by 'high constraints'.
- Queensbury area covered by 'medium constraints'.
- Queensbury area covered by 'partly constraints'.
- Map showing the Queensbury SHLAA sites and the other Strategic Parcels of land identified which comprise unconstrained and partly constrained land. These Strategic Parcels and SHLAA sites will be subjected to the Element Two sustainability testing.



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
Descriptions
Summary Map: Queensbury

Status
FOR INFORMATION

Scale N/A	Drawn WSP	Drawn 2013
Job Number 29232	Drawing Number -	Revision -

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Legend

-  Settlement Boundary
-  Bradford District Boundary
-  Settlements Buffer 500m
-  Special Protection Area
-  Special Protection Area 400m Zone
-  Site of Special Scientific Interest
-  Ancient Woodland *
-  Ancient Woodland 12m Buffer *
-  Flood Risk Zone 3
-  Hazardous Installation
-  Major Hazard Site
-  Active Landfill
-  Inert Waste Landfill
-  Landfill
-  Active Quarry

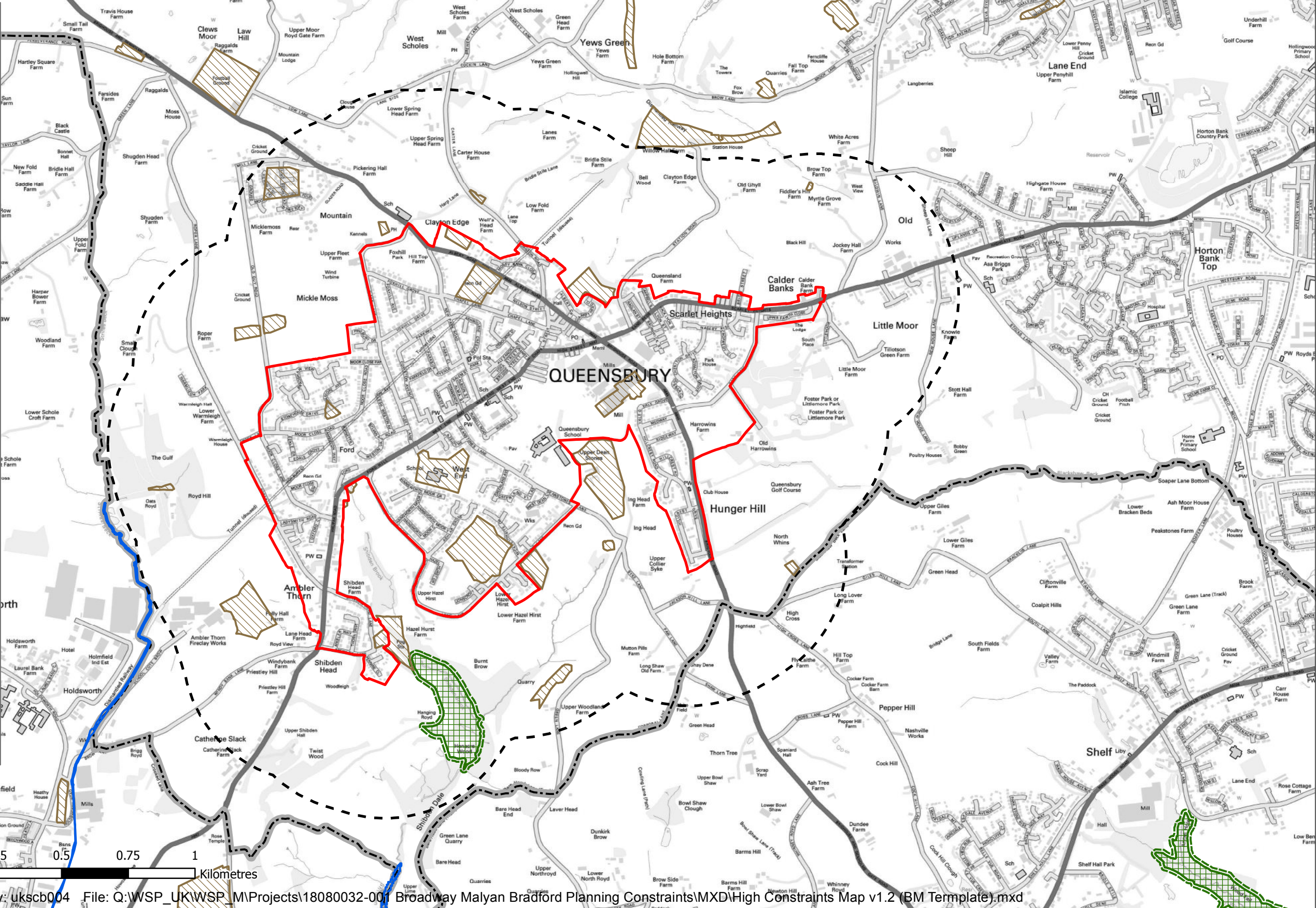
Note
* Includes Ancient Semi-Natural Woodland and Replanted Woodland.

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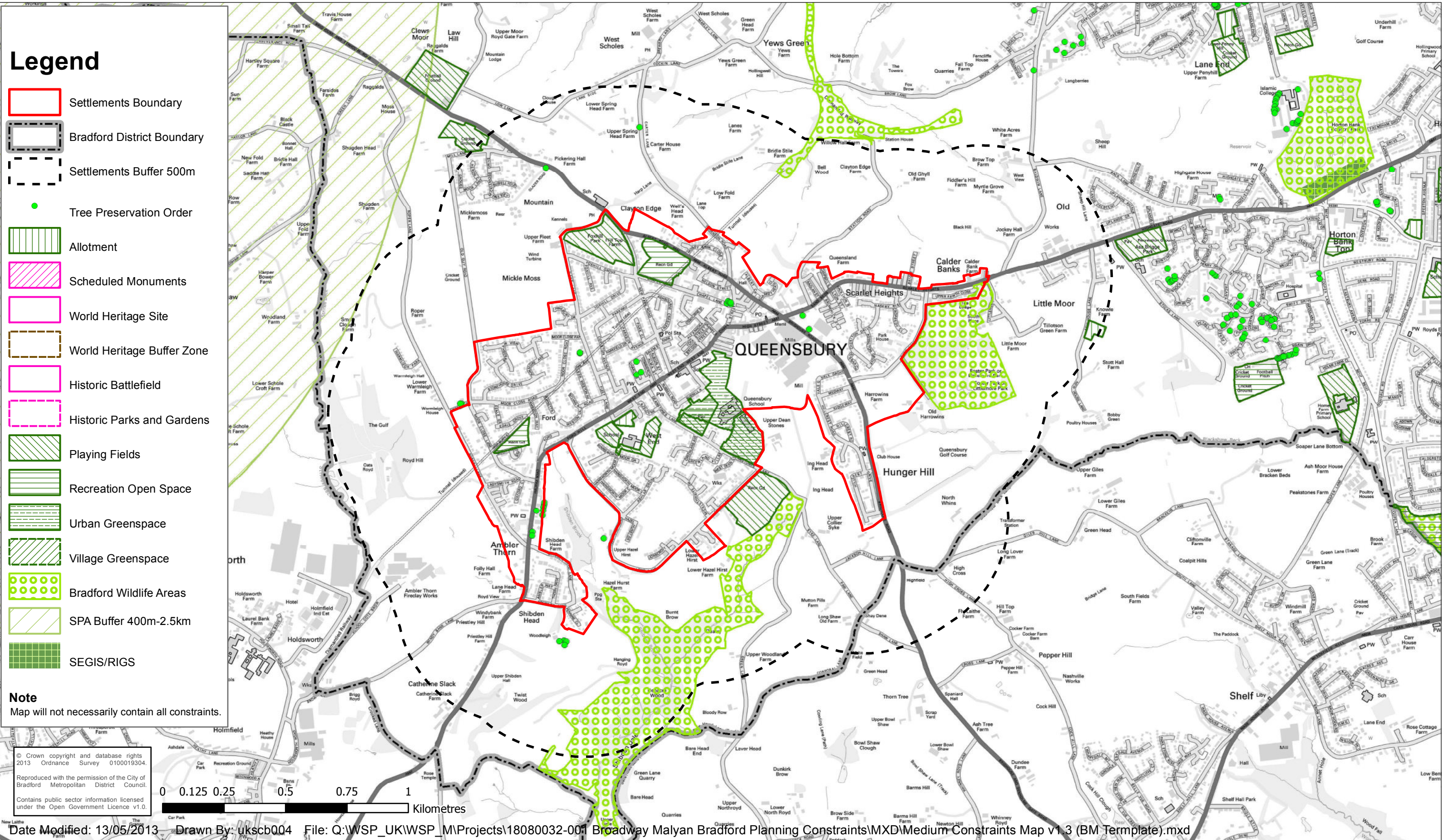
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Descriptions
High Constraints: Queensbury

Status
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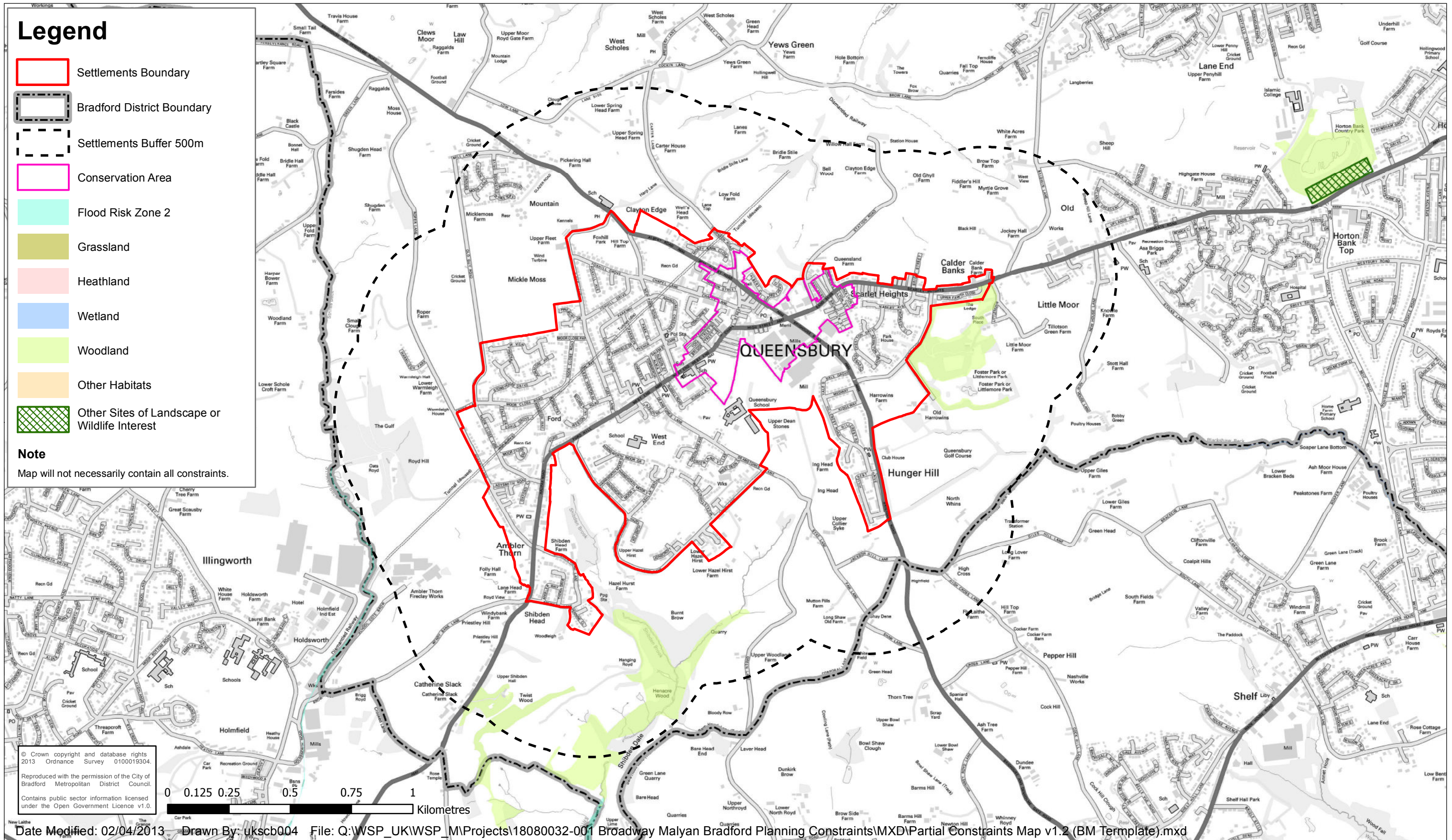
Project
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Descriptions
Medium Constraints: Queensbury

Status
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Job Number 29232	Drawing Number -	Revision -

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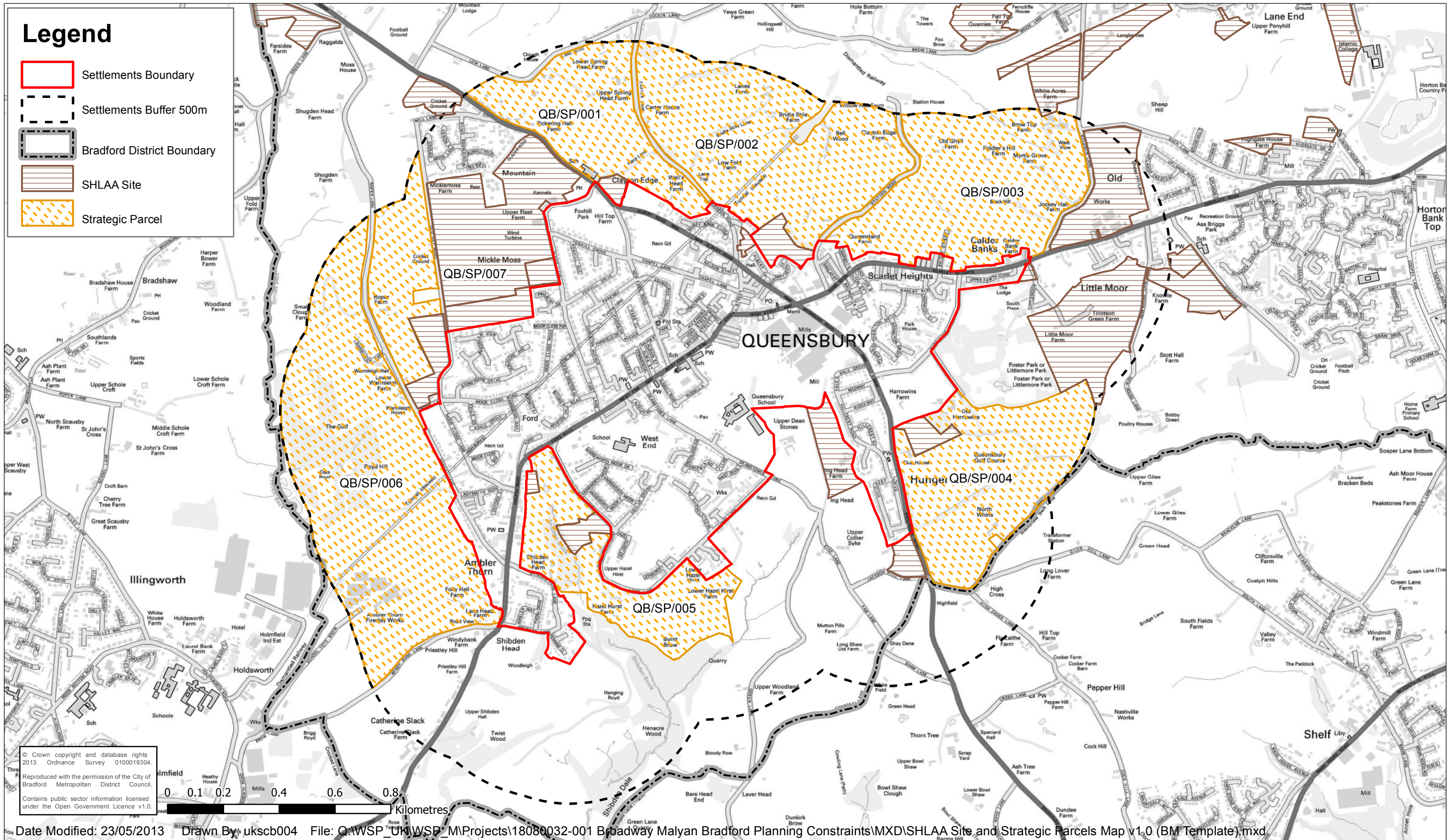
Project
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Descriptions
Partial Constraints: Queensbury

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Descriptions
**SHLAA Site and Strategic Parcels Map:
 Queensbury**

Status
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Scale	Drawn	Drawn
N/A	WSP	2013
Job Number	Drawing Number	Revision
29232	-	-

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b) The existing social, economic and environmental position of Queensbury

Environmental Role Element	Provision/ Position	Comment
Green Belt	Significantly contributes to the role of the West Yorkshire Green Belt	<p>The Green Belt performs well in this location with regards to the purposes set out in the National Planning Policy Framework (NPPF):</p> <ul style="list-style-type: none"> • The Green Belt performs a significant role in preventing unrestricted sprawl between Bradford and Halifax. • The Green Belt performs a significant role in preventing neighbouring settlements, including Illingworth, Holmfild and Mountain from merging into one another, particularly to the east and contributes to preventing merging from the north, south and south west. The Green Belt provides limited contribution to preventing settlements from merging from the north west. • Surrounding Queensbury, the Green Belt performs a significant role in safeguarding the countryside from encroachment. • The Green Belt provides no contribution to the setting of a defined historical town. • As with all settlements within the District the Green Belt contributes towards encouraging efficient use of previously developed and derelict land within urban areas.
Previously Developed Land	194	The Strategic Housing Land Availability Assessment outlines that there are some deliverable and developable PDL sites within Queensbury.
Landscape	Moderate	The Bradford Landscape Assessment outlines that Queensbury lies within the Thornton and Queensbury character area. Within this area the landscapes immediately around the small towns are less sensitive to change than the more traditional, undisturbed, rural areas; and consequently these landscapes around small towns generally have a greater potential to accommodate future development; although it is important to retain the identity of the settlements.
Topography	Varied	The steeper slopes of the Pinch Beck, High Birks Beck and Hole Bottom Beck valley sides to the north of Queensbury, the small watercourse in the west and Shibden Dale to the south are potentially likely to limit any further development. However, the gentle slopes on the top of the plateau, where the settlement area of Queensbury is set, and the gently undulating land to the southwest, would potentially provide suitable conditions for further development.
Archaeology and Heritage	Low	There are a number of listed buildings within and surrounding the Queensbury Conservation Area to the north east of the settlement. The Conservation Area also extends into the countryside. There are also a cluster of listed buildings to the south within the Shibden Head area.
Nature Conservation	Low - Medium	There are two Bradford Wildlife Areas within vicinity, Shibden Dale to the south and Forester Park to the south east. Forester Park abuts the settlement boundary.
Flood Risk	Low	There are no flood risk areas within or surrounding Queensbury.
Renewable Energy	Potential	There may be potential for development to use low carbon or renewable energy sources.

Bradford Growth Assessment: Local Growth Centres

Hazards and Contamination	Medium	There are no active landfill sites within the vicinity of Queensbury. However, there are numerous former landfill sites to the north, east and south. The majority of these directly abut the settlement boundary.
Environmental Role Summary: Queensbury has limited environmental constraints, although topography could potentially limit the scale of development. The Green Belt in this location contributes to preventing Bradford from merging with Halifax. However, due to topography and landscape variations surrounding the settlement, some contained Green Belt development could be achieved while still maintaining adequate separation distances between settlements.		

Social Role Element	Provision/ Position	Comment
Population	8,848	Figure based on 2011 Census Population Counts at Output Area data for Queensbury (area defined within the Core Strategy). This is approximately 1.7% of the total population within the Core Strategy settlement areas..
Population Growth (2002-2010)	18.3%	Analysis of Census data shows that the population of Queensbury increased by nearly 1,400 or 18.3% over the period. This is well above the average for all the Core Strategy settlement areas of 12.9%
Households	3,854	Figure based on MOSAIC HH Count data for Queensbury (as defined within the Core Strategy). This equates to approximately 1.9% of the Districts total households.
Average Household Size	2.29	The average household size within Queensbury (area as defined within the Core Strategy) is lower than the District average of 2.48.
Age structure	Balanced	The Bradford Economic Ward Profile for Queensbury Ward indicates that the settlement has a broadly balanced age structure.
Deprivation	Low	Queensbury is ranked 22 out of 30 least deprived Wards within the district. However, there are pockets of deprivation as 4.1% of the population are within the 10% most deprived LSOA in the UK. Based on the Bradford Ward Economic Profiles.
Convenience store	✓	The Districts Retail and Leisure Study recommended extending the local centre to ensure long vitality and viability.
Type of retail centre	Local Centre	
Proximity to nearest Town Centre	Bradford	
Primary School	✓	There are 4 primary schools and 1 secondary school in Queensbury. The Bradford Education Organisation Plan forecasts that within the Queensbury primary school catchment area there is sufficient capacity until at least 2015. However, by 2015 surplus capacity has reduced to only 0.9%. Within the Bradford South Confederation Area the Education Organisation Plan forecast a space deficit by 2013. By 2017 based on current predictions there would be a shortfall of over 10 forms of entry (300+ places)
Secondary School	✓	
Higher/ Tertiary Education Facility	✘	

Bradford Growth Assessment: Local Growth Centres

Hospital	✘	Queensbury has a good range of existing local community facilities and services.
Health Centre	✓	
Post Office	✓	
Library	✓	
Community Centre and Hall	✓	
Green Infrastructure Open Space and Public Space	Good	The Bradford Open Space and Recreation Study identified gaps in allotment and civic space provision within Queensbury.
Sports and Recreation Facilities	Average	The Bradford Open Space and Recreation Study identified an overall sports and recreation shortage across the District. No specific shortage was identified at Queensbury.
Railway Station	✘	Bradford is the nearest train station
High Frequency Bus Service	✓	There is a frequent high speed bus service between Halifax and Bradford.
Bus Service	✓	
Utilities and Telcoms Capacity	Good	There are no strategic utility infrastructure capacity issues identified within the Bradford Local Infrastructure Plan. Localised infrastructure improvement may be required.
Affordable Housing	Shortfall	Within the City West sub area the District's Strategic Housing Market Assessment (2010) identified a significant net affordable housing shortfall- 255 of the District total need. There is a particular shortage of 3 bed-room dwellings.
Long term housing vacancy rate	2.5%	This is below the District average of 3.3%
Market supply and demand	Demand	Within the City West sub area the District's Strategic Housing Market Assessment (2010) there is an identified shortfall in owner occupied properties of all sizes. Demand exceeds supply for detached properties and with significant pressure for semi-detached properties.
<p>Social Role Summary: Queensbury has an excellent range of existing community and social facilities and services. The settlement also has high frequency bus services to Bradford and Halifax. Carefully planned new housing development in this location may make a contribution to the investment needed to address shortfalls in education provision and further enhance public transport services. There is also an identified housing need and demand within the area. New homes would also support the local centre expansion as recommended within the Bradford Retail and Leisure Study.</p>		

Bradford Growth Assessment: Local Growth Centres

Economic Role Element	Provision/ Position	Comment
Job accessibility and travel to work area	Average	The District Settlement Study identified the average distance travelled to work by Queensbury ward residents is 9.0km, which is slightly lower than the District average of 10.1km. However, a high proportion of these journeys is by car 77.3% compared to the District average of 69.2%.
Working population	12,017	Figure based on 2011 Census data. This equates to approximately 3.3% of the District's total working population.
Total number of local jobs	2,200	Based on the Bradford Ward Economic Profiles.
Proportion of working age population to total local jobs	5.5 working age people per local job	Figures based on Ward level data and calculated by dividing the working age population by the total number of local jobs (above two rows).
Entrepreneurship	Low	The Bradford Ward Economic Profiles outlines that in 2011 Queensbury had a new business start-up rate of 75 starts per 10,000 adults. This is a lower rate than the District average of 100. However, 14% of households have someone who is either self-employed or a business owner, roughly the District average (3.6%).
Number of local business units	277	Based on the Bradford Ward Economic Profiles.
Top 30 employers	*	The Bradford Ward Economic Profiles outlines that Sherbourne Upholstery Ltd is the nearest top 30 employer within the District.
Employment Land	Low	Small scale peripheral employment sites. The Bradford Employment Land Review identifies these as being important to Queensbury.
Regeneration Areas	*	Queensbury is not located within a regeneration area
Transport Capacity	Existing capacity	Within the District Wide Transport Study the corridor between Queensbury and Bradford was not identified as one of the key corridors likely to experience significant increased travel demand. The Bradford Local Infrastructure Plan also confirms that no capacity issues have been identified at Queensbury.
Potential transport measures		Bradford Local Infrastructure Plan does not identify and specific transport improvements. However, public transport services could be improved through new development.
Economic Role Summary: New housing would support existing businesses within Queensbury which are important to the local economy. New homes would also support town centre vitality and viability.		

Objectively Assessed Consideration and strategic Green Belt directions for growth		
Total area of 500m search area (hectares)	419.60	New homes at Queensbury has the potential to address the area's identified housing needs and demand. New housing would help support the local centre and also the local economy.
Total Area covered by highly constrained designations (hectares)	18.44 (4%)	
Total Area covered by medium constrained designations (hectares)	45.27 (11%)	The land surrounding Queensbury is largely free from high constraints (4%), medium constraints (11%) and partial constraints (5%). Subject to the outcome of further detailed assessments as part of the Local Plan, some of these areas could potentially accommodate a significant amount of development with appropriate and available mitigation and avoidance measures.
Total Area covered by partly constrained designations (hectares)	20.76 (5%)	
Total unconstrained area (hectares)	359.42 (86%)	Should Green Belt locations surrounding Queensbury be required, they should look to focus in locations, topography permitting, primarily to the east in areas which maintain an adequate separation distance between Queensbury and Bradford. However, locations to the south and south west also generally have good accessibility to existing social and economic services and facilities. The land to the south west is also flatter.

Element Two: Green Belt Site Sustainability Testing

The environmental, social, economic and overall total scores for the Queensbury SHLAA and Strategic Parcels subjected to the Element Two sustainability testing are set out within the following schedules:

SHLAA Site Reference	Environmental	Social	Economic	Total
QB/001	22	27	5	54
QB/007	23	28	4	55
QB/010	28	29	3	60
QB/011	27	32	5	64
QB/013	27	24	2	53
QB/014a	25	27	2	54
QB/014b	26	27	3	56
QB/016	23	33	2	58
QB/025	19	30	4	53
QB/026	25	34	2	61
Average Score	25	29	3	57

Strategic Parcel Reference	Environmental	Social	Economic	Total
QB/SP/001	24	27	0	51
QB/SP/002	21	31	5	57
QB/SP/003	21	29	4	54
QB/SP/004	25	29	4	58
QB/SP/005	23	28	2	53
QB/SP/006	21	24	1	46
QB/SP/007	25	23	2	50
Average Score	23	27	3	53

Silsden

Silsden lies on the northern slope of the Aire River Valley between Keighley and Skipton. Silsden is part of the Craven Ward which also includes Addingham and Steeton with Eastburn.

Element One: Directions for Growth

a) Existing Policy Constraint Designations and Sieve Mapping

Schedules and maps of the amount of land (hectares) covered by 'highly constrained', 'medium constrained' and 'partly constrained' designations within the 500 metre zone surrounding the Silsden area are set out below.

Silsden **Total Area: 370.02 Ha**

High Constraints	Ha	%
Flood Risk Zone 3	73.40	19.8%
Landfill	7.37	2.0%
Total area (with high policy constraint overlaps)	80.77	
Total (without high policy constraint overlaps)	79.31	21.4%

Medium Constraints	Ha	%
Bradford Wildlife Areas	15.98	4.3%
Playing Fields	2.90	0.8%
Recreation Open Space	0.01	0.0%
SEGIs - RIGS	2.19	0.6%
SPA 400m-2.5Km Zone	179.43	48.5%
Total area (with medium policy constraint overlaps)	200.51	
Total (without medium policy constraint overlaps)	185.93	50.2%

Partial Constraints	Ha	%
Conservation Areas	6.02	1.6%
Flood Risk Zone 2	85.49	23.1%
Other sites of Landscape or Wildlife Interest	2.19	0.6%
Wetland	72.03	19.5%
Woodland	13.09	3.5%
Total area (with partial policy constraint overlaps)	178.82	
Total (without partial policy constraint overlaps)	106.27	28.7%

Total unconstrained area	103.93	28.1%
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[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 1].

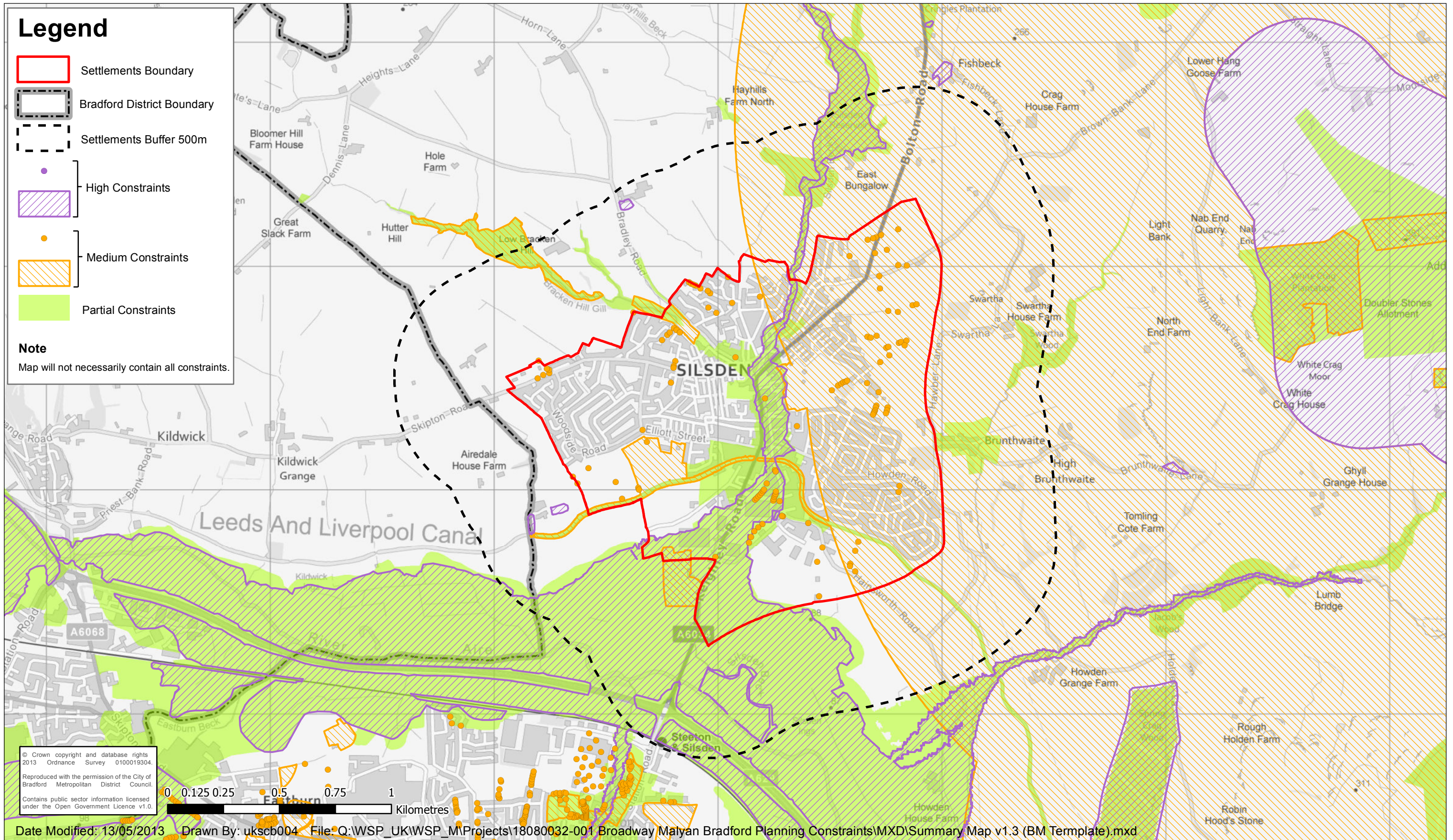
The following policy constraint mapping for Silsden includes:

- Silsden area covered by 'high constraints', 'medium constraints' and partly constraints.
- Silsden area covered by 'high constraints'.
- Silsden area covered by 'medium constraints'.
- Silsden area covered by 'partial constraints'.
- Map showing the Silsden SHLAA sites and the other Strategic Parcels of land identified which comprise unconstrained and partly constrained land. These Strategic Parcels and SHLAA sites will be subjected to the Element Two sustainability testing.

Legend

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

Note
Map will not necessarily contain all constraints.



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Project
Bradford Growth Study

Descriptions
Summary Map: Silsden

Status
FOR INFORMATION

Scale N/A	Drawn WSP	Drawn 2013
Job Number 29232	Drawing Number -	Revision -

Legend

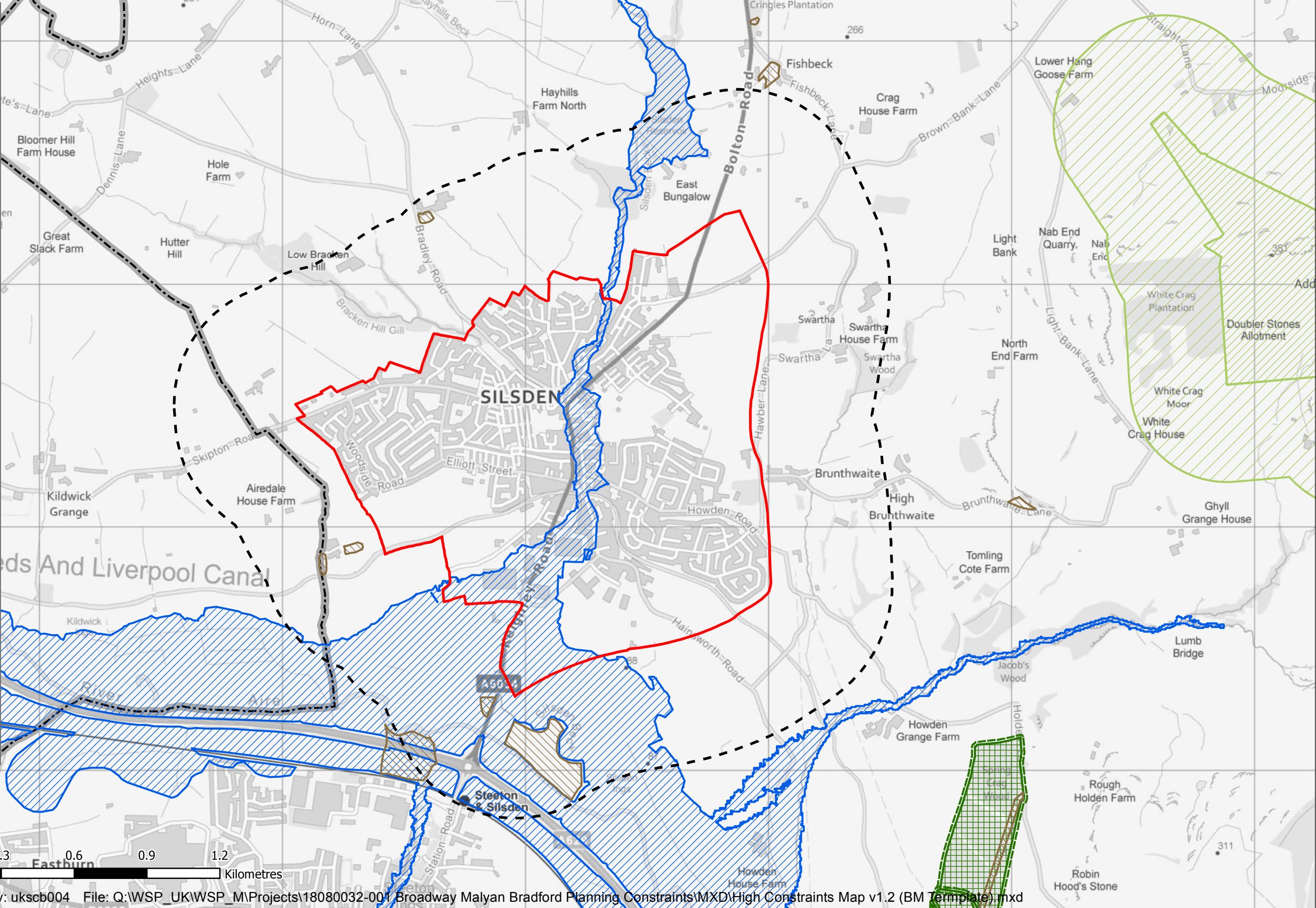
-  Settlement Boundary
-  Bradford District Boundary
-  Settlements Buffer 500m
-  Special Protection Area
-  Special Protection Area 400m Zone
-  Site of Special Scientific Interest
-  Ancient Woodland *
-  Ancient Woodland 12m Buffer *
-  Flood Risk Zone 3
-  Hazardous Installation
-  Major Hazard Site
-  Active Landfill
-  Inert Waste Landfill
-  Landfill
-  Active Quarry

Note
 * Includes Ancient Semi-Natural Woodland and Replanted Woodland.
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Descriptions
High Constraints: Silsden

Status
FOR INFORMATION

Scale	Drawn	Drawn
N/A	WSP	2013
Job Number	Drawing Number	Revision
29232	-	-

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Legend

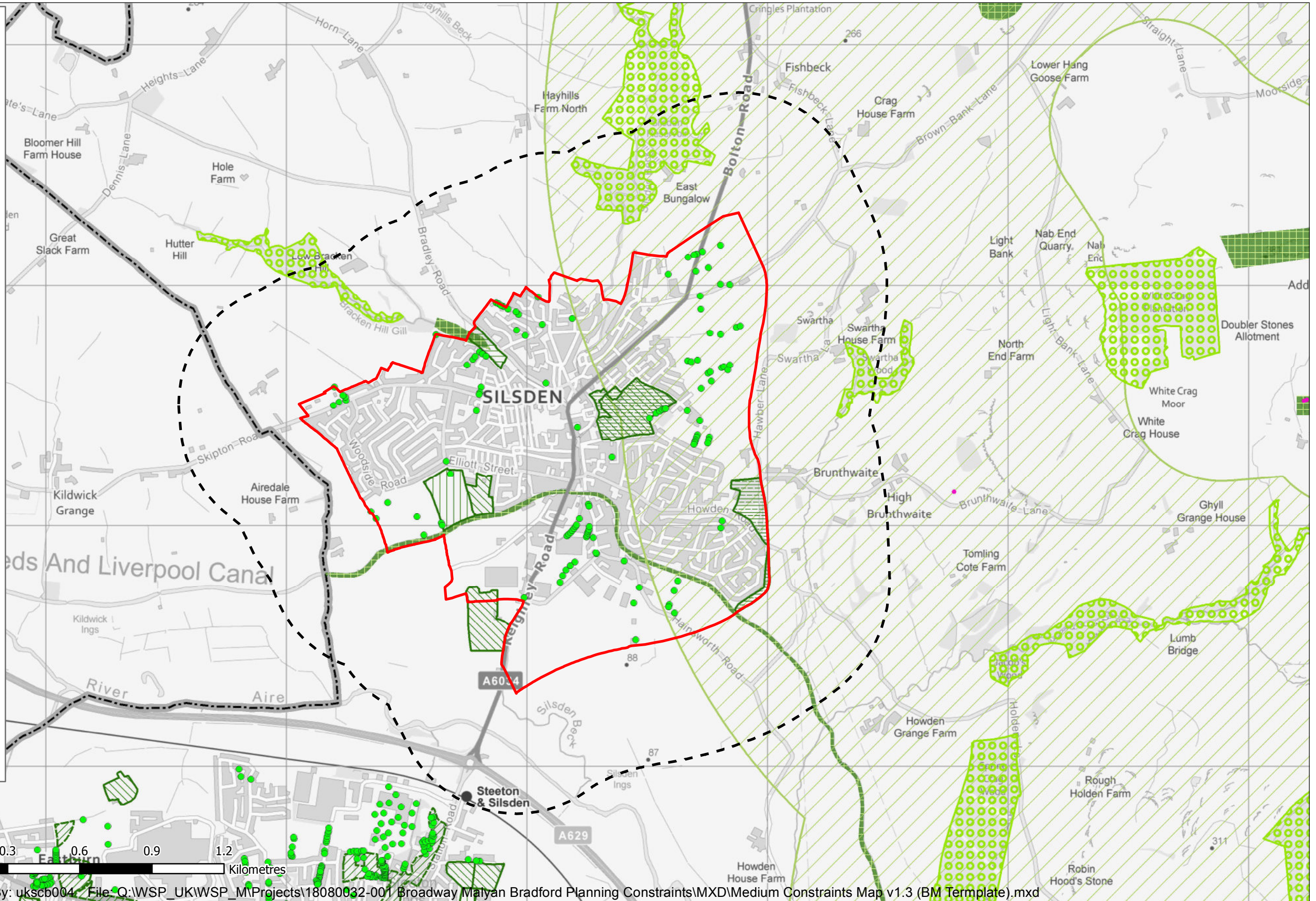
-  Settlements Boundary
-  Bradford District Boundary
-  Settlements Buffer 500m
-  Tree Preservation Order
-  Allotment
-  Scheduled Monuments
-  World Heritage Site
-  World Heritage Buffer Zone
-  Historic Battlefield
-  Historic Parks and Gardens
-  Playing Fields
-  Recreation Open Space
-  Urban Greenspace
-  Village Greenspace
-  Bradford Wildlife Areas
-  SPA Buffer 400m-2.5km
-  SEGIS/RIGS

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Descriptions
Medium Constraints: Silsden

Status
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Scale
N/A

Job Number
29232

Drawn
WSP

Drawing Number
-

Drawn
2013

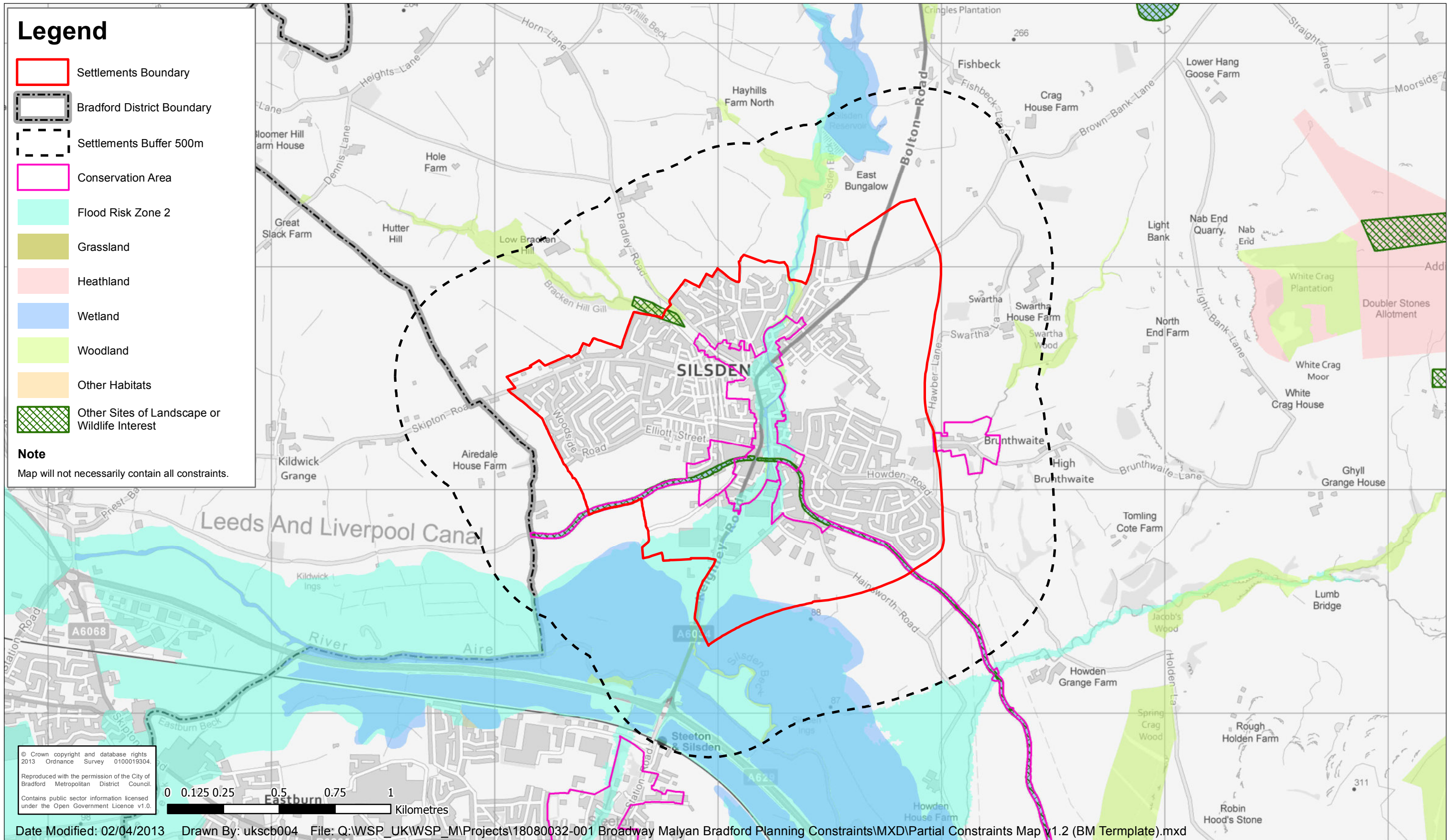
Revision
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Legend

- Settlements Boundary
- Bradford District Boundary
- Settlements Buffer 500m
- Conservation Area
- Flood Risk Zone 2
- Grassland
- Heathland
- Wetland
- Woodland
- Other Habitats
- Other Sites of Landscape or Wildlife Interest

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Descriptions
Partial Constraints: Silsden

Status
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Scale
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Job Number
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WSP

Drawing Number
-

Drawn
2013

Revision
-

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b) The existing social, economic and environmental position of Silsden

Environmental Role Element	Provision/ Position	Comment
Green Belt	Limited contribution to the role of the West Yorkshire Green Belt	<p>The Green Belt performs well in this location with regards to the purposes set out in the National Planning Policy Framework (NPPF):</p> <ul style="list-style-type: none"> • The Green Belt performs a limited contribution to function of the West Yorkshire Green Belt. Locally the Green Belt surrounding Silsden contributes to restricting sprawl and ribbon development. • The Green Belt contributes towards helping prevent the merging of Silsden and the neighbouring towns Steeton, Keighley and Addingham and also smaller villages, such as Kildwick and Brunthwaite. • The Green Belt performs a significant role in safeguarding the countryside from encroachment. • The Green Belt does not contribute to the setting of a defined historic town. • As with all settlements within the District the Green Belt contributes towards encouraging efficient use of previously developed and derelict land within urban areas.
Previously Developed Land	61	The Bradford Strategic Housing Land Availability Assessment indicates there is only a small amount of PDL potential within Silsden.
Landscape	Moderate	The Bradford Landscape Assessment outlines that Silsden lies within the Airedale character area. Within this area there is currently a balance between the proportion of industry, settlement, woodland cover, and pastoral land uses throughout Airedale. General guidelines are to conserve the current balance. Any new development should be carefully considered in terms of its impact, not only on the immediate landscape but also on the wider environment.
Topography	Varied	The rising topography of Rombalds Ridge is likely to limit development of the settlement to the east, north and west.
Archaeology and Heritage	Low	The Silsden Conservation Area boundary extends to the settlement boundary in the south. There are also a few listed Buildings towards the south east of Silsden. Brunthwaite Conservation Area to the east extends into the surrounding countryside to the east.
Nature Conservation	Medium	To the north east and west there are small areas of SEGI and Bradford Wildlife Areas. However, Silsden to the east is located within the 400 metre to 2.5km SPA buffer zone.
Flooding	Medium	There is a significant area of land at risk of flooding to the south of Silsden, where the Silsden Beck, River Aire and the Leeds/ Liverpool Canal connect.
Renewable Energy	Potential	There may be potential for development to use low carbon or renewable energy sources.
Hazards and Contamination	Low	There are no active or former landfill sites within or within the vicinity of Silsden.

Environmental Role Summary:

With the exception of topography, land locally to the north and west of Silsden is less constrained.. However, to the south there are significant flood risk and heritage constraints. Silsden to the east is also within the 400 metre to 2.5km SPA buffer zone. The Green Belt in this location generally performs a limited role in preventing the sprawl of Bradford, but locally performs a significant role in preventing settlements from merging.

Social Role Element	Provision/ Position	Comment
Population	7,638	Figure based on 2011 Census Population Counts at Output Area data for Silsden (area as defined within the Core Strategy). This equates to approximately 1.5% of the total population within the Core Strategy settlement areas.
Population Growth (2001-2011)	2.4%	Analysis of Census data shows that the population Silsden increased by less than 200 or 2.4% over the period. This is significantly below the average for all the Core Strategy settlement areas of 12.9%
Households	3,553	Figure based on MOSAIC HH Count data for Silsden (area as defined within the Core Strategy). This equates to approximately 1.7% of the District's total households.
Average Household Size	2.14	The average household size within Silsden (as defined within the Core Strategy) is below the District's average household size of 2.48.
Age structure	Aging Population	The Bradford Ward Economic Profiles outlines that over 20% of the population are 65 and over, which is significantly higher than the District average (13.2%). Lower than District population under the age of 44.
Deprivation	Low	The Bradford Ward Economic Profiles outline that Craven is one of the least deprived wards in Bradford. However, 27.4% of Cravens residents live in neighbourhoods which are within the 20% least deprived in England.
Convenience store	✓	The centre is extensive and concentrated around Bridge Street, Keighley Road and Bolton Road it is clearly an important provider of services to local residents. Keighley is the nearest town centre.
Type of retail centre	Local Centre	
Proximity to nearest Town Centre	4km	
Primary School	✓	Silsden has two primary schools, the closest secondary school is University Academy Keighley. The Bradford Education Organisation Plan indicates that within the South Craven catchment area space capacity will be zero by 2015. Surplus secondary school will zero within the 3 Valleys Confederation Area by 2015/16.
Secondary School	✗	
Higher/ Tertiary Education Facility	✗	
Hospital	✗	Silsden has a good range of existing community facilities and services
Health Centre	✓	
Post Office	✓	
Library	✓	
Community Centre and Hall	✓	

Bradford Growth Assessment: Local Growth Centres

Green Infrastructure Open Space and Public Space	Shortfall	The Open Space, Sport and Recreation Study identified there were gaps in provision for amenity green space, to the west; and civic space.
Sports and Recreation Facilities	Average	The Open Space, Sport and Recreation Study identified there to be an overall shortfall in sports and recreation facilities across the District. However, Silsden was not identified as having any particular shortfall.
Railway Station	✘	Steeton and Silsden Station serves the town and is located approximately 1.2km to the south of the settlement. There are approximately 4 services an hour to Skipton (with a journey time of under 15 minutes), 2 services an hour to Bradford (journey time of 30 minutes), and 2 services an hour to Leeds (journey time approximately 35 minutes)
High Frequency Bus Service	✘	Silsden has adequate bus services to surrounding settlements. However, it is not a high frequency service.
Bus Service	✓	
Utilities and Telcoms Capacity	✓	The Bradford Local Infrastructure Plan confirms there is existing strategic electricity and gas infrastructure capacity. Local infrastructure may be required in the medium to long term. Wharfedale is also adequately served by broadband services.
Affordable Housing	Shortfall	The Bradford Strategic Housing Market Assessment (2010) outlines that within the Wharfedale sub-area there is a net annual shortfall of 120 affordable dwellings. This equates to approximately 16% of the District total. There is a particular shortfall in 2-3 bedroom properties.
Long term housing vacancy rate	1.7%	This is significantly below the District average of 3.3%
Market supply and demand (Sub area)	Demand exceeds supply for most types of housing	The Strategic Housing Market Area Assessment (2010) outlines that within Wharfedale demand for most types of housing exceeds supply and there is limited pressure on stock, however there is particular pressure for detached houses. There is sufficient 1 and 2 bed properties to meet demand.
<p>Social Role Summary: Silsden has a range of existing community and social facilities and services. The settlement has limited bus services, but Steeton railway station is approximately 1.2km to the south. Carefully planned new housing development in this location would provide some of the investment needed to help address shortfalls in both primary and secondary school places and public open space and recreation facilities. There is also an identified housing need and demand within the wider area.</p>		

Bradford Growth Assessment: Local Growth Centres

Economic Role Element	Provision/ Position	Comment
Job accessibility and travel to work area	Out commuting	The town has significant out commuting levels, including outside the District – 31.2% of workers commute outside of the District. 12.2% of residents work in Craven District. Craven residents on average travel 12.3km to work, higher than the district average of 10.1km. The majority of journeys to work are by car (77.1%) which is higher than the district average of 69.2%. However the levels of commuting by train are also higher at 6% compared to approximately 5.3%.
Working population	11,977	Figure based on 2011 Census data. This equates to approximately 3.3% of the Districts total working population.
Total number of local jobs	7,700	Based on Bradford Ward Economic Profiles
Proportion of working age population to total local jobs	1.6 working age residents per local job	Figures based on Ward level data and calculated by dividing the working age population by the total number of local jobs (above two rows).
Entrepreneurship	Average	The Bradford Economic Profile for the Craven Ward outlines that in 2011 the Ward had a new business start-up rate of 74 per 10,000 population. A rate below the District average of 100. However, the Profile also estimated that 984 households (13.1%) have someone who is self-employed or a business owner. This is the same as the District average.
Number of local business units	426	Based on Bradford Ward Economic Profiles.
Top 30 employers	✓	Craven is home to 3 of the Districts top 30 employers. Based on Bradford Ward Economic Profiles.
Employment Land	Limited	Silsden is a small industrial town with a mix of old mill buildings and new industrial estates.
Regeneration Areas	None	There are no designated regeneration areas within Craven.
Capacity of key transport corridor	Capacity	Silsden is within a key movement corridor. However, the Airedale Corridor, which residents of Silsden would use, is identified within the District Wide Transport Study as having potential capacity issues.
Potential transport measures		The Bradford Local Infrastructure outlines the need to better bus links to the railway station- the Steeton/ Silsden bus/rail interchange. A Silsden east bypass is also included.
Economic Role Summary:		
New housing would support existing businesses within Silsden which are important to the local economy. New homes would have economic benefits to the local centre.		

Bradford Growth Assessment: Local Growth Centres

c) Objectively Assessed Consideration

Total area of 500m search area (hectares)	370.02	New homes would assist with supporting the local Silsden economy and would potentially provide enhanced and new social and community facilities and services. However, development which is not proportionate to the existing settlement may affect the settlements existing character.
Total Area covered by highly constrained designations (hectares)	79.31 (21%)	
Total Area covered by medium constrained designations (hectares)	185.93 (50%)	Silsden is located in close proximity to the SPA and therefore a large area of land surrounding Silsden to the east falls within the 400m to 2.5km SPA buffer zone. This may significantly reduce the development potential in the area when combined with other constrained areas such as those vulnerable to flooding.
Total Area covered by partly constrained designations (hectares)	106.27 (29%)	
Total unconstrained area (hectares)	103.93 (29%)	Subject to the outcome of the Council's on-going SPA work, should Green Belt development surrounding Silsden be required there may be some potential in locations to the west where environmental pressures are lower and there is good accessibility to existing local social and economic facilities and services. However, topography is likely to limit the scale of development in this direction.

Element Two: Green Belt Site Sustainability Testing

The environmental, social, economic and overall total scores for the Silsden SHLAA and Strategic Parcels subjected to the Element Two sustainability testing are set out within the following schedules:

SHLAA Site Reference	Environmental	Social	Economic	Total
SI/009	24	22	6	52
SI/010	27	21	6	54
SI/011	25	20	6	51
Average Score	25	21	6	52

Strategic Parcel Reference	Environmental	Social	Economic	Total
SI/SP/008	18	18	3	39
SI/SP/009	18	20	4	42
SI/SP/010	22	16	4	42
SI/SP/011	17	23	4	44
Average Score	19	19	4	42

Bradford Growth Assessment: Local Growth Centres

Strategy Parcels within the 400 metre to 2.5km buffer zone

Strategic Parcel Reference	Environmental	Social	Economic	Total
SI/SP/001	19	23	3	45
SI/SP/002	19	26	3	48
SI/SP/003	21	18	3	42
SI/SP/004	21	20	5	46
SI/SP/005	21	17	5	43
SI/SP/006	20	17	5	42
SI/SP/007	19	15	6	40
Average Score	20	19	4	44

Steeton with Eastburn

Steeton with Eastburn is located to the north west of Keighley on the north western edge of the District. Steeton with Eastburn is located within the Ward of Craven, along with Silsden. To the west, Steeton is in close proximity to the settlements of Sutton-in-Craven and Cross Hills, which are within Craven.

Element One: Directions for Growth

a) Existing Policy Constraint Designations and Sieve Mapping

Schedules and maps of the amount of land (hectares) covered by 'highly constrained', 'medium constrained' and 'partly constrained' designations within the 500 metre zone surrounding Steeton with Eastburn area are set out below.

Steeton with Eastburn **Total Area 326.43 Ha**

High Constraints	Ha	%
Ancient Woodland	27.85	8.5%
Flood Risk Zone 3	99.30	30.4%
Landfill	8.68	2.7%
Total area (with high policy constraint overlaps)	135.83	
Total area (without high policy constraint overlaps)	132.71	40.7%

Medium Constraints	Ha	%
Bradford Wildlife Areas	23.93	7.3%
Playing Fields	1.17	0.4%
Total area (with medium policy constraint overlaps)	25.10	
Total area (without medium policy constraint overlaps)	25.10	7.7%

Partial Constraints	Ha	%
Conservation Areas	2.38	0.7%
Flood Risk Zone 2	130.32	39.9%
Heathland	6.00	1.8%
Wetland	85.66	26.2%
Woodland	35.39	10.8%
Total area (with partial policy constraint overlaps)	259.74	
Total area (without partial policy constraint overlaps)	174.22	53.4%

Total unconstrained area	146.48	44.9%
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[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 1].

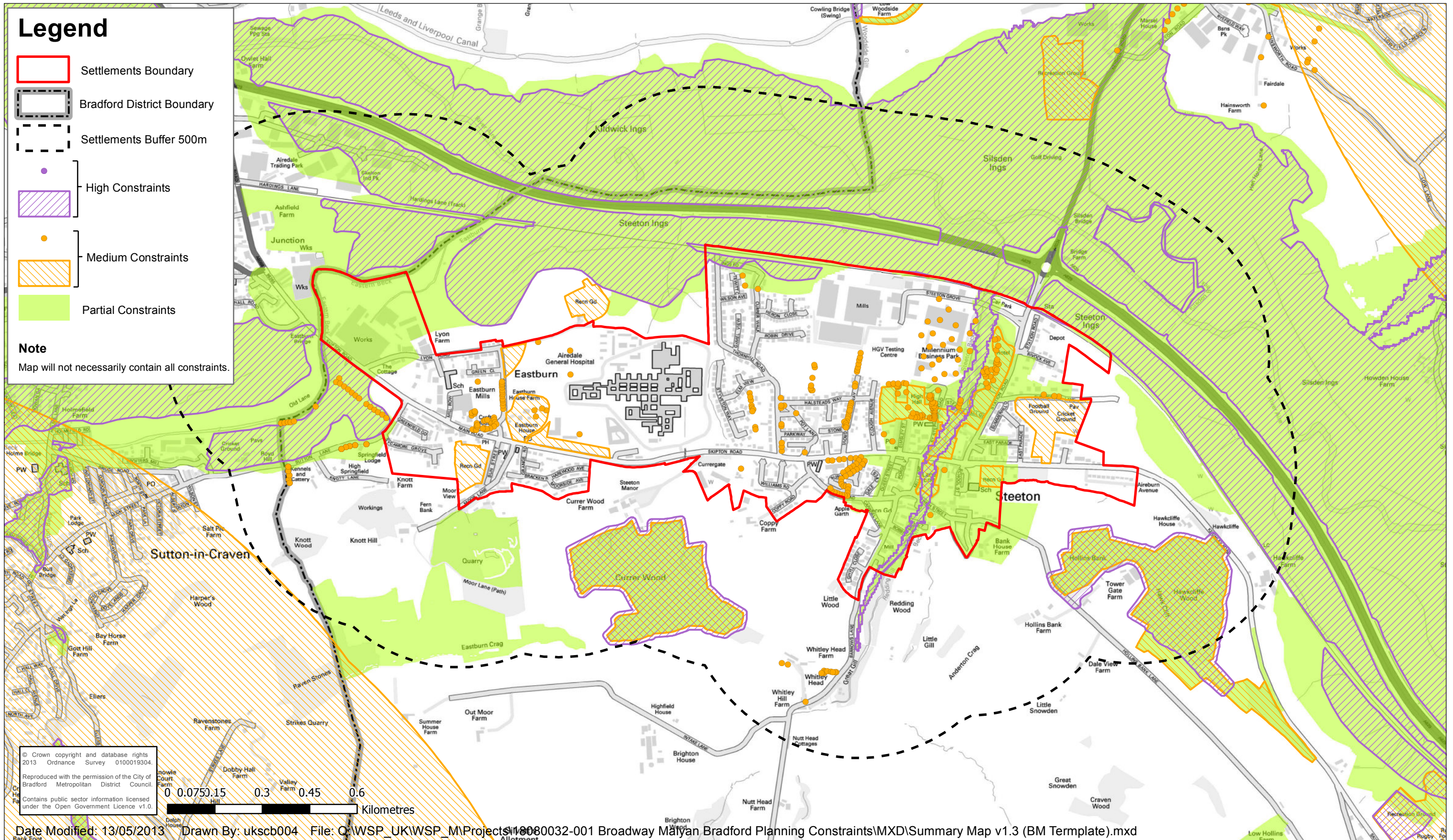
The following policy constraint maps for Steeton include:

- Steeton area covered by 'high constraints', 'medium constraints' and partially constraints.
- Steeton area covered by 'high constraints'.
- Steeton area covered by 'medium constraints'.
- Steeton area covered by 'partial constraints'.
- Map showing the Steeton SHLAA sites and the other Strategic Parcels of land identified which comprise unconstrained and partly constrained land. These Strategic Parcels and SHLAA sites will be subjected to the Element Two sustainability testing.

Legend

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

Note
Map will not necessarily contain all constraints.



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Kilometres

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Descriptions
Summary Map: Steeton

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Scale	Drawn	Drawn
N/A	WSP	2013
Job Number	Drawing Number	Revision
29232	-	-

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Legend

-  Settlement Boundary
-  Bradford District Boundary
-  Settlements Buffer 500m
-  Special Protection Area
-  Special Protection Area 400m Zone
-  Site of Special Scientific Interest
-  Ancient Woodland *
-  Ancient Woodland 12m Buffer *
-  Flood Risk Zone 3
-  Hazardous Installation
-  Major Hazard Site
-  Active Landfill
-  Inert Waste Landfill
-  Landfill
-  Active Quarry

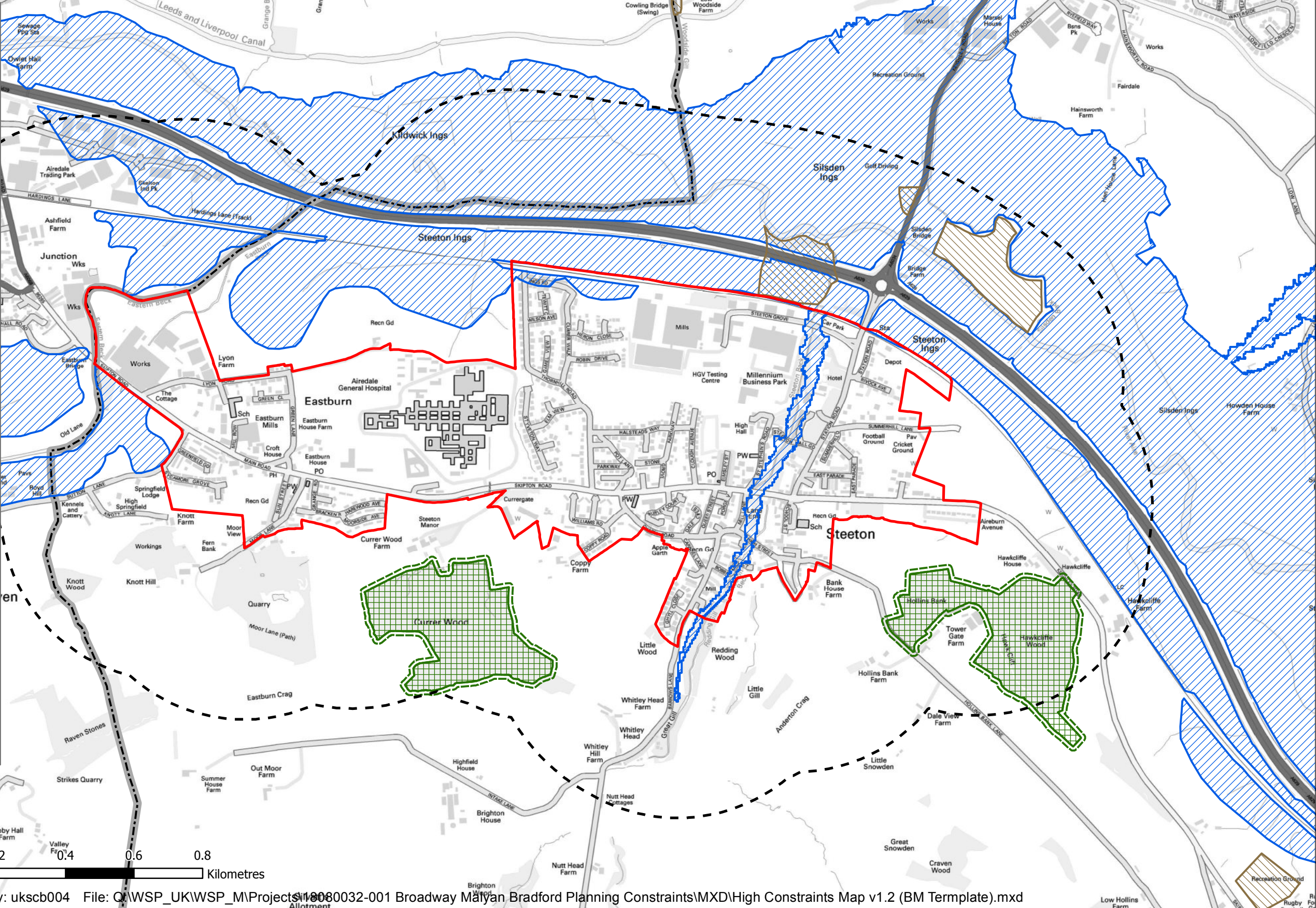
Note
 * Includes Ancient Semi-Natural Woodland and Replanted Woodland.

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Descriptions
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Job Number	Drawing Number	Revision
29232	-	-

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Legend

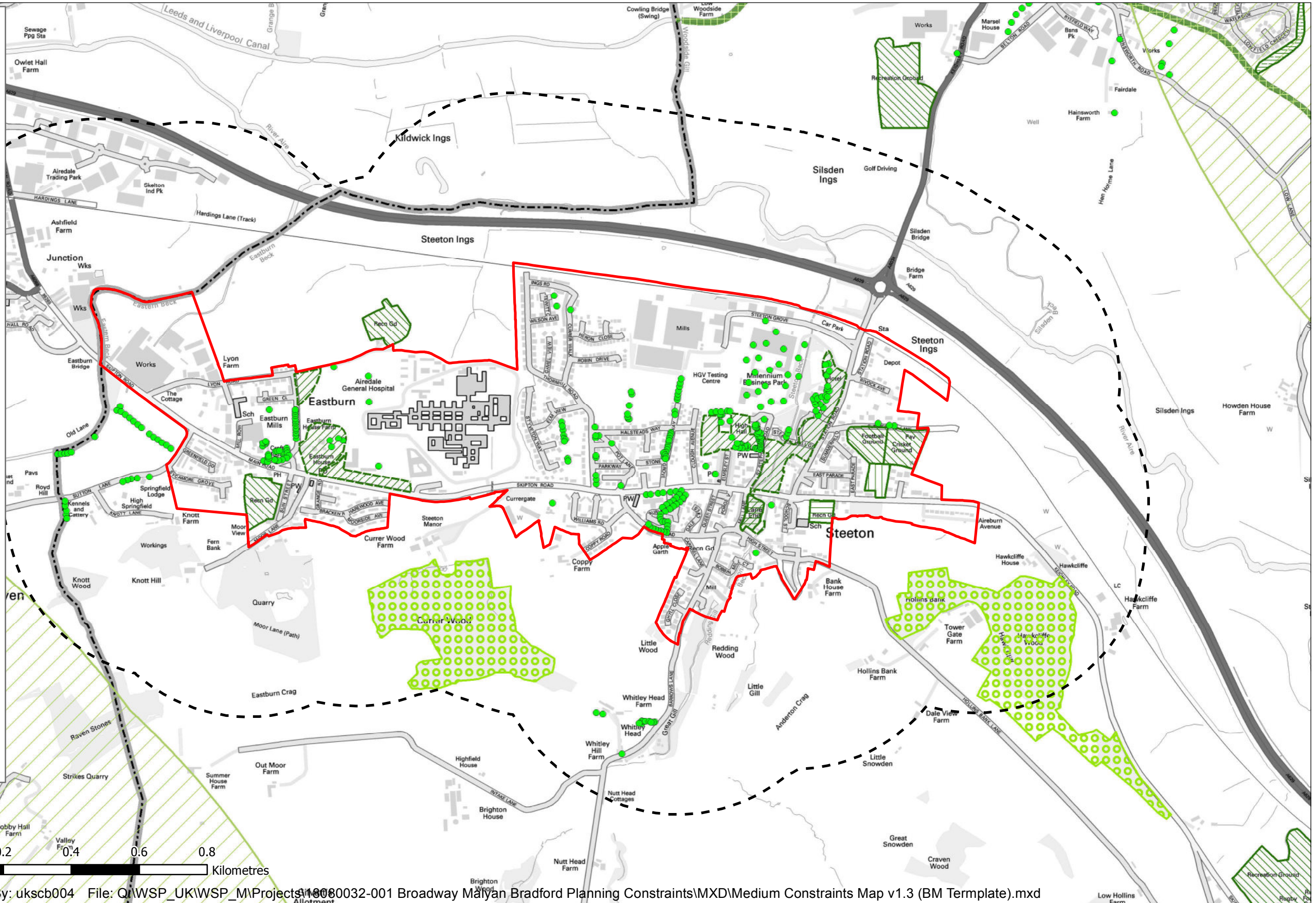
-  Settlements Boundary
-  Bradford District Boundary
-  Settlements Buffer 500m
-  Tree Preservation Order
-  Allotment
-  Scheduled Monuments
-  World Heritage Site
-  World Heritage Buffer Zone
-  Historic Battlefield
-  Historic Parks and Gardens
-  Playing Fields
-  Recreation Open Space
-  Urban Greenspace
-  Village Greenspace
-  Bradford Wildlife Areas
-  SPA Buffer 400m-2.5km
-  SEGIS/RIGS

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Project
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Descriptions
Medium Constraints: Steeton

Status
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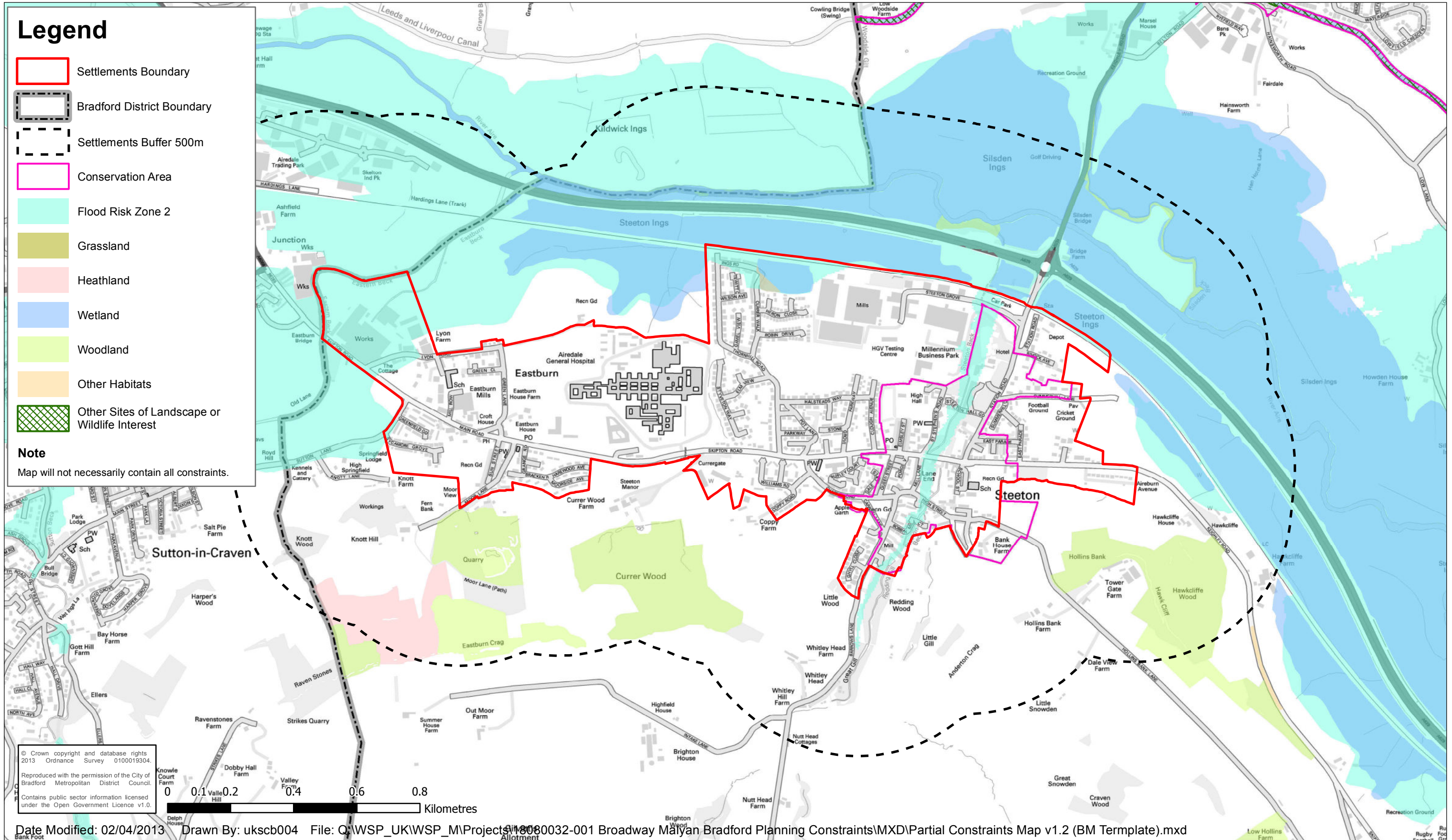
Scale N/A	Drawn WSP	Drawn 2013
Job Number 29232	Drawing Number -	Revision -

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Legend

- Settlements Boundary
- Bradford District Boundary
- Settlements Buffer 500m
- Conservation Area
- Flood Risk Zone 2
- Grassland
- Heathland
- Wetland
- Woodland
- Other Habitats
- Other Sites of Landscape or Wildlife Interest

Note
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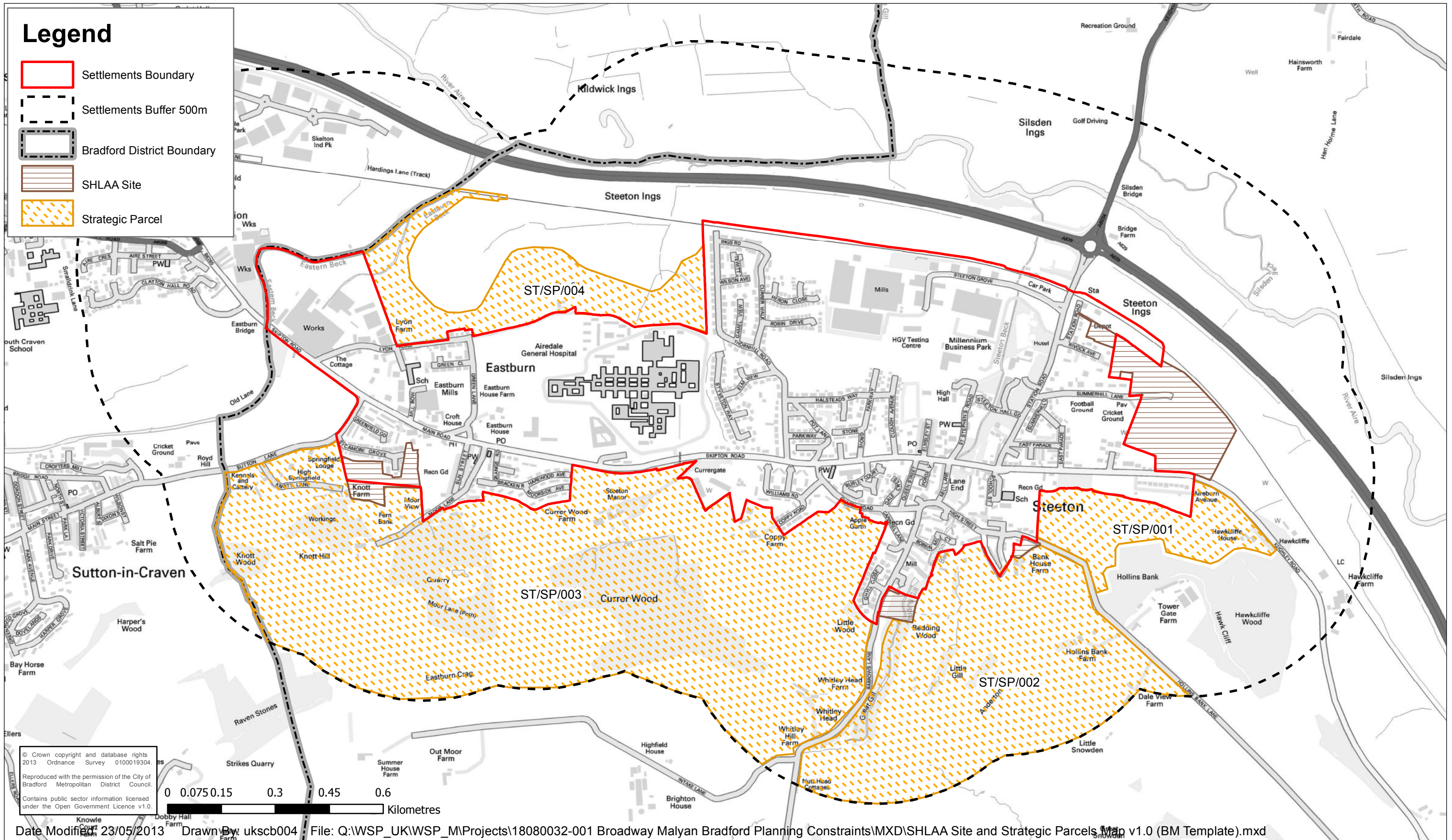
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Descriptions
Partial Constraints: Steeton

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Descriptions
**SHLAA Site and Strategic Parcels Map:
 Steeton**

Status
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Job Number 29232	Drawing Number -	Revision -

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b) The existing social, economic and environmental position of Steeton with Eastburn

Environmental Role Element	Provision/ Position	Comment
Green Belt	Contributes to the role of the West Yorkshire Green Belt	<p>The Green Belt performs well in this location with regards to the purposes set out in the National Planning Policy Framework (NPPF):</p> <ul style="list-style-type: none"> • The Green Belt surrounding Steeton with Eastburn provides a contribution to the role of the West Yorkshire Green Belt. Locally surrounding Steeton with Eastburn the Green Belt has a significant role in the restriction of sprawl of built-up areas into the floodplains of the Airedale valley floor in the north and the along the B6265 Keighley Road corridor to the east. • The Green Belt contributes towards helping prevent the merging of Steeton and the neighbouring towns Silsden, Keighley and Sutton-in-Craven. • The Green Belt performs a significant role in safeguarding the countryside from settlement encroachment. • The Green Belt does not contribute to the setting of a defined historic town. • As with all settlements within the District the Green Belt contributes towards encouraging efficient use of previously developed and derelict land within urban areas.
Previously Developed Land	67	The Bradford Strategic Housing Land Availability Assessment Update indicates that there is limited previously development land opportunities within Steeton with Eastburn.
Landscape	Moderate	The Bradford Landscape Assessment outlines that Steeton with Eastburn lies within the Wharfedale character area. Within this area there is currently a balance between the proportions of industry, settlement, woodland cover, and pastoral land uses throughout Airedale. General guidelines are to conserve the current balance. Any new development should be carefully considered in terms of its impact, not only on the immediate landscape but also on the wider environment.
Topography	Varied	The flat landform extends in the north, east and west of Steeton with Eastburn along the valley floor stretching from east to west. Most of the settlement lies on lower ground. The steep inclines in the south are likely to limit development.
Archaeology and Heritage	Medium	Steeton Conservation Area with numerous listed buildings is located to the east and extends into the countryside to the south east and abuts the settlement boundary to the north and east.
Nature Conservation	Low	There are two Bradford Wildlife Areas, Curren Wood to the south and Hawks Wood and Hollins Bank to the south east. These do not abut the settlement boundary.
Flood Risk	Medium	The River Aire runs along the northern boundary. Steeton Beck lies to the east. Along these boundaries there is an extensive area at risk of flooding.
Renewable Energy	Potential	There may be potential for development to use low carbon or renewable energy sources.
Hazards and Contamination	Low	There are no active landfill sites and only two small former landfill sites – Old Sewage Works and Station Road to the north.

Environmental Role Summary:

Flood risk and topography are likely to limit the extent of new development at Steeton. Any Green Belt development should look to maintain adequate separation gaps between neighbouring settlements.

Social Role Element	Provision/ Position	Comment
Population	4,167	Figure based on Census 2011 Population Counts at Output Area data for Steeton (area as defined within the Core Strategy). This equates to approximately 0.8% of the total population within the Core Strategy settlement areas.
Population Growth (2002-2010)	1.3%	Analysis of Census data shows that the population of Steeton increased by just 55 or 1.3% over the period. This is well below the average for all the Core Strategy settlement areas of 12.9%
Households	1,820	Figure based on MOSAIC HH Count data for Steeton (area as defined within the Core Strategy). This equates to approximately 0.9% of the District's total households.
Average Household Size	2.28	The average household size within Steeton (area defined within the Core Strategy) is below the District's average household size of 2.48.
Age structure	Aging Population	The Bradford Ward Economic Profiles outlines that over 20% of the population are 65 and over, which is significantly higher than the District average (13.2%). Lower than District population under the age of 44.
Deprivation	Low	The Bradford Ward Economic Profiles outlines that Craven is one of the least deprived wards in Bradford. 27.4% of Cravens residents live in neighbourhoods which are within the 20% least deprived in England.
Convenience store	✓	Steeton with Eastburn is a small settlement located north west of Keighley. The centre is small and the settlement lacks a supermarket.
Type of retail centre	Local Centre	
Proximity to nearest Town Centre	5km	
Primary School	✓	Steeton with Eastburn has two primary schools, the closest secondary school is University Academy Keighley. The School Organisation Plan for the South Craven catchment area indicates that the existing capacity will be exceeded by 2015. The 3 Valleys Confederation Organisation plan indicates there is currently sufficient capacity within the University Academy.
Secondary School	✗	
Higher/ Tertiary Education Facility	✗	
Hospital	✓	Steeton with Eastburn has a good range of existing local services and community facilities. Airedale Hospital is located to west of the settlement and serves the surrounding area.
Health Centre	✓	
Post Office	✓	
Library	✗	
Community Centre and Hall	✗	
Green Infrastructure Open Space and Public Space	Shortfall	The Open Space, Sport and Recreation Study identified there are gaps in the provision of: parks and gardens, play areas, civic space and cemetery spaces. There is also a minor gap in allotments.

Bradford Growth Assessment: Local Growth Centres

Sports and Recreation Facilities	Average	The Open Space, Sport and Recreation Study identified a shortfall across the District. However, no specific shortfall was identified at Steeton with Eastburn.
Railway Station	✓	Steeton and Silsden Station serves the town and is located to the north east of the settlement. There are approximately 4 services an hour to Skipton (with a journey time of under 15 minutes), 2 services an hour to Bradford (journey time of 30 minutes), and 2 services an hour to Leeds (journey time approximately 35 minutes)
Bus Station	x	There is a good high frequency bus service to surrounding settlements.
High Frequency Bus Service	✓	
Bus Service	✓	
Utilities and Telcoms Capacity	✓	The Bradford Local Infrastructure Plan confirms there is existing strategic electricity and gas infrastructure capacity. Local infrastructure may be required in the medium to long term. Wharfedale is also adequately served by broadband services.
Affordable Housing	Shortfall	The Bradford Strategic Housing Market Assessment (2010) outlines that within the Wharfedale sub-area there is a net annual shortfall of 120 affordable dwellings. This equates to approximately 16% of the District total. There is a particular shortfall in 2-3 bedroom properties.
Long term housing vacancy rate	1.7%	This is significantly below the District average of 3.3%.
Market supply and demand	Demand	The Strategic Housing Market Area Assessment (2010) outlines that within the Wharfedale sub area, demand for most types of housing exceeds supply and there is limited pressure on stock. However there is particular pressure for detached houses. There is sufficient 1 and 2 bed properties to meet demand.

Social Role Summary:

Steeton with Eastburn has a range of existing community and social facilities and services. The settlement has a good bus service and a railway station. New housing development in this location would help to address shortfalls in both education capacity places and public open space and recreation facilities. There is also an identified housing need and demand within the wider area.

Economic Role Element	Provision/ Position	Comment
Job accessibility and travel to work area	Out commuting	The Economic Ward Profiles outline that 12.2% of residents work in Craven District. Craven ward residents on average travel 12.3km to work, higher than the district average of 10.1km. The majority of journeys to work are by car (77.1%) which is higher than the district average of 69.2%. However the levels of commuting by train are also higher at 6% compared to approximately 5.3%.
Working population	11,977	Figure based on Census 2011 data. This equates to approximately 3.3% of the District's total working population.
Total number of local jobs	7,700	Based on Bradford Ward Economic Profiles.
Proportion of working age population to total local jobs	1.6 working age population per job	Figures based on Ward level data and calculated by dividing the working age population by the total number of local jobs

Bradford Growth Assessment: Local Growth Centres

Entrepreneurship	Medium	The Bradford Economic Profile for Craven estimates that 984 households (13.1%) have someone who is self-employed or a business owner. This is the same as the District average.
Number of local business units	426	Based on Bradford Ward Economic Profiles
Top 30 employers	Yes	The Bradford Ward Economic Profiles outline that Craven is home to a number of large scale employers. The largest public sector employer is Airedale NHS Trust which employs around 2,900 staff, mainly at Airedale General Hospital. Craven is also home to several large private firms, three of which have over 250 employees and two of which have 50-249 employees. Acorn Mobility Services is one of the top 30 District employer and is located in the ward.
Employment Land	Capacity	The hospital is the main employer in this location.
Regeneration Areas	None	There are no designated regeneration areas within Craven.
Capacity of key transport corridor	Capacity	Steeton with Eastburn is within a key movement corridor. However, the Airedale Corridor, which residents of Steeton would use, is identified within the District Wide Transport Study as having potential capacity issues.
Potential transport measures		The Bradford Local Infrastructure Plan outlines the need to better bus links to the railway station- the Steeton/ Silsden bus/rail interchange.
<p>Economic Role Summary: New housing would support existing businesses and the hospital within Steeton with Eastburn which are important to the local economy. New homes would help to support the vitality and viability of the local centre.</p>		

c) Objectively Assessed Consideration

Total area of 500m search area (hectares)	326.43	New homes would assist with addressing the identified social and issues and support the local economy. However, the extent of development is likely to be limited by topography and land at risk of flooding. Should Green Belt locations surrounding Steeton be required these should look to primarily focus in locations to the east where environmental pressures are lower and there is already good accessibility to local social and economic services and facilities.
Total Area covered by highly constrained designations (hectares)	132.71 (41%)	
Total Area covered by medium constrained designations (hectares)	25.10 (8%)	
Total Area covered by partly constrained designations (hectares)	174.22 (53%)	
Total unconstrained area (hectares)	146.48 (45%)	

Element Two: Green Belt Site Sustainability Testing

The environmental, social, economic and overall total scores for the Steeton SHLAA and Strategic Parcels subjected to the Element Two sustainability testing are set out within the following schedules:

SHLAA Site Reference	Environmental	Social	Economic	Total
ST/001	21	35	3	59
ST/003	22	36	4	62
ST/004	16	32	4	52
ST/006	24	25	2	51
Average Score	21	31	3	55

Strategic Parcel Reference	Environmental	Social	Economic	Total
ST/SP/001	21	35	4	60
ST/SP/002	23	32	5	60
ST/SP/003	16	25	4	45
ST/SP/004	22	26	2	50
ST/SP/005	21	26	3	50
Average Score	21	29	4	53

Thornton

Thornton is located on the north side of the Pinch Beck Valley to the west of Bradford. Thornton is part of the Thornton and Allerton Ward.

Element One: Directions for Growth

a) Existing Policy Constraint Designations and Sieve Mapping

Schedules and maps of the amount of land (hectares) covered by 'highly constrained', 'medium constrained' and 'partly constrained' designations within the 500 metre zone surrounding Thornton are set out below.

Thornton **Total Area: 472.40 Ha**

High Constraints	Ha	%
Active Quarries	0.40	0.1%
Flood Risk Zone 3	8.28	1.8%
Landfill	9.40	2.0%
Total area (with high policy constraint overlaps)	18.08	
Total area (without high policy constraint overlaps)	18.08	3.8%

Medium Constraints	Ha	%
Bradford Wildlife Areas	31.54	6.7%
Playing Fields	6.60	1.4%
SPA 400m-2.5Km Zone	133.61	28.3%
Total area (with medium policy constraint overlaps)	171.75	
Total area (without medium policy constraint overlaps)	171.75	36.4%

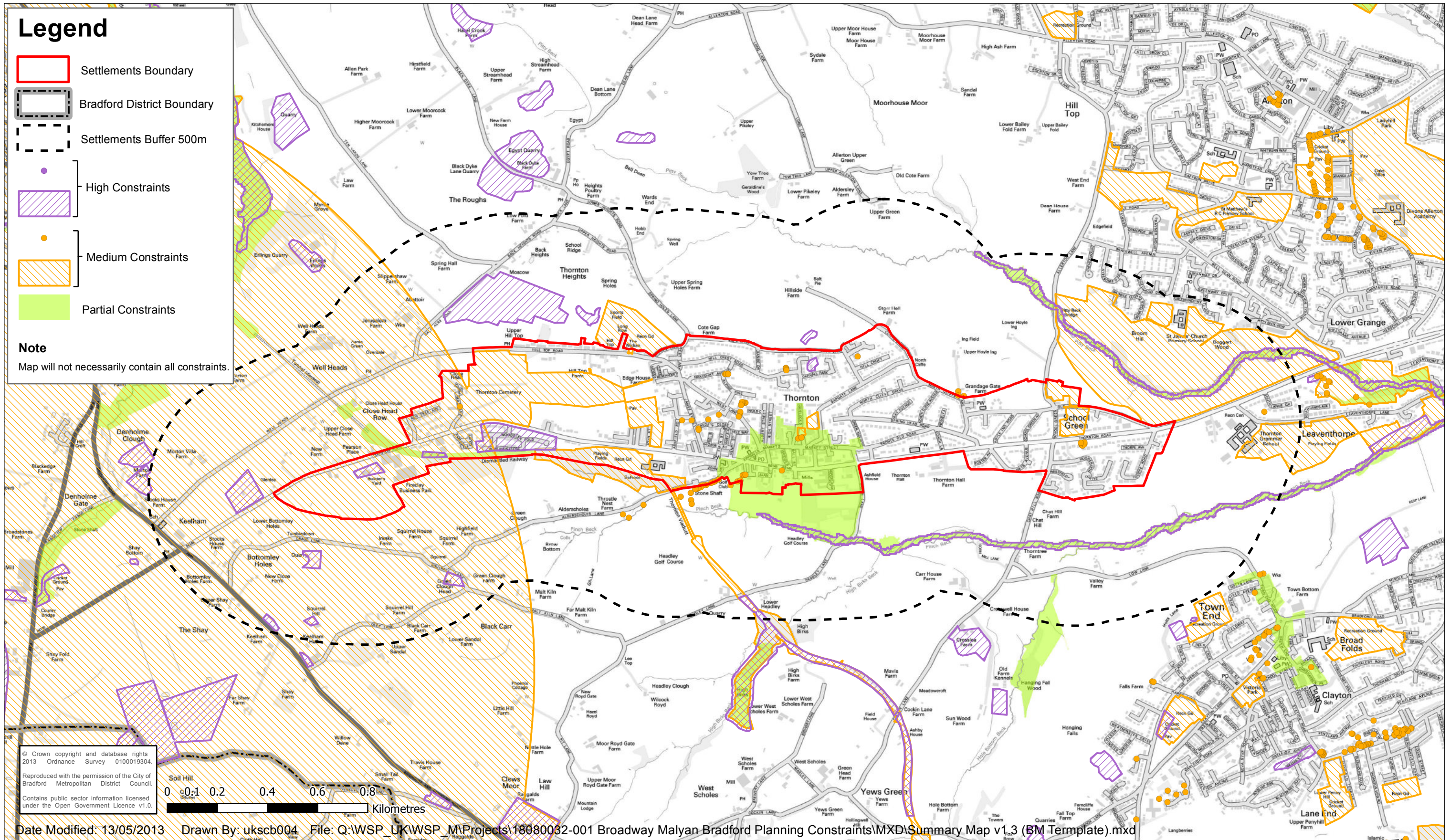
Partial Constraints	Ha	%
Conservation Areas	7.58	1.6%
Flood Risk Zone 2	9.78	2.1%
Wetland	0.47	0.1%
Woodland	1.85	0.4%
Total area (with partial policy constraint overlaps)	19.68	
Total area (without partial policy constraint overlaps)	18.64	3.9%

Total unconstrained area (hectares)	278.65	59.0%
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[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 1].

The following policy constraint maps for Thornton include:

- Thornton area covered by 'high constraints', 'medium constraints' and partial constraints.
- Thornton area covered by 'high constraints'.
- Thornton area covered by 'medium constraints'.
- Thornton area covered by 'partly constraints'.
- Map showing the Thornton SHLAA sites and the other Strategic Parcels of land identified which comprise unconstrained and partly constrained land. These Strategic Parcels and SHLAA sites will be subjected to the Element Two_sustainability testing.



Legend

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

Note
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Descriptions
Summary Map: Thornton

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Legend

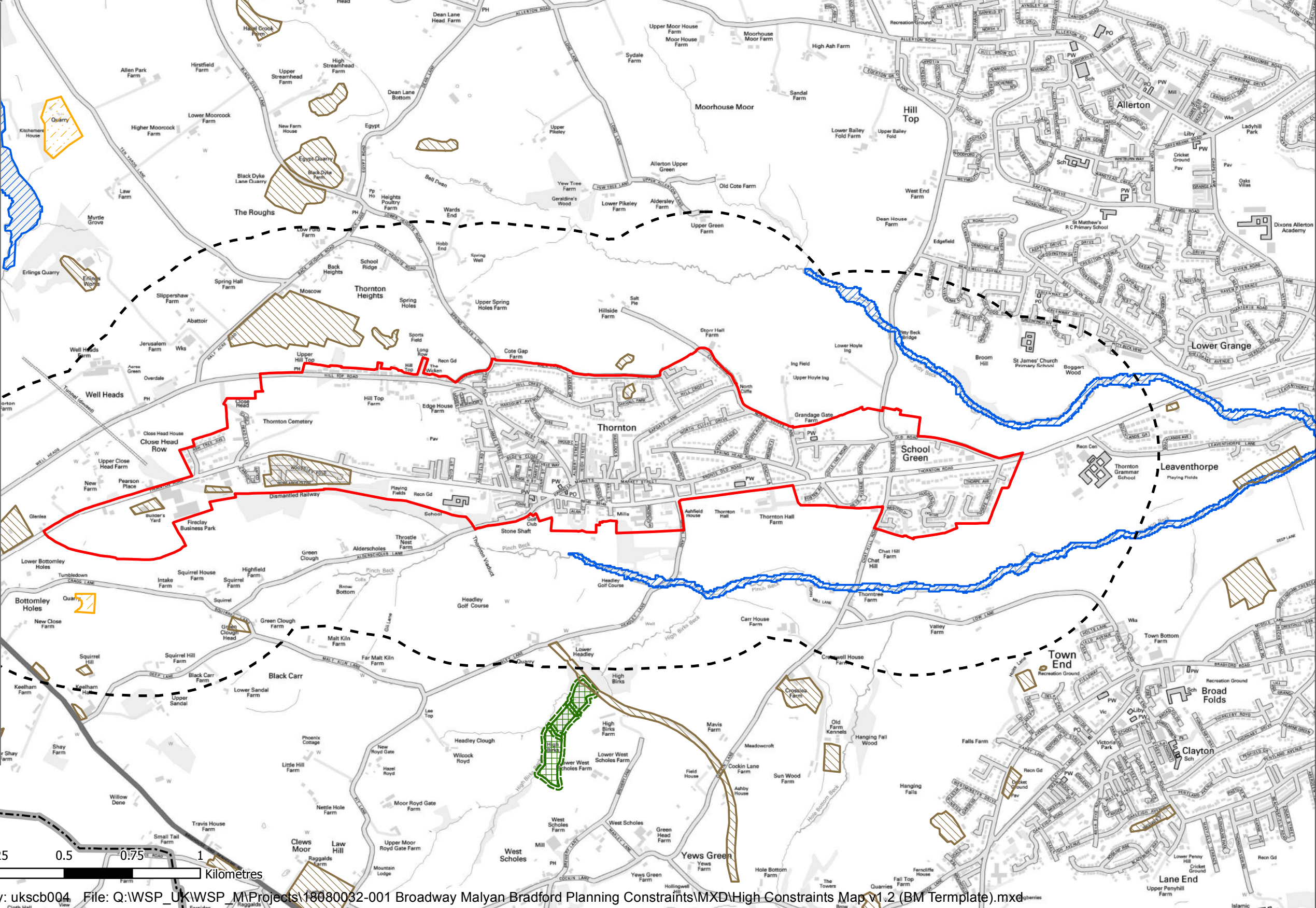
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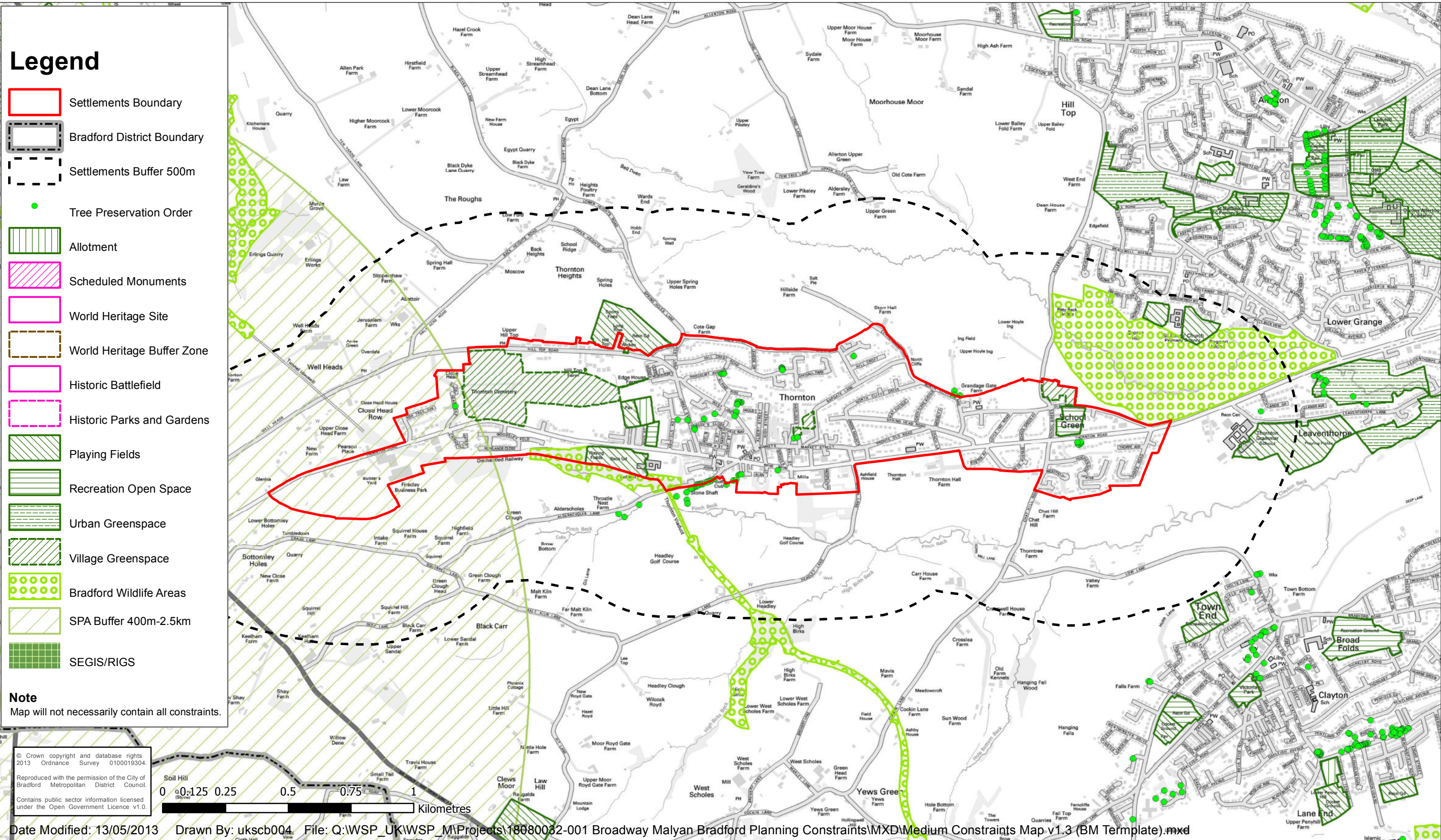
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High Constraints: Thornton

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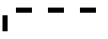

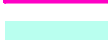

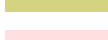

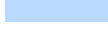
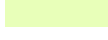

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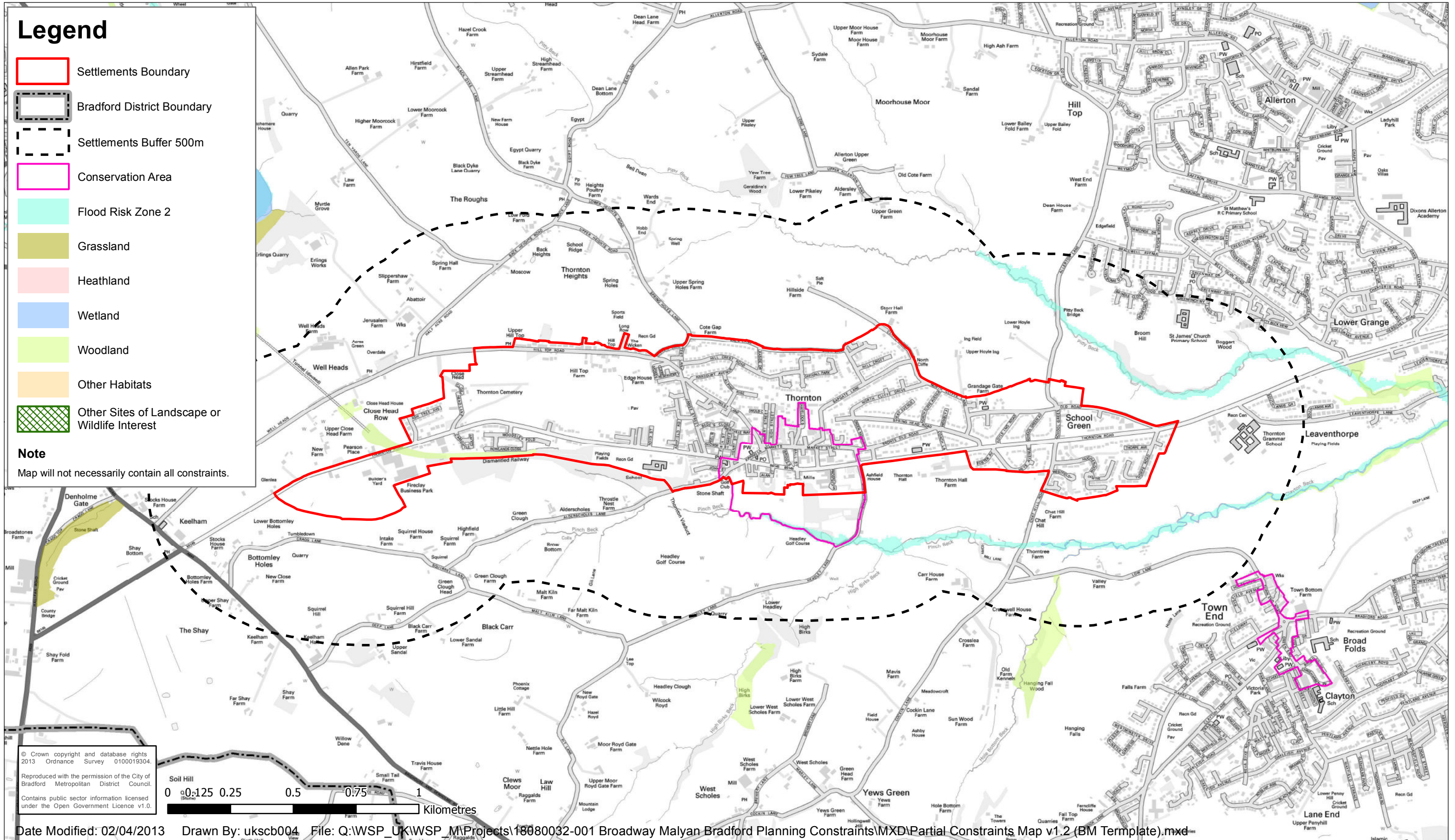
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-  Bradford District Boundary
-  Settlements Buffer 500m
-  Conservation Area
-  Flood Risk Zone 2
-  Grassland
-  Heathland
-  Wetland
-  Woodland
-  Other Habitats
-  Other Sites of Landscape or Wildlife Interest

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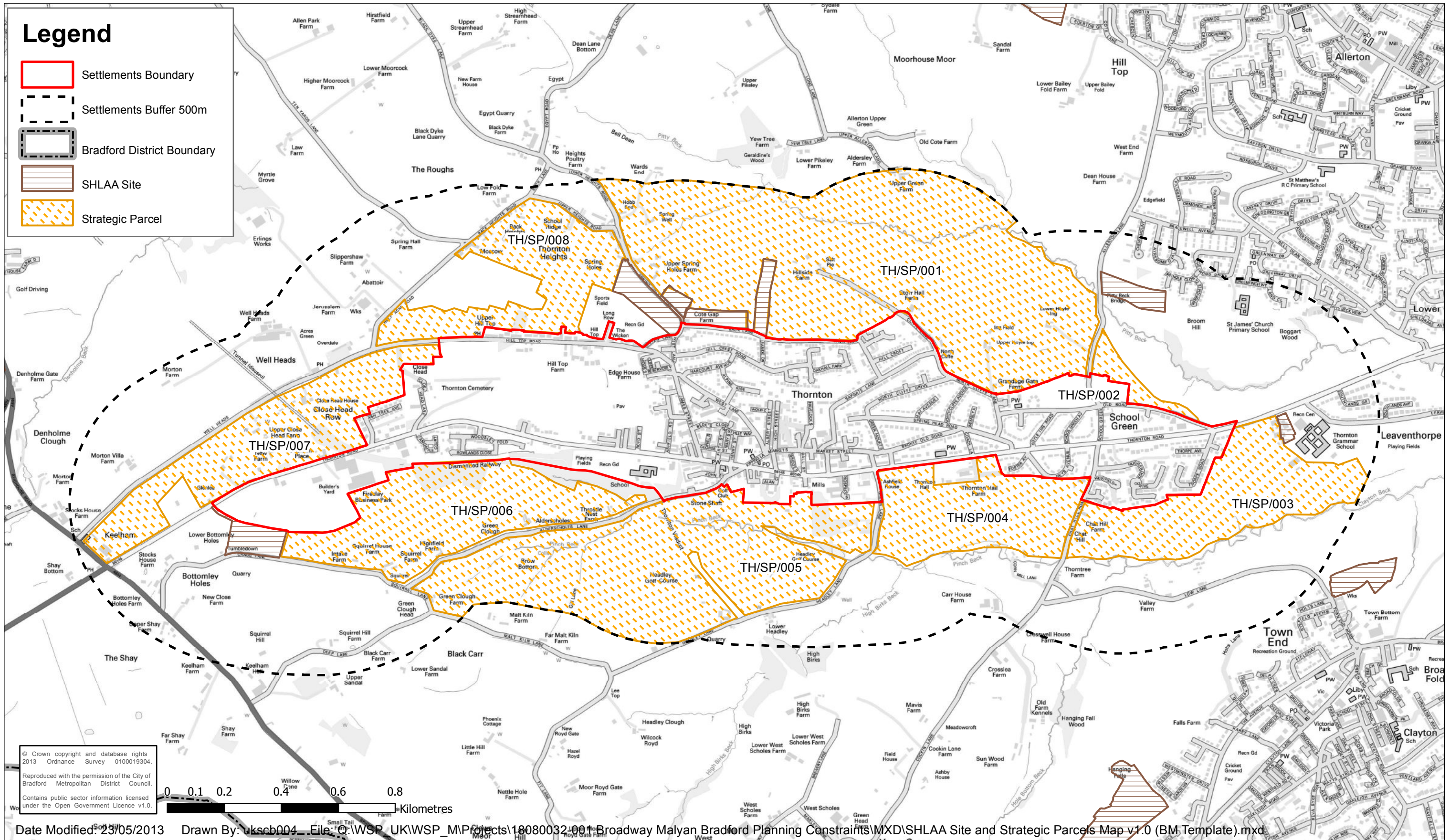
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Descriptions
**SHLAA Site and Strategic Parcels Map:
 Thornton**

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N/A	WSP	2013
Job Number	Drawing Number	Revision
29232	-	-

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b) The existing social, economic and environmental position of Thornton

Environmental Role Element	Provision/ Position	Comment
Green Belt	Contributes to the West Yorkshire Green Belt	<p>The Green Belt performs well in this location with regards to the purposes set out in the National Planning Policy Framework (NPPF):</p> <ul style="list-style-type: none"> • The Green Belt is contributing to the role of the West Yorkshire Green Belt. The Green Belt to the east is preventing sprawl along Thornton Road towards Bradford. The Green Belt also contributes to preventing sprawl to the north, south and west. • The Green Belt performs a significant role towards preventing Thornton merging with Bradford to the east. The Green Belt contributes to preventing settlements merging to the north, south and north west. • In all directions the Green Belt is performing a significant role in assisting in safeguarding countryside encroachment. • The Green Belt does not contribute to the setting of a defined historic town. • As with all settlements within the District the Green Belt contributes towards encouraging efficient use of previously developed and derelict land within urban areas.
Previously Developed Land	149	The Strategic Housing Land Availability Assessment update indicates there is some PDL potential at Thornton.
Landscape	Moderate	The Bradford Landscape Assessment outlines that Thornton lies within the Thornton and Queensbury character area. Within this area the landscapes immediately around the small towns are less sensitive to change than the more traditional, undisturbed, rural areas; and consequently these landscapes generally have a greater potential to accommodate future development. However, it is important to retain the identity of the settlements.
Topography	Varied	The steeper slopes of the Pinch Beck, High Birks Beck and Hole Bottom Beck valley sides to the south of Thornton and Pitty Beck valley and Bell Dean to the north are potentially likely to limit development. However, the gentle slopes on the top of the ridge, where the settlement area of Thornton spreads along, would potentially provide suitable conditions for further development.
Archaeology and Heritage	Medium	Thornton Conservation Area contains a significant number of Listed Buildings. The Conservation Area is located to the centre of the settlement area and extends beyond the settlement boundary to the south. There are numerous Listed Buildings surrounding the edge of settlement boundary, particularly along Hill Top Road and Thornton Road to the east and Allerton Lane to the north east.
Nature Conservation	Medium	Pitty Beck to the east is a Bradford Wildlife Area. Part of the disused railway line to the south east of Thornton is also designated as Bradford Wildlife Areas. Thornton to the west is located within the 400 metre to 2.5km SPA buffer zone.
Renewable Energy	Limited Potential	The Renewable and Local Carbon Energy Study indicates that Thornton area has limited potential to provide energy from renewable sources.

Bradford Growth Assessment: Local Growth Centres

Hazards and Contamination	Low	There are no active landfill sites within or surrounding Thornton. However, there are a number of disused landfill sites. Thornton Tip and Thornton Quarries sites are to the north between Hill Top Road and Back Heights Road. There are a number of former landfill sites to the west, the most notable being Denholme Clough Quarry. The former landfill sites known as Land at Thornton Road lies within the settlement boundary between the dismantled railway line and Thornton Road.
Environmental Role Summary:		
Thornton has relatively low environmental constraints to the north and south. Topography to the north and south is likely to limit the extent of potential development. The Green Belt around Thornton provides a significant contribution to the role of the West Yorkshire Green Belt. However, some Green Belt development could potentially be made while still maintaining the existing minimum separation distances between settlements. To the west the settlement lies within the 400 metre to 2.5km SPA buffer zone.		

Social Role Element	Provision/ Position	Comment
Population	5,822	Figure based on the 2011 Census Population Counts at Output Area data for Thornton (area as defined within the Core Strategy). This equates to approximately 1.1% of the total population within the Core Strategy settlement areas.
Population Growth (2002-2010)	10.5%	Analysis of Census data shows that the population of Thornton increased by 555 or 10.5% over the period. This is slightly below the average for all the Core Strategy settlement areas of 12.9%
Households	2,546	Figure based of MOSAIC HH Count for Thornton (area as defined within the Core Strategy). This equates to approximately 1.2% of the Districts total households.
Average Household Size	2.28	The average household size for Thornton (area as defined within the Core Strategy) is lower than the District's average household size of 2.48
Age structure	Balanced	The District Settlement Study indicates that the age structure for Thornton is a balanced community – roughly District average.
Deprivation	Average	The Bradford Ward Economic Profiles outlines that Thornton and Allerton Ward is ranked 14 out of 30 most deprived Ward in the District. According to the Index of Multiple Deprivation 2010, 36.3% of the Wards population fall within the 20% most deprived neighbourhood in England
Convenience store	✓	The District Retail and Leisure Survey concluded that the local centre was performing well. The centre is predominantly a provider of top-up convenience facilities and services. Bradford centre is located approximately 5km to the east.
Type of retail centre	Local Centre	
Nearest Town Centre	Bradford	
Primary School	✓	The Bradford Education Organisation Plan for the North West 1 primary school area indicates that the existing schools are at capacity, even following the recent expansion of Thornton primary school. A new primary school would be required as extension capacity has been exhausted within this catchment area.
Secondary School	✓	
Higher/ Tertiary Education Facility	x	

Bradford Growth Assessment: Local Growth Centres

Hospital	✘	Thornton has a good range of existing community facilities.
Health Centre	✓	
Post Office	✓	
Library	✓	
Community Centre and Hall	✓	
Green Infrastructure Open Space and Public Space	Good	The Bradford Open Space and Recreation Study identified a gap in provision for Parks and Gardens.
Sports and Recreation Facilities	Average	The Open Space, Sport and Recreation Study identified a gap in provision across the District. No specific shortfall was identified for Thornton.
Railway Station	✘	The nearest railway stations are at Bradford approximately 5km to the east.
Bus Station	✘	Thornton lies on the high frequency route between Halifax and Bradford.
High Frequency Bus Service	✓	
Bus Service	✓	
Utilities and Telcoms Capacity	✓	The Bradford Infrastructure Plan confirms there is existing strategic electricity and gas infrastructure capacity. Local infrastructure may be required in the medium to long term. Thornton is also adequately served by broadband services.
Affordable Housing	Shortfall	The Bradford Strategic Housing Market Assessment (2010) outlines that the City West sub-area has a net shortfall per annum of 185 affordable homes. This is approximately 25% of the District total need. There is a particular shortage of 3+ bedroom affordable homes.
Long term housing vacancy rate	2.5%	This is below the District average of 3.3%.
Market supply and demand	Demand exceeds supply for most types of housing	The Strategic Housing Market Area Assessment (2010) outlines that within the City West sub area there is a shortage in supply of owner occupied semi-detached 4+ bedroom properties. There is also demand for 2 and 3-bedroom properties.

Social Role Summary:

The settlement has a good range of local community facilities and services and public open space and recreation facilities. Thornton is also on the high frequency bus service between Bradford and Halifax. There is an identified housing need and demand within the settlement.

Economic Role Element	Provision/ Position	Comment
Job accessibility and travel to work area	Out commuting	Although the average commute is slightly shorter than the District average a higher proportion of residents within the Thornton and Allerton Ward commute by car – 75.8%. This is higher than the District average of 69.2%.
Working population	12,317	Figure based on Census 2011 data. This equates to approximately 3.4% of the District's total working population.
Total number of local jobs	1,800	Based on Bradford Ward Economic Profiles

Bradford Growth Assessment: Local Growth Centres

Proportion of working age population to total local jobs	6.8 working age residents per local job	Figures based on Ward level data and calculated by dividing the working age population by the total number of local jobs.
Entrepreneurship	Low	The Bradford Ward Economic Profiles outlines that during 2011 the Thornton and Allerton Ward had 87 new business starts per 10,000 population. This is a rate below the District average of 100. According to the District's Economic Profiles, the Ward has a lower than District average residents who are self-employed or business owners, or who are aspiring to start a business.
Number of local business units	264	Based on Bradford Ward Economic Profiles.
Top 30 employers	×	The Bradford Ward Economic Profiles outlines that Farmer Boy Ltd and Sherbourne Upholstery Ltd are the nearest top 30 employer.
Employment Land	Medium	Employment land is characterised by dispersed industrial areas located primarily along Thornton Road. A shortfall has been identified within the District Employment Land Review.
Regeneration Areas	×	There are no designated regeneration areas.
Transport Capacity	Capacity	The Bradford Local Infrastructure Plan outlines that the rural Bradford area has spare capacity. Accessibility by modes other than the car is the main issue for rural settlements.
Potential transport measures	✓	The Bradford Local Infrastructure Plan does not identify anything specific for Thornton.
<p>Economic Role Summary: Thornton has limited existing economic development and is largely a commuter settlement for Bradford and Halifax. There is limited potential for attracting new employment to Thornton above existing levels. With good quality bus connections to Bradford new homes at Thornton could help support wider economic growth and regeneration.</p>		

c) Objectively Assessed Consideration

Total area of 500m search area (hectares)	472.40	New homes would assist with addressing the identified social and issues and support the local Thornton economy. There is a significant amount of land surrounding Thornton which is unconstrained (59%) or covered by partial policy designations (4%). Subject to the outcome of further detailed assessments as part of the Local Plan, some of these areas could potentially accommodate development with appropriate and available mitigation and avoidance measures. Thornton is located partially within the SPA buffer zone. Subject to the outcome of the Councils on-going SPA work, any Green Belt development surrounding Thornton to meet identified housing needs and demand should look primarily to focus towards the north and south. However, topography is likely to limit the extent of development to the north and south. Any potential Green Belt development to the east would need to ensure an adequate separation gap between Thornton and Bradford is maintained.
Total Area covered by highly constrained designations (hectares)	18.08 (4%)	
Total Area covered by medium constrained designations (hectares)	171.75 (36%)	
Total Area covered by partly constrained designations (hectares)	18.64 (4%)	
Total unconstrained area (hectares)	278.65 (59%)	

Element Two: Green Belt Site Sustainability Testing

The environmental, social, economic and overall total scores for the Thornton SHLAA and Strategic Parcels subjected to the Element Two sustainability testing are set out within the following schedules:

SHLAA Site Reference	Environmental	Social	Economic	Total
TH/013	26	29	0	55
TH/014	24	28	0	52
TH/019	24	28	0	52
TH/020	23	26	0	49
Average Score	24	28	0	52

Strategic Parcel Reference	Environmental	Social	Economic	Total
TH/SP/001	24	25	2	51
TH/SP/002	21	26	2	49
TH/SP/003	21	25	2	48
TH/SP/004	23	28	2	53
TH/SP/005	21	32	0	53
TH/SP/006	23	24	0	47
TH/SP/008	22	26	0	48
Average Score	22	27	1	50

Strategic Parcels within the 400 metre to 2.5km SPA buffer zone

Strategic Parcel Reference	Environmental	Social	Economic	Total
TH/SP/007	20	22	0	42
Average Score	20	22	0	42

Local Growth Centres Summary

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 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)	
		ha	%	ha	%	ha	%	ha	%
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%

Summary tables of 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

Bradford Growth Assessment: Local Growth Centres

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 areas. The most notable being Queensbury, which has almost 90% 'unconstrained land' and Thornton which has almost 60%. By contrast Burley and Menston have low levels of '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. However among these settlements the sites and parcels in Queensbury score highest and above the all settlements average. With the Regional City of Bradford and the Principal Towns scoring overall above the all settlements average score, this indicates that some of the 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 Total Land Area assessed under Element Two

Settlement	Strategic Land Parcels (ha.)	SHLAA Sites (ha.)	Total (ha.)
Burley	131.43	31.23	162.66
Menston	117.60	28.63	146.23
Queensbury	221.71	36.82	258.53
Silsden	198.93	4.77	203.70
Steeton	166.56	10.45	177.01
Thornton	246.86	5.35	252.21
Total Local Growth Centre Area (ha.)	1083.10	117.24	1200.34