

Bradford Growth Assessment

Local Service Centres Volume 1:

Addingham, Baildon, Cottingley, Cullingworth,
Denholme, and East Morton

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 land¹ will also be required in addition to reusing previously developed land within the existing urban area. In accordance with the principles of sustainable development, as set out within the National Planning Policy Framework, this Growth Assessment therefore assists decision-making about where the more sustainable locations are surrounding the District's key settlements. This section of the Growth Assessment sets out the study outputs for the settlement areas comprising the Local Service Centres. The report for the Local Service Centres is broken up into two separate documents (Volume 1 and 2). This document contains the Growth Assessment outputs for:

- Addingham
- Baildon
- Cottingley
- Cullingworth
- Denholme
- East Morton.

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 Analysis 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 analysis 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 Service 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 'highly constraints', 'medium constraints' and 'partial constraints'
 - Map showing the area covered by 'high constraints'
 - Map showing the area covered by 'medium constraints'
 - Map showing the area covered by 'partial constraints'
 - Map showing the SHLAA sites and the other Strategic Parcels of land identified which comprise unconstrained and partly constrained land and abut the existing settlement boundary. These Strategic Parcels and SHLAA sites will be subjected to the Element Two sustainability analysis.
- b) The settlements existing environmental, social and economic role
- c) Objectively assessed consideration.

Element Two: Green Belt Site Sustainability Analysis

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 analysis.

Overall Summary of the Local Service Centres

A short summary of the Local Service Centre Element One and Two outputs. Although the Local Service Centre outputs are contained within two separate documents (Volume 1 and 2) the overall summary contained within each covers all the Local Service Centres.

2. THE LOCAL SERVICE CENTRES GROWTH ASSESSMENT OUTCOMES

Addingham

Addingham is located to the far north west corner of Bradford. Situated on the southern side of Wharfedale, close to the River Wharfe. Addingham is located within the Craven Ward along with Silsden 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 'highly constrained', 'medium constrained' and 'partly constrained' designations within the 500 metre zone surrounding the Addingham area are set out below.

Addingham **Total Area: 318.35 Ha**

High Constraints	Ha	%
Flood Risk Zone 3	21.38	6.7%
Landfill	3.83	1.2%
Total area (with high policy constraint overlap)	25.21	
Total area (without high policy constraint overlap)	25.21	7.9%

Medium Constraints	Ha	%
Bradford Wildlife Areas	3.07	1.0%
Playing Fields	2.17	0.7%
Recreation Open space	1.05	0.3%
Scheduled Monuments	3.00	0.9%
SEGIs/ RIGs	3.11	1.0%
SPA 400m-2.5Km Zone	263.51	82.8%
Total area (with medium policy constraint overlap)	275.91	
Total area (without medium policy constraint overlap)	263.51	82.8%

Partial Constraints	Ha	%
Conservation Areas	19.96	6.3%
Flood Risk Zone 2	32.35	10.2%
Grassland	3.07	1.0%
Other Sites of Landscape or Wildlife Interest	3.11	1.0%
Wetland	8.40	2.6%
Woodland	3.37	1.1%
Total area (with partial policy constraint overlap)	70.26	
Total area (without partial policy constraint overlap)	44.40	13.9%





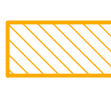

Total unconstrained area	54.06	17.0%
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[The sum of the policy constraint areas do not necessarily sum to total search zone area due to policy designation overlap e.g. land can be covered by both partial and medium policy constraints. The total land area assessed under Element Two is set out within Appendix 1].

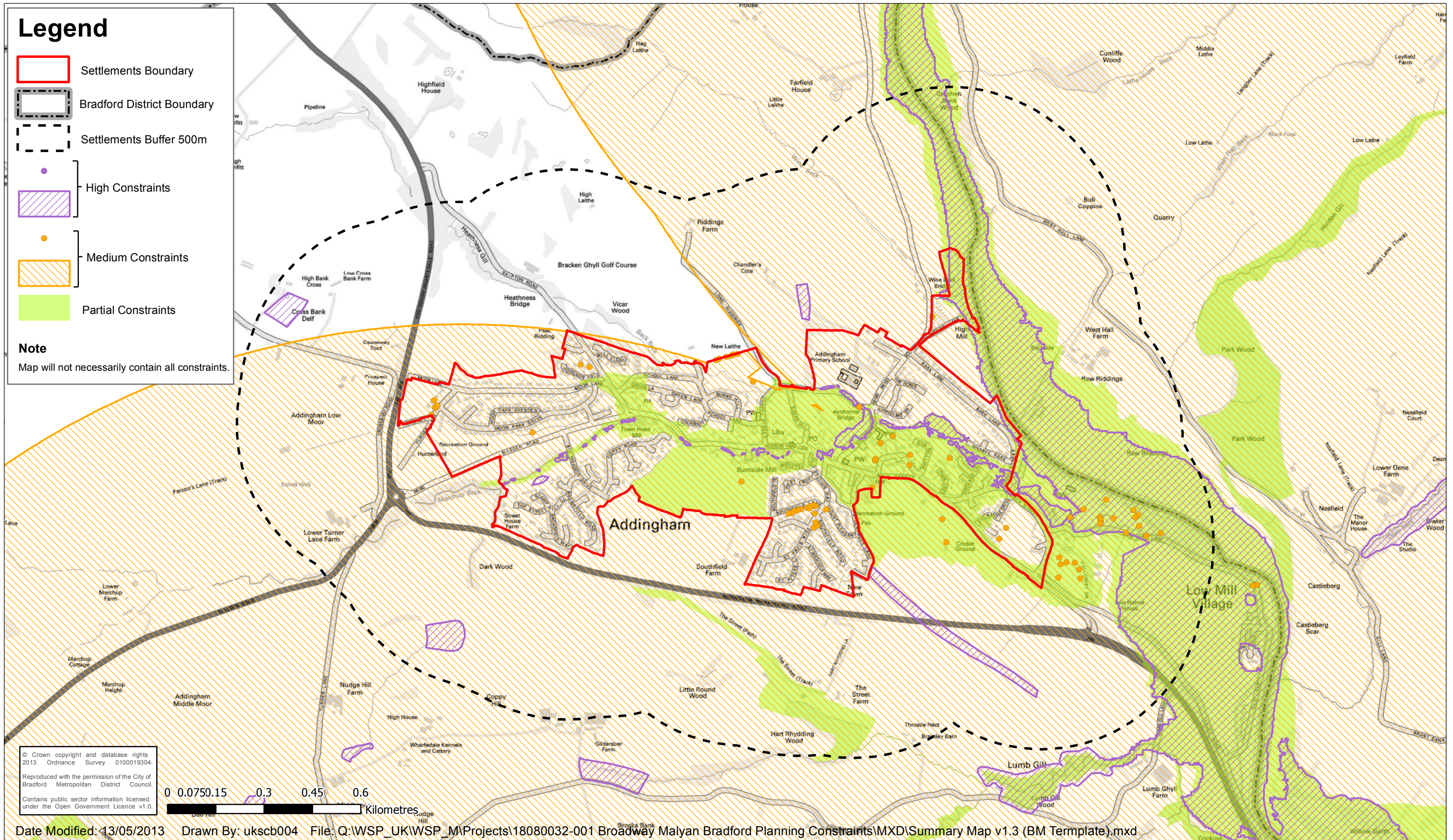
The following constraints mapping for Addingham includes:

- Addingham area covered by 'high constraints', 'medium constraints' and partial constraints.
- Addingham area covered by 'high constraints'.
- Addingham area covered by 'medium constraints'.
- Addingham area covered by 'partly constraints'.
- Map showing the Addingham 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 analysis.

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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0 0.0750.15 0.3 0.45 0.6 Kilometres

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





Descriptions
Summary Map: Addingham

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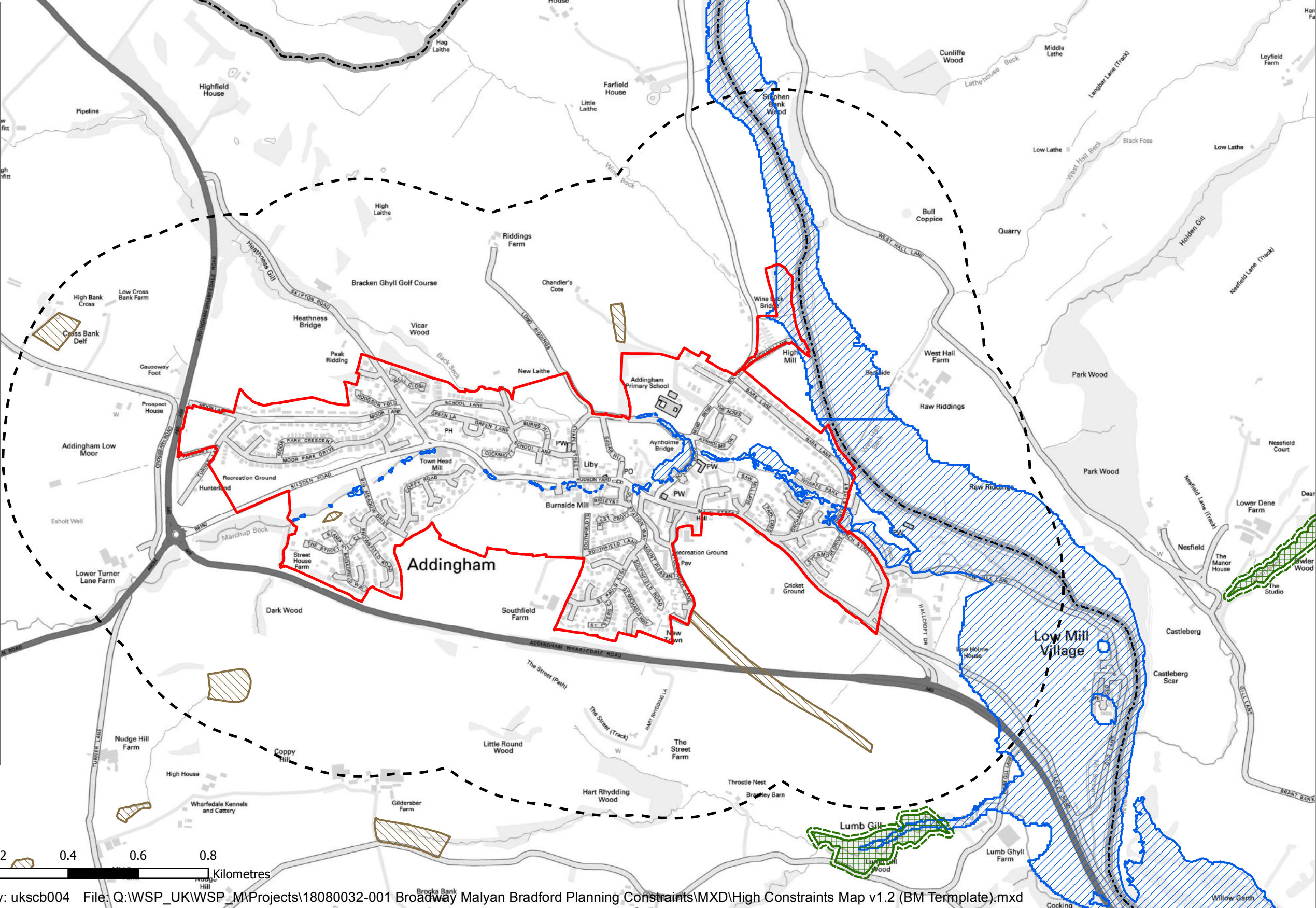
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Legend

-  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: Addingham

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Legend

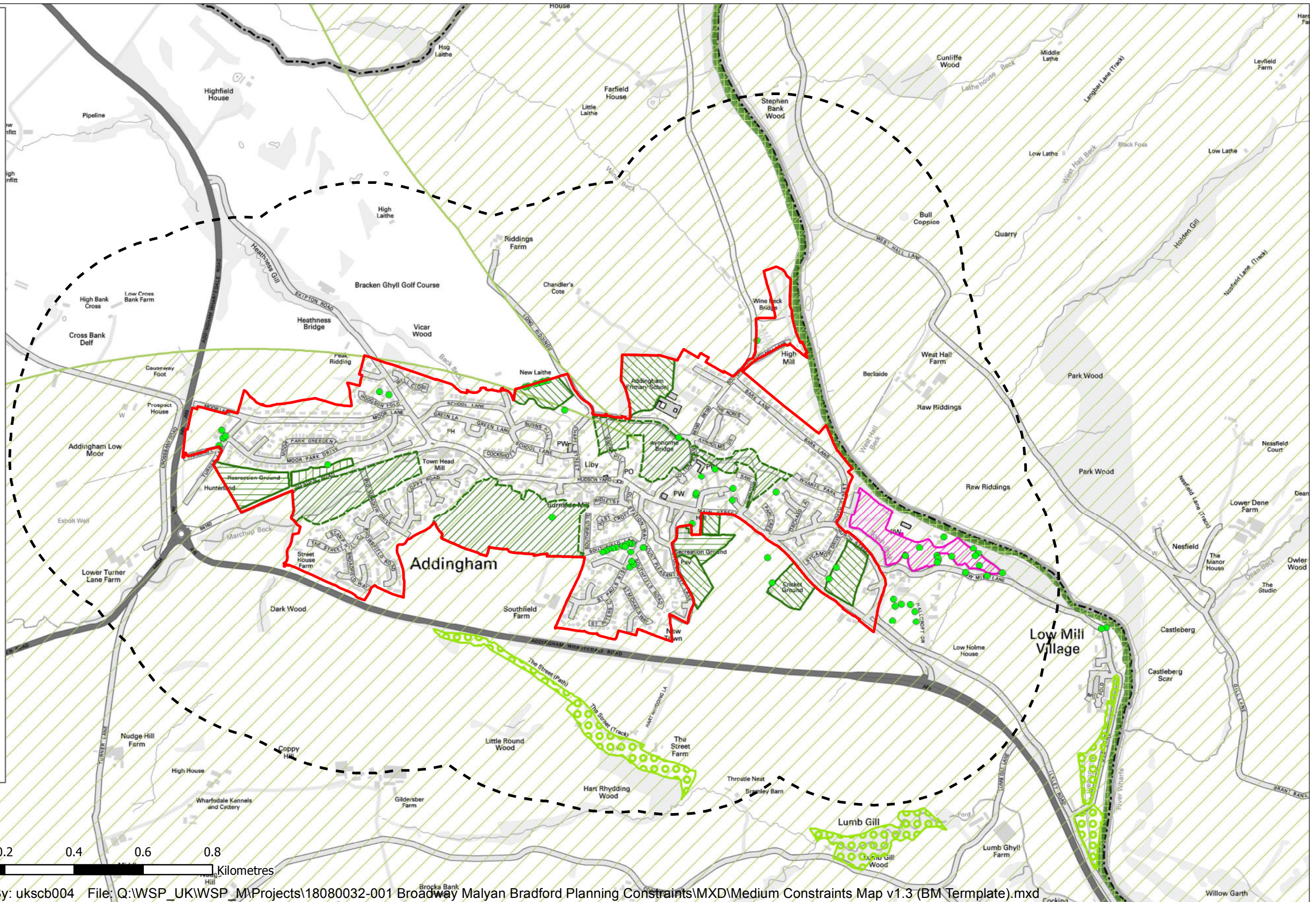
-  Settlements Boundary
-  Bradford District Boundary
-  Settlements Buffer 500m
-  Tree Preservation Order
-  Allotment
-  Scheduled Monuments
-  World Heritage Site
-  World Heritage Buffer Zone
-  Historic Battlefield
-  Historic Parks and Gardens
-  Playing Fields
-  Recreation Open Space
-  Urban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

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Medium Constraints: Addingham

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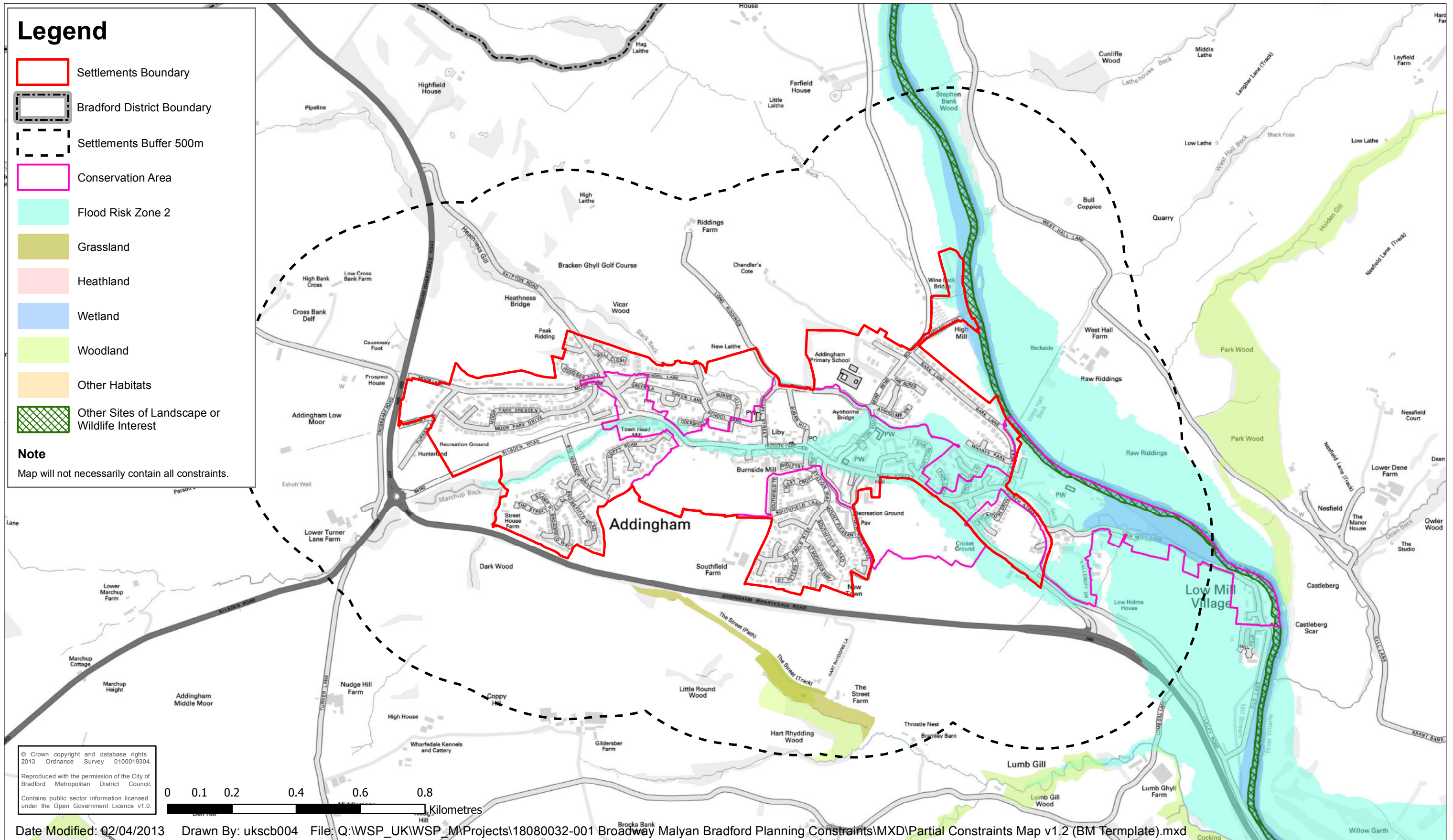
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Legend

- 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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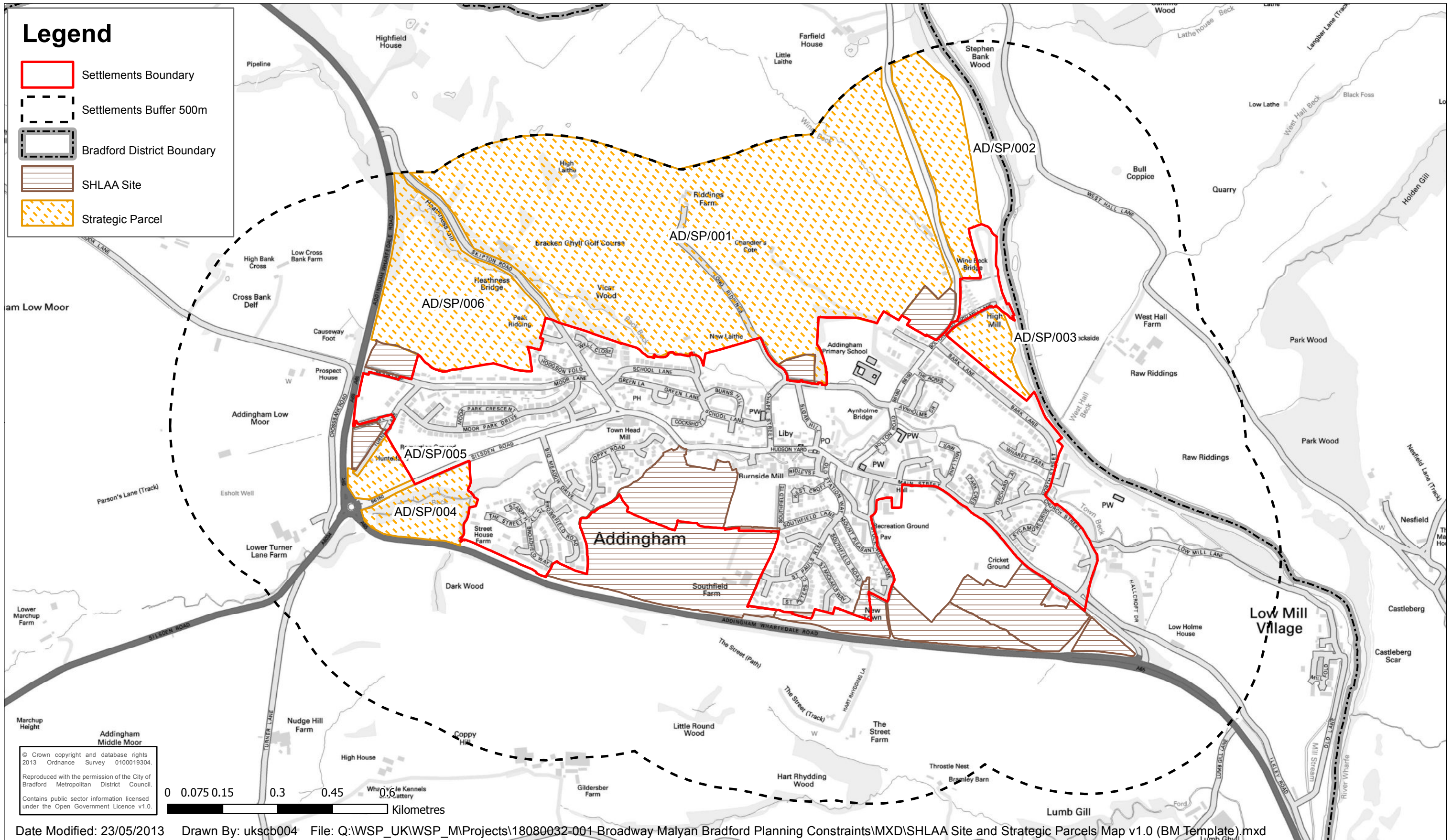
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Descriptions
**SHLAA Site and Strategic Parcels Map:
Addingham**

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

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 Addingham provides a limited contribution to the role of the West Yorkshire Green Belt. However, locally surrounding Addingham the Green Belt has a significant role in preventing sprawl and ribbon development. • The Green Belt contributes towards helping prevent Addingham from merging with neighbouring towns such as Ilkley and Silsden • 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	22	The Bradford Strategic Housing Land Availability Assessment update outlines there are very limited PDL opportunities at present.
Landscape	Moderate	The Bradford Landscape Assessment outlines that the Rombalds Ridge character area lies to the north east of Addingham. Within this area the landscape strategy for the mixed upland pasture is to conserve and enhance, the loss of field boundaries is of particular concern. The remainder of Addingham lies within the Wharfedale area where the incline landscapes types have managed to absorb the impact of development. The character of open pasture fields is more vulnerable to development and change. Opportunities should be sought where possible to encourage regeneration and planting, including enhancing field boundaries.
Topography	Varied	The steeper slopes to the northwest, west and further south of Addingham are potentially likely to limit development. However, the gentle slopes and flat valley floor to the northeast and southeast of Addingham could provide suitable conditions for further development.
Archaeology and Heritage	High - Medium	Addingham Conservation Area covers most of the settlement and abuts the settlement boundary on all sides except to the west. There are numerous listed buildings within and surrounding the settlement. The area surrounding St Peter's Church and the Old Rectory, to the east is a Scheduled Ancient Monument.
Nature Conservation	High	Addingham is located within the SPA 400m to 2.5km buffer zone. Directly surrounding Addingham, with the exception of the Bradford Wildlife Area along the River Wharfe there are no nature conservation designations within or surrounding Addingham.
Flood Risk	Low	The land along the settlements eastern boundary is Flood Risk 3. However, land to the north, west and south is Flood Risk Zone 1.
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 or surrounding Addingham. However, there is a former landfill to the south west and one to the south east.
Environmental Role Summary: Addingham is located within the 400 metres to 2.5km SPA buffer zone. Environmental constraints such as heritage, flooding, topography and landscape are also likely to limit the extent of future development at Addingham. The most suitable location for development is likely to be to the north. However, subject to the implications of the SPA buffer zone, development to the south may also be appropriate.		

Social Role Element	Provision/ Position	Comment
Population	3,172	Based on the 2011 Census Population Counts at Output Area data for Addingham (area as defined within the Core Strategy). This equates to approximately 0.6% of the total population within the Core Strategy settlement areas.
Population Growth (2002-2010)	-1.2%	Analysis of Census data shows that the population of Addingham actually decreased by 39 over the period. This is in stark contrast to the average increase for all the Core Strategy settlement areas of 12.9%
Households	1,546	Figure based on MOSAIC HH Count data for Addingham (area as defined within the Core Strategy). This equates to approximately 0.8% of the District's total households.
Average Household Size	2.05	The average household size for Addingham (area as defined within the Core Strategy) is much lower than the District's average household size of 2.48.
Age structure	Aging Population	The Bradford Ward Economic Profile 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 Profile outlines that Craven is one of the least deprived wards in Bradford. The Craven Ward Economic Profile ranks the Ward 28 out of 30 least deprived wards in the District. However, 27.4% of Cravens residents live in neighbourhoods which are within the 20% least deprived in England.
Convenience store	✓	Addingham is a village located north west of Ilkley. The local centre is concentrated around Main Street and it is clearly an important provider of services to local residents.
Large superstore	✗	
Type of retail centre	Village Centre	
Proximity to nearest Town Centre	5 km	
Primary School	✓	Addingham has a primary school but the closest secondary school is Ilkley Grammar. The Bradford Education Organisation Plan outlines that within the Wharfe Valley catchment area there is a surplus of primary school places. Within the 3 Valleys secondary school catchment area there are capacity issues, particularly in relation to Ilkley Grammar.
Secondary School	✗	
Higher/ Tertiary Education Facility	✗	

Hospital	✘	Addingham 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	Shortfall	The Open Space, Sport and Recreation Study identified gaps in the provision of parks and gardens, amenity space, civic space and cemeteries. There are minor gaps in play areas and allotments.
Sports and Recreation Facilities	Average	The Open Space, Sport and Recreation Study identified a district wide shortage of sports and recreation facilities. The Study did not identify any specific shortfall at Addingham.
Railway Station	✘	The closest Station is in Ilkley.
High Frequency Bus Service	✓	There are no high frequency bus services passing directly through Addingham. However, properties within the settlement are within 400 metres of a high frequency bus service with 4+ buses per hour.
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 dwellings. This equates to approximately 15% of the District total need. There is a specific shortage of 2-3 bedroom properties.
Long term housing vacancy rate	1.7%	Vacancy rate for the Wharfedale sub area. 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 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:

The settlement has a relatively good range of local community facilities and services. However, these are only proportionate to the settlements existing small population. The village has relatively good public transport accessibility. There is an identified housing need and demand within Addingham and gaps in open space and recreation provision.

Economic Role Element	Provision/ Position	Comment
Job accessibility and travel to work area	Out commuting	The village 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 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 slightly higher at 6% compared to approximately 5.3%.

Working population	11,977	Figure based on Census 2011 data. Figure relates to the Craven Ward area. This equates to approximately 3.3% of the District total working population.
Total number of local jobs	7,700	Figure based on Bradford Ward Economic Profiles and relates to the Craven Ward area.
Proportion of working age population to total local jobs	1.5 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	Low to average	The Bradford Ward Economic Profiles outlines that in 2011 the Craven Ward area had a new business starts rate of 74 per 10,000 working populations. This is below the District average of 100. However, 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	*	The Bradford Ward Economic Profiles outlines that although none of the top 30 employers are located within Addingham, the Craven Ward 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	Limited	There is no significant employment land within Addingham.
Regeneration Areas	None	There are no designated regeneration areas within Addingham.
Transport Capacity	Existing capacity	No specific network capacity issues at Addingham were identified within the Bradford District Wide Transport Study
Potential transport measures		Improve bus services, particularly to Ilkley.
<p>Economic Role Summary: Addingham has limited existing economic development and is unlikely to be an attractive location for significant new economic development. With limited local employment opportunities or potential significant housing development is therefore likely to increase out commuting.</p>		

c) Objectively Assessed Consideration

and strategic Green Belt directions for growth		
Total area of 500m search area (hectares)	318.35	New dwellings at Addingham has the potential to address the settlements identified housing needs and demand. New housing would also help support the local village centre and the potential to provide new community facilities such as open space. A significant area around Addingham is located within the SPA 400m to 2.5Km SPA mitigation zone. This could significantly reduce the development potential in the area. Subject to the outcome of the Councils on-going SPA work, should any Green Belt developments be required at Addingham to meet identified housing needs and demand the most suitable potential locations for growth are to the north and possibly to the south – subject to topography. Subject to the outcome of further detailed assessments as part of the Local Plan, some of these areas could potentially accommodate a limited amount of development with appropriate and available mitigation and avoidance measures.
Total Area covered by highly constrained designations (hectares)	25.21 (8%)	
Total Area covered by medium constrained designations (hectares)	263.51 (83%)	
Total Area covered by partly constrained designations (hectares)	44.40 (14%)	
Total unconstrained land (hectares)	54.06 (17%)	

Element Two: Green Belt Site Sustainability Analysis

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

SHLAA sites within the 400 metre to 2.5km SPA buffer zone

SHLAA Site Reference	Environmental	Social	Economic	Total
AD/001	24	23	0	47
AD/004	22	27	0	49
AD/007	21	24	0	45
AD/008	24	25	2	51
AD/009	22	25	2	49
AD/010	24	27	0	51
AD/012	22	23	0	45
AD/013	23	26	0	49
AD/014	22	29	0	51
Average Score	23	25	0	49

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

Strategic Parcel Reference	Environmental	Social	Economic	Total
ADD/SP/001	22	28	0	50
ADD/SP/002	20	20	0	40
ADD/SP/003	24	25	0	49
ADD/SP/004	19	27	0	46
ADD/SP/005	22	25	0	47
ADD/SP/006	21	26	0	47
Average Score	21	25	0	47

Baildon

Baildon is located to the east of Bingley and north of Shipley. Baildon is located on relatively steep sloping land at the foot of Baildon Moor.

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 Baildon area are set out below.

Baildon **Total Area: 522.87 Ha**

High Constraints	Ha	%
Ancient Woodland	46.51	8.9%
Flood Risk Zone 3	47.28	9.0%
Landfill	1.49	0.3%
SSSI	4.82	0.9%
Total area (with high policy constraint overlaps)	100.09	
Total area (without high policy constraint overlaps)	97.62	18.7%

Medium Constraints	Ha	%
Allotments	1.71	0.3%
Bradford Wildlife Areas	157.65	30.2%
Historic Parks and Gardens	6.08	1.2%
Playing Fields	28.46	5.4%
Recreation Open space	13.87	2.7%
Scheduled Monuments	0.27	0.1%
SEGIs - RIGS	151.93	29.1%
SPA 400m-2.5Km Zone	83.07	15.9%
World Heritage Site Buffer Zone	257.48	49.2%
World Heritage Site Boundary	8.06	1.5%
Total area (with medium policy constraint overlaps)	708.58	
Total area (without medium policy constraint overlaps)	391.10	74.8%

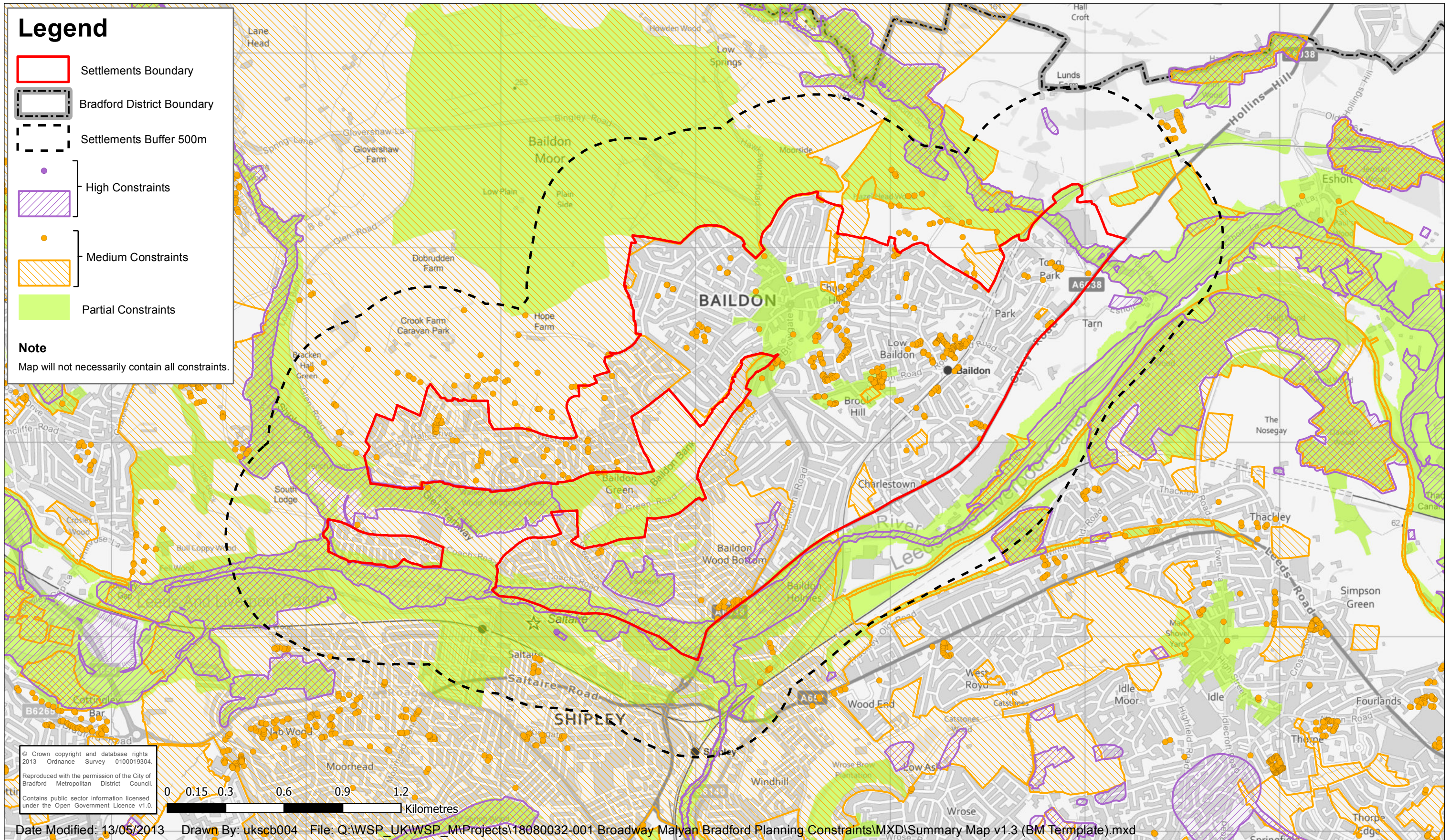
Partial Constraints	Ha	%
Conservation Areas	44.11	8.4%
Flood Risk Zone 2	61.32	11.7%
Grassland	42.69	8.2%
Heathland	0.51	0.1%
Other sites of Landscape or Wildlife Interest	151.93	29.1%
Wetland	45.15	8.6%
Woodland	57.35	11.0%
Total area (with partial policy constraint overlaps)	403.07	
Total area (without partial policy constraint overlaps)	256.51	49.1%

Total unconstrained area	90.72	17.4%
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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 Baildon includes:

- Baildon area covered by 'high constraints', 'medium constraints and partial constraints' .
- Baildon area covered by 'high constraints'.
- Baildon area covered by 'medium constraints'.
- Baildon area covered by 'partial constraints'.
- Map showing the Baildon 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 analysis.



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





Descriptions
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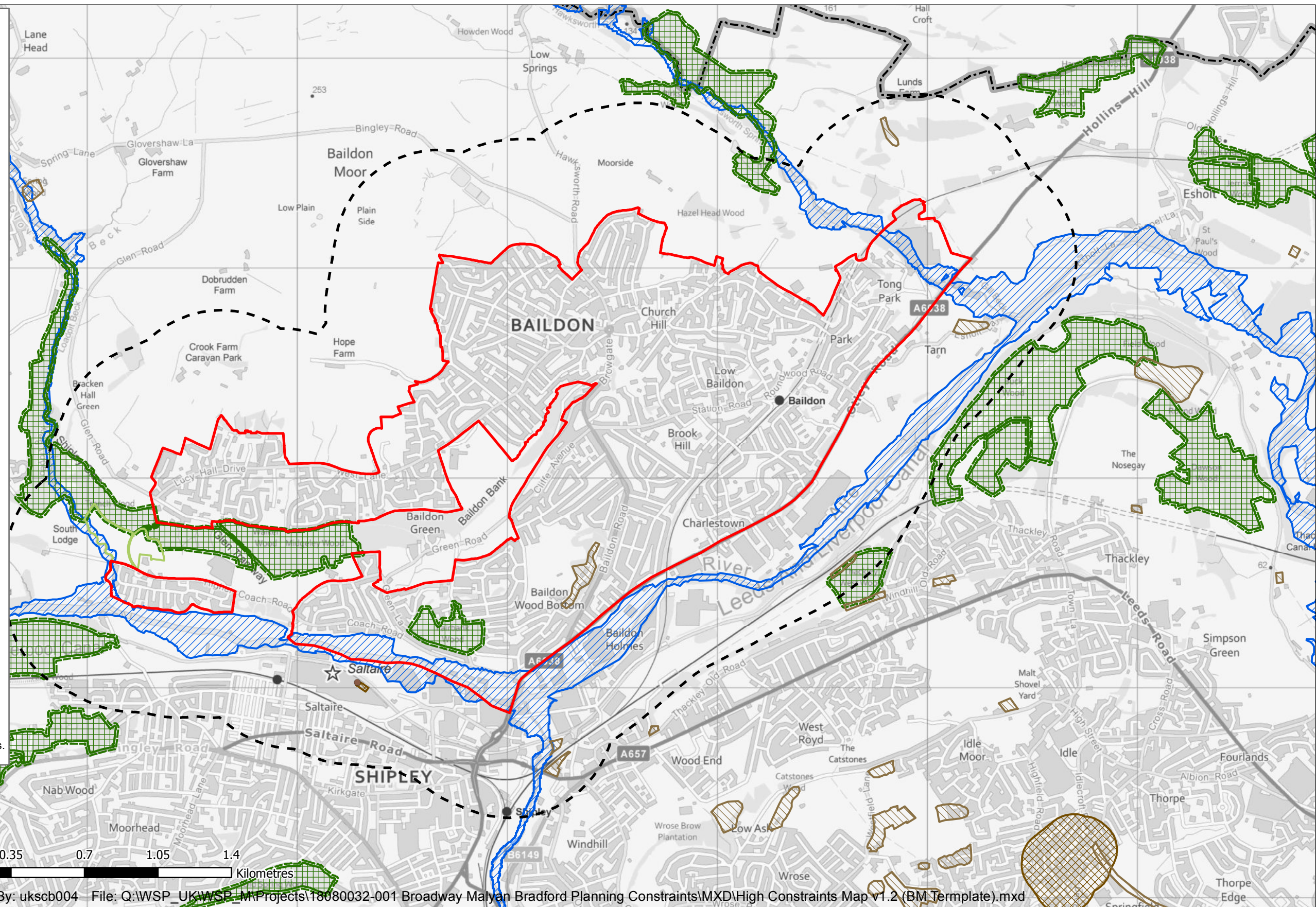
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-  Bradford District Boundary
-  Settlements Buffer 500m
-  Special Protection Area
-  Special Protection Area 400m Zone
-  Site of Special Scientific Interest
-  Ancient Woodland *
-  Ancient Woodland 12m Buffer *
-  Flood Risk Zone 3
-  Hazardous Installation
-  Major Hazard Site
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-  Inert Waste Landfill
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Note
 * Includes Ancient Semi-Natural Woodland and Replanted Woodland.
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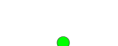













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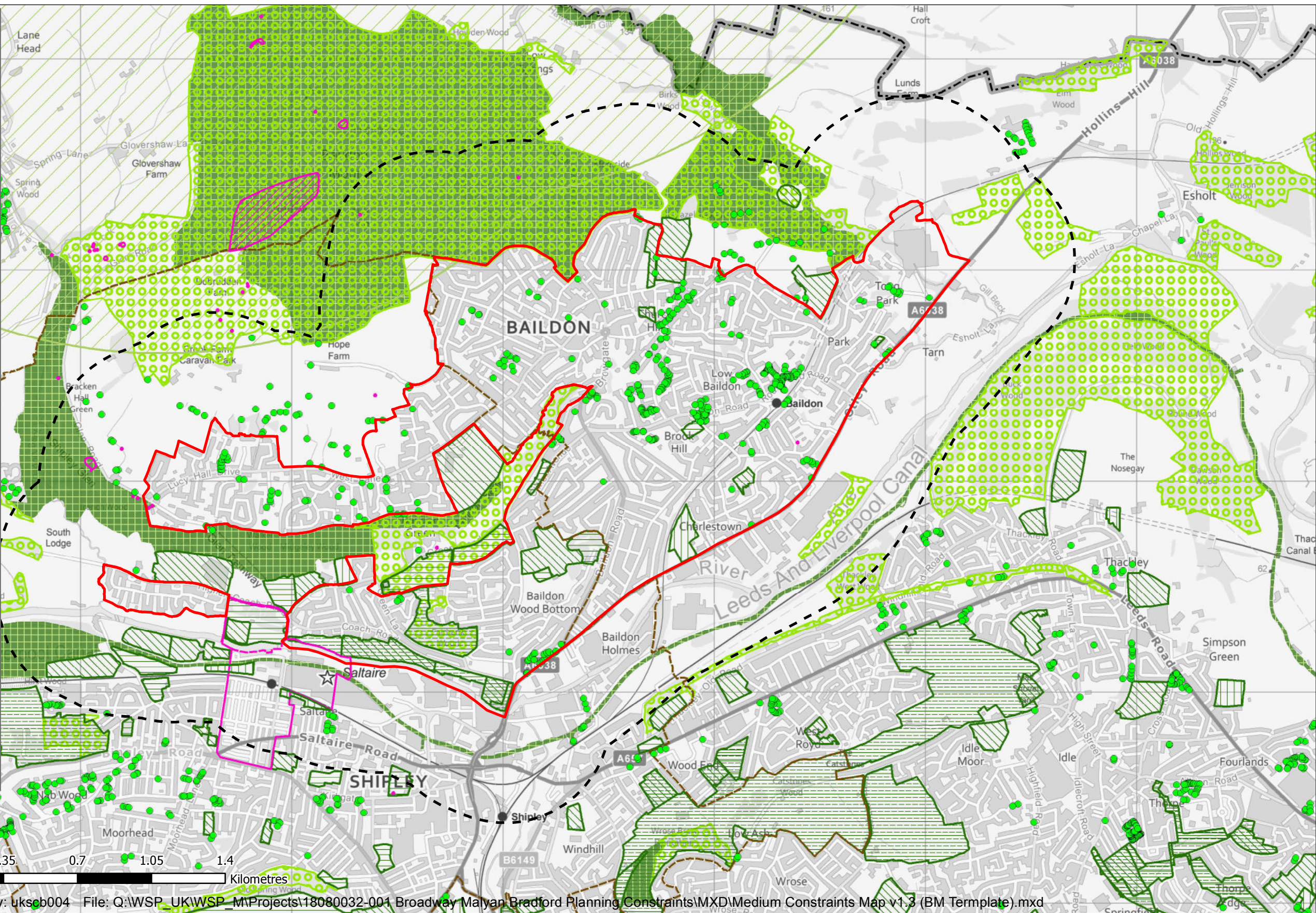
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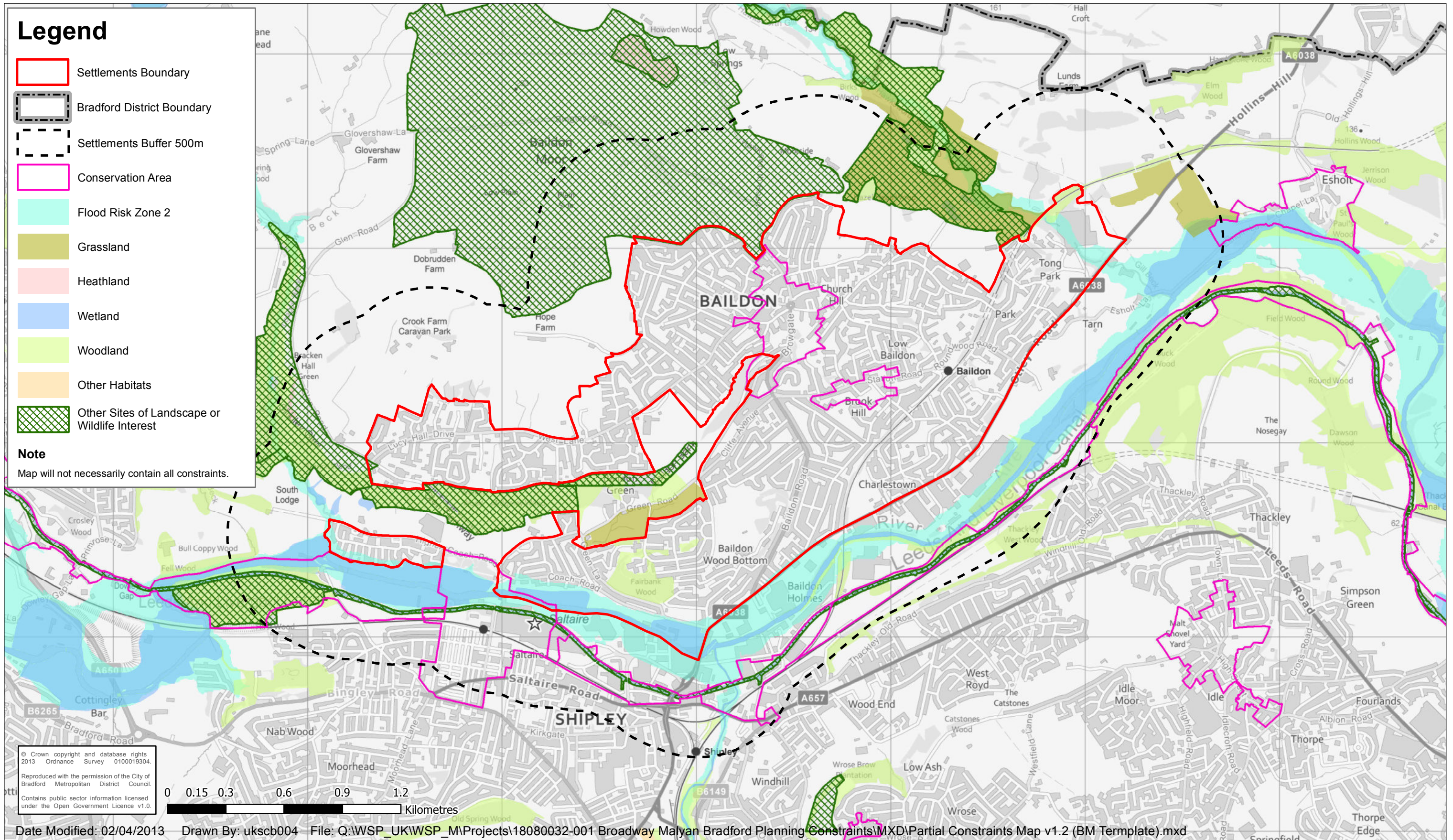
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- Settlements Boundary
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- Heathland
- Wetland
- Woodland
- Other Habitats
- Other Sites of Landscape or Wildlife Interest

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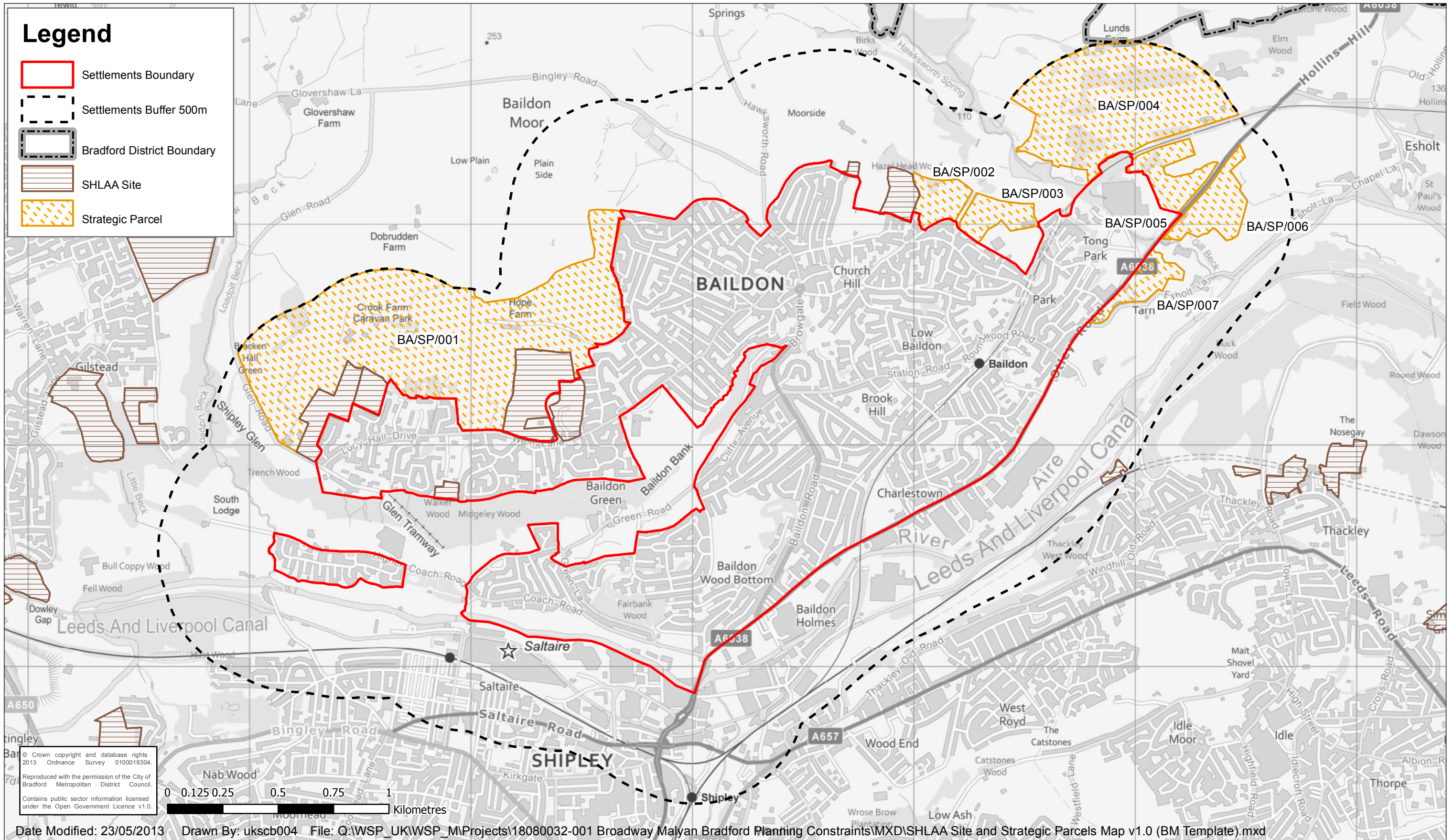
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Descriptions
Partial Constraints: Baildon

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Job Number 29232	Drawing Number -	Revision -

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- Settlements Buffer 500m
- Bradford District Boundary
- SHLAA Site
- Strategic Parcel



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Descriptions
**SHLAA Site and Strategic Parcels Map:
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b) The existing social, economic and environmental position of Baildon

Environmental Role Element	Provision/ Position	Comment
Green Belt	Significant 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 Baildon provides a significant contribution to the role of the West Yorkshire Green Belt. The Green Belt in this location has a significant role in preventing sprawl and ribbon development. • The Green Belt contributes towards helping prevent Baildon from merging with neighbouring settlements such as Bingley and Guiseley • The Green Belt performs a significant role in safeguarding the countryside from encroachment. • The Green Belt contributes to setting of the Saltaire World Heritage site. • 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	138	The Bradford Strategic Housing Land Availability Assessment update outlines there is some potential PDL capacity within Baildon.
Landscape	Moderate	<p>The Bradford Landscape Character Assessment outlines that to the south of Baildon is the Airedale landscape 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.</p> <p>To the north east of Baildon is the Esholt village area where further estate development is considered unsustainable in landscape terms. If land for new housing development is required in Esholt, the most appropriate place would be near to existing development on the boundaries of the character areas in the enclosed pasture to the east of Baildon, and to a lesser extent in the mixed upland pasture to the north of Baildon.</p>
Topography	Varied	The steeper inclines to the northwest and the crags of Shipley Glen and Baildon Bank in the west are likely to limit development. The steeper slopes of Gill Beck valley are also likely to limit development to the north. However, the flat valley floor to the south and east of Baildon and the undulating slopes to the north of Baildon would provide suitable conditions for further development.
Archaeology and Heritage	High	Within the settlement is a Conservation Area and a number of listed buildings. There are a number of listed buildings surrounding the settlement edge. To the north east within Baildon Moor there are a number of rock formations which are Scheduled Ancient Monuments. Much of the western side of Baildon lies within the Saltaire World Heritage 500m buffer zone.

Nature Conservation	Medium – High	Baildon is partly located within the 400 metre to 2.5km SPA buffer zone. Baildon Moor to the north is a SEGI, RIGS and a Bradford Wildlife Area. There are numerous SEGI and Bradford Wildlife Areas to the north east, with a significant proportion abutting the settlement boundary. Bradford Wildlife Areas are also located between Baildon and Shipley to the west.
Flood Risk	Low-Medium	The River Aire flood zone abuts the southern boundary. The flood zones along the Loadpit Beck to the west and Gill Beck to the east are within approximately 100 metres of the settlement edge.
Renewable Energy	Potential	There may be potential for development to use low carbon or renewable energy sources.
Hazards and Contamination	Low	Within the vicinity of Baildon there is only one non active landfill – Ferniehurst Quarry.
Environmental Role Summary: The World Heritage site to the south west of the settlement is a significant heritage asset. Landscape and topography could potentially limit development potential. To the north, Baildon is also partly located with the 400 metre to 2.5km SPA buffer zone.		

Social Role Element	Provision/ Position	Comment
Population	16,292	Figure based on Census 2011 Population Counts at Output Area data for Baildon (area defined within the Core Strategy). This is approximately 3.2% of the total population within the Core Strategy settlement areas.
Population Growth (2002-2010)	6.6%	Analysis of Census data shows that the population of Baildon increased by just over 1000 or 6.6% over the period. This is well below the average for all the Core Strategy settlement areas of 12.9%
Households	7,281	Figure based on MOSAIC HH Count data for Baildon (area as defined within the Core Strategy) and equates to approximately 3.6% of the District's total households.
Average Household Size	2.3	The average household size within Baildon (area defined within the Core Strategy) is below the District's average household size of 2.6.
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 Baildon Economic Profile outlines that the Baildon Ward is ranked 24 out of 30 least deprived Ward in Bradford. 39.4% of Baildon's population live in the 20% least deprived areas in England.
Convenience store	✓	The local centre is concentrated around the Towngate roundabout and incorporates outlets on Northgate, Browgate and Westgate. The centre has a wide array of convenience, comparison and service uses with a total of 61 units. Vacancy rates are low and the centre is healthy and performing well in its role serving the community.
Type of retail centre	Local Centre	
Proximity to nearest Town Centre	2.5 km	
Primary School	✓	
Secondary School	✓	Baildon has three primary schools; the closest secondary school is Titus Salt. The Bradford Education Organisation Plan indicates there is primary school place capacity within the Shipley 3 catchment area. However, secondary school capacity within the

Higher/ Tertiary Education Facility	*	Central Confederation Area is likely to be depleted by 2015/16.
Hospital	*	Baildon has a good range of existing community facilities and services.
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 gaps in the provision of parks and gardens, play areas, and civic space. Minor gaps were identified for amenity green space.
Sports and Recreation Facilities	Good	The Open Space, Sport and Recreation Study identified that the Golf Club and Recreation Ground provide a good level of sports and recreation facilities for the area.
Railway Station	✓	Baildon Station serves the town. It provides approximately half hourly services to both Bradford and Ilkley (journey time approximately 10 minutes to Bradford and 20 minutes to Ilkley)
High Frequency Bus Service	Partial	There are local bus services and partial high frequency bus service with 4+ buses per hours.
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. Baildon is also adequately served by broadband services.
Affordable Housing	Shortfall	The Bradford Strategic Housing Market Assessment (2010) outlines that Bingley and Shipley sub-area has an annual net affordable housing shortage of 103 dwellings. There is a particular shortage of 2 bed properties.
Long term housing vacancy rate	2.0%	This is 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 Bingley and Shipley demand for most types of housing exceeds supply and there is some pressure on stock, particularly for detached and four bed houses. There is sufficient 1 and 2 bed properties to meet demand.
Social Role Summary:		
The settlement has a fairly good range of local community facilities and services, but is partly dependent on Shipley. Local facilities are currently proportionate to the settlements existing population and convenience needs. The village has moderate bus accessibility with partial high frequency service accessibility, but does have a railway station. There is an identified housing need and demand within Baildon and gaps in open space and recreation provision.		

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 – 25.6% of workers commute outside of the District (of which 62.8% commute to Leeds). Baildon residents on average travel 11km to work, slightly higher than the district average of 10.1km. The majority of journeys to work are by car (77.4%) 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	11,326	Figure based on Census 2011 data. This equates to approximately 3.1% of the District's total working population.
Total number of local jobs	3,500	Based on Bradford Ward Economic Profiles
Proportion of working age population to total local jobs	3.2 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 Baildon outlines that in 2011 there were 99 new business starts per 10,000 working population. This rate is broadly the same as the District average – 100 starts. Households that have someone who is self-employed or a business owner (14.2%) is slightly higher than the District average of 13.6%.
Number of local business units	402	Based on Bradford Ward Economic Profiles.
Top 30 employers	✓	The Bradford Ward Economic Profiles outlines that Baildon is home to 2 of the top 30 employers within the District.
Employment Land	Capacity	The Bradford Employment Land Review confirms Baildon has allocated employment land with capacity.
Regeneration Areas	None	There are no designated regeneration areas within Baildon.
Transport Capacity	Limited capacity	The District Wide Transport Study indicates that the Airedale transport corridor has limited additional highway capacity and potential improvement measures. The Bradford Local Infrastructure Plan indicates that the Lower Baildon and Shipley area has significant traffic congestion.
Potential transport measures		The Bradford Local Infrastructure Plan does not identify any specific measures at Baildon. However, the settlement would benefit from improved bus services.
<p>Economic Role Summary: Baildon has limited existing local economic development and is unlikely to be an attractive location for significant new economic development. Shipley to the south is the areas main employment focus. With limited local employment opportunities or potential, new housing development is therefore likely to increase out commuting. However, new homes in this location could help to support wider regeneration within the Canal Corridor area by providing homes for workers.</p>		

c) Objectively Assessed Consideration

and strategic Green Belt directions for growth		
Total area of 500m search area (hectares)	522.87	<p>New dwellings at Baildon has the potential to address the settlements identified housing needs and demand. New housing would help support the local village centre and has the potential to provide new community facilities such as open space.</p> <p>However, the number of new dwellings should reflect the need to maintain the character of the settlement and the fact that the settlement is somewhat constrained to the north by the SPA and to the south by the existing built up area of Shipley</p> <p>A significant amount of land surrounding Baildon falls within either the World Heritage site buffer zone or the SPA 400m to 2.5km buffer zone. Subject to the implications of the Councils on-going SPA work, should any Green Belt development be required at Baildon to meet identified housing needs and demand, the most suitable potential locations for growth are to the north east.</p> <p>Subject to the outcome of further detailed assessments as part of the Local Plan, some of these areas could potentially accommodate a limited amount of development with appropriate and available mitigation and avoidance measures.</p>
Total Area covered by highly constrained designations (hectares)	97.62 (19%)	
Total Area covered by medium constrained designations (hectares)	391.10 (75%)	
Total Area covered by partly constrained designations (hectares)	256.51 (49%)	
Total unconstrained area (hectares)	90.72 (17%)	

Element Two: Green Belt Site Sustainability Analysis

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

SHLAA Site Reference	Environmental	Social	Economic	Total
BA/006	24	28	4	56
BA/015	26	30	5	61
Average Score	25	29	5	59

Strategic Parcel Reference	Environmental	Social	Economic	Total
BA/SP/001	19	23	2	44
BA/SP/002	19	26	5	50
BA/SP/003	22	29	5	56
BA/SP/004	21	17	4	42
BA/SP/005	20	20	2	42
BA/SP/006	21	17	4	42
BA/SP/007	20	21	4	45
Average Score	20	22	4	46

Cottingley

Cottingley lies between Shipley and Bingley to the south of the A650. Cottingley is located within the Bingley Rural 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 the Cottingley area are set out below.

Cottingley **Total Area: 316.28 Ha**

High Constraints	Ha	%
Ancient Woodland	28.66	9.1%
Flood Risk Zone 3	44.65	14.1%
Landfill	10.21	3.2%
Total area (with high policy constraint overlaps)	83.53	
Total area (without high policy constraint overlaps)	83.26	26.3%

Medium Constraints	Ha	%
Bradford Wildlife Areas	7.63	2.4%
Playing Fields	1.58	0.5%
SEGIs - RIGS	4.55	1.4%
World Heritage Site Buffer Zone	16.43	5.2%
Total area (with medium policy constraint overlaps)	94.68	
Total area (without medium policy constraint overlaps)	92.98	29.4%

Partial Constraints	Ha	%
Conservation Areas	1.09	0.3%
Flood Risk Zone 2	58.42	18.5%
Grassland	7.22	2.3%
Other sites of Landscape or Wildlife Interest	0.25	0.1%
Other habitats	7.09	2.2%
Wetland	42.07	13.3%
Woodland	34.76	11.0%
Total area (with partial policy constraint overlaps)	150.91	
Total area (without partial policy constraint overlaps)	101.84	32.2%

Total unconstrained area	181.05	57.2%
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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].

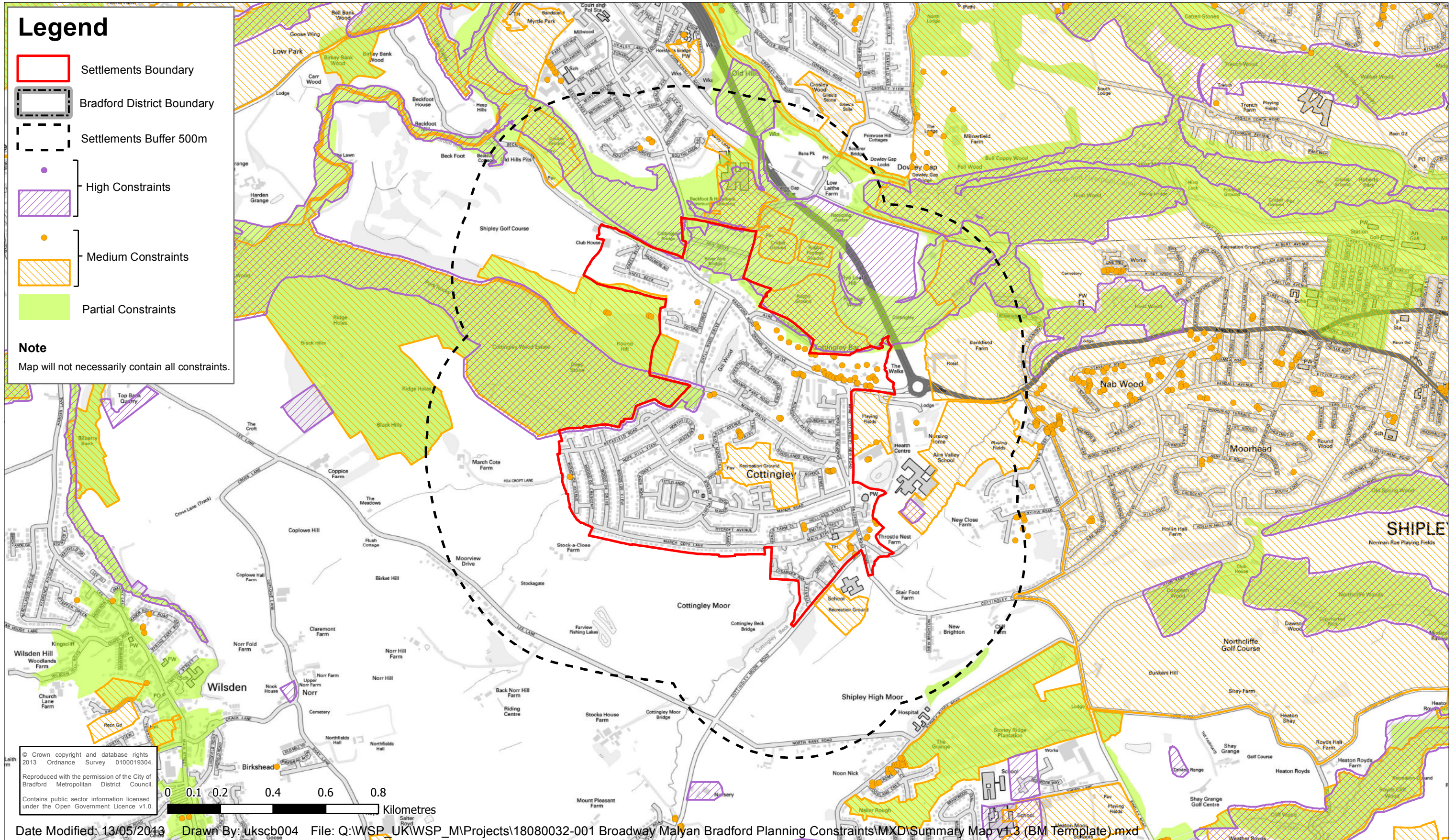
The following policy constraint mapping for Cottingley includes:

- Cottingley area covered by 'high constraints', 'medium constraints' and partial constraints.
- Cottingley area covered by 'high constraints'.
- Cottingley area covered by 'medium constraints'.
- Cottingley area covered by 'partial constraints'.
- Map showing the Cottingley 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 analysis.

Legend

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

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
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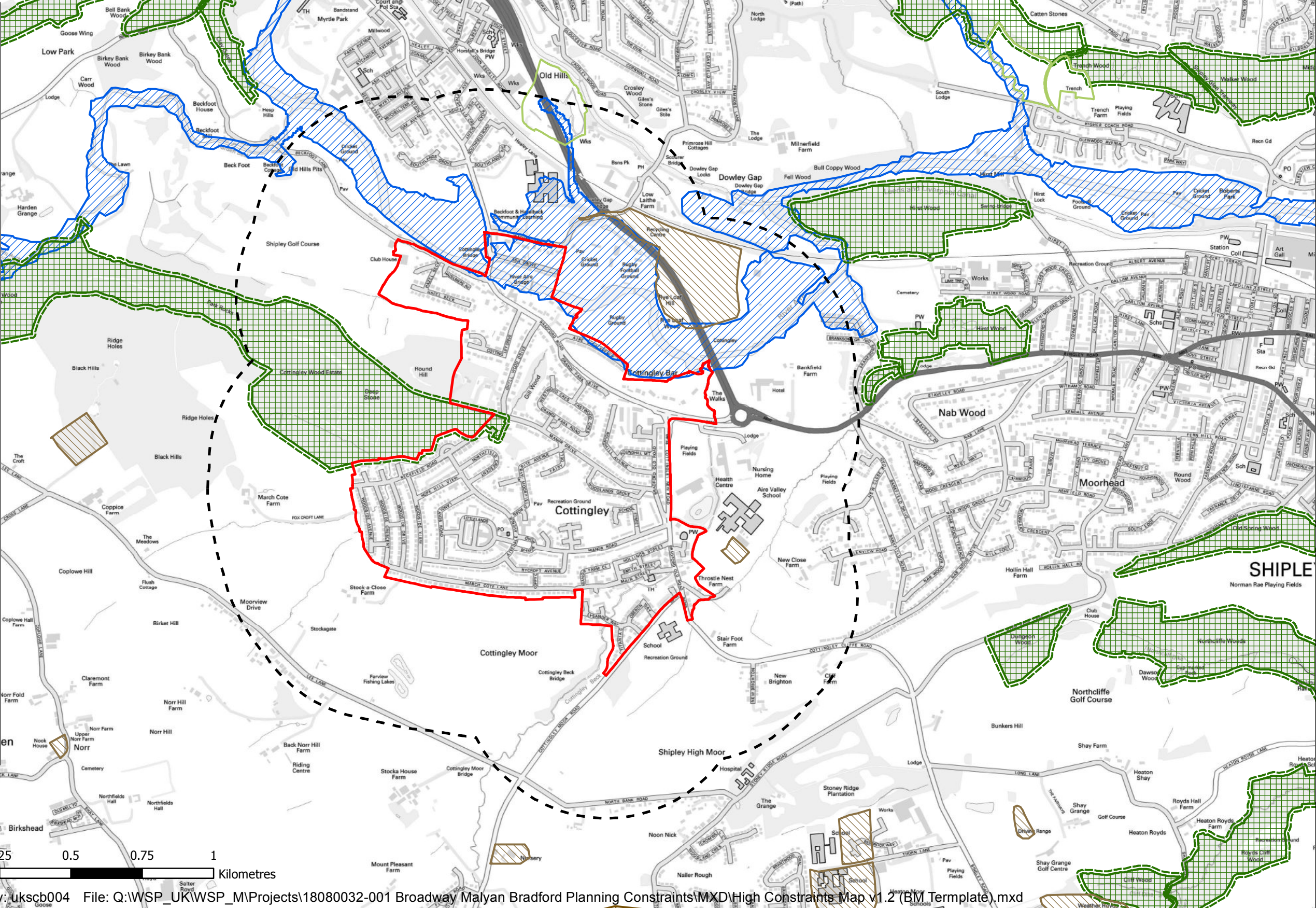
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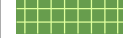
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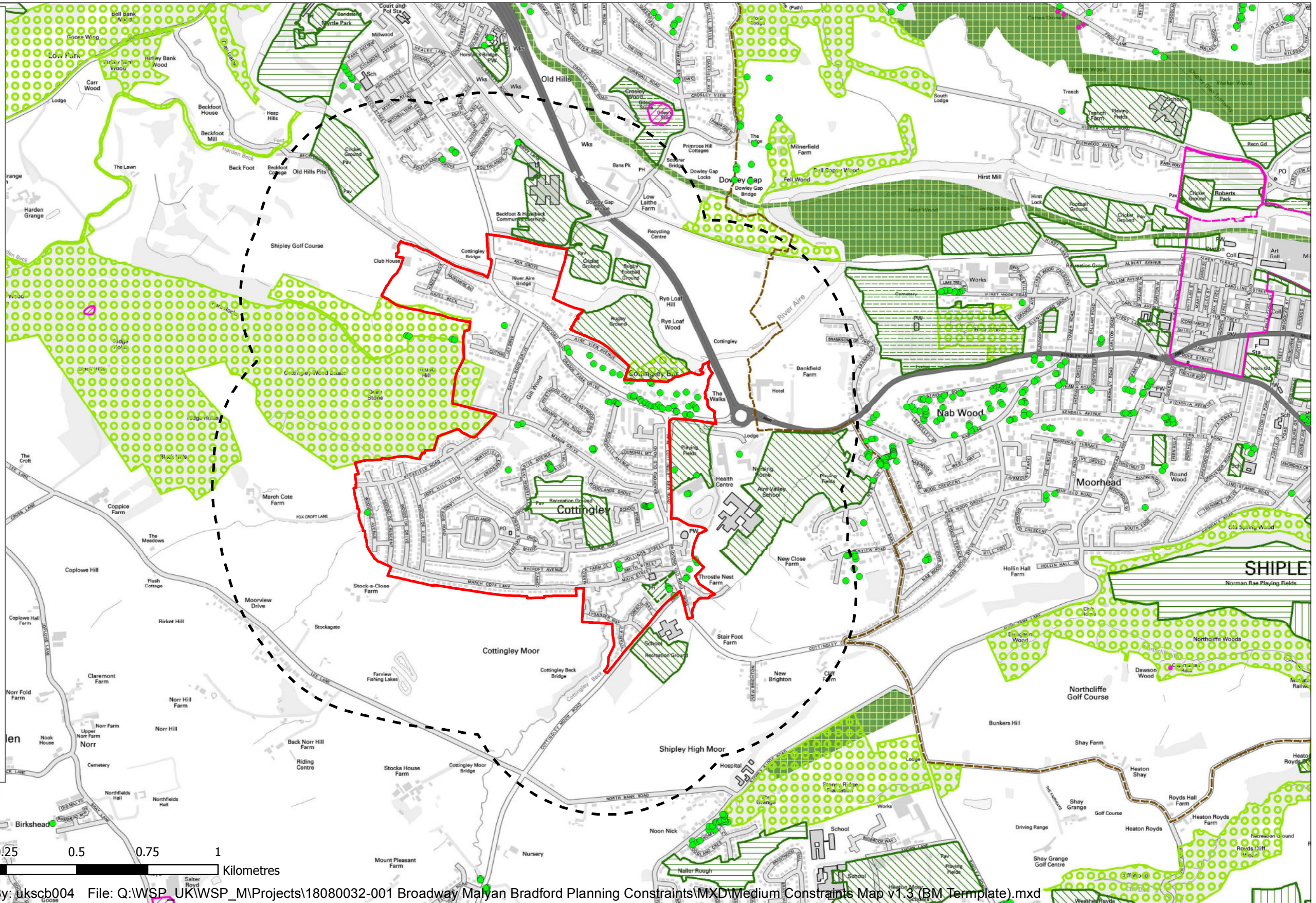
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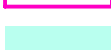
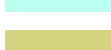



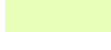

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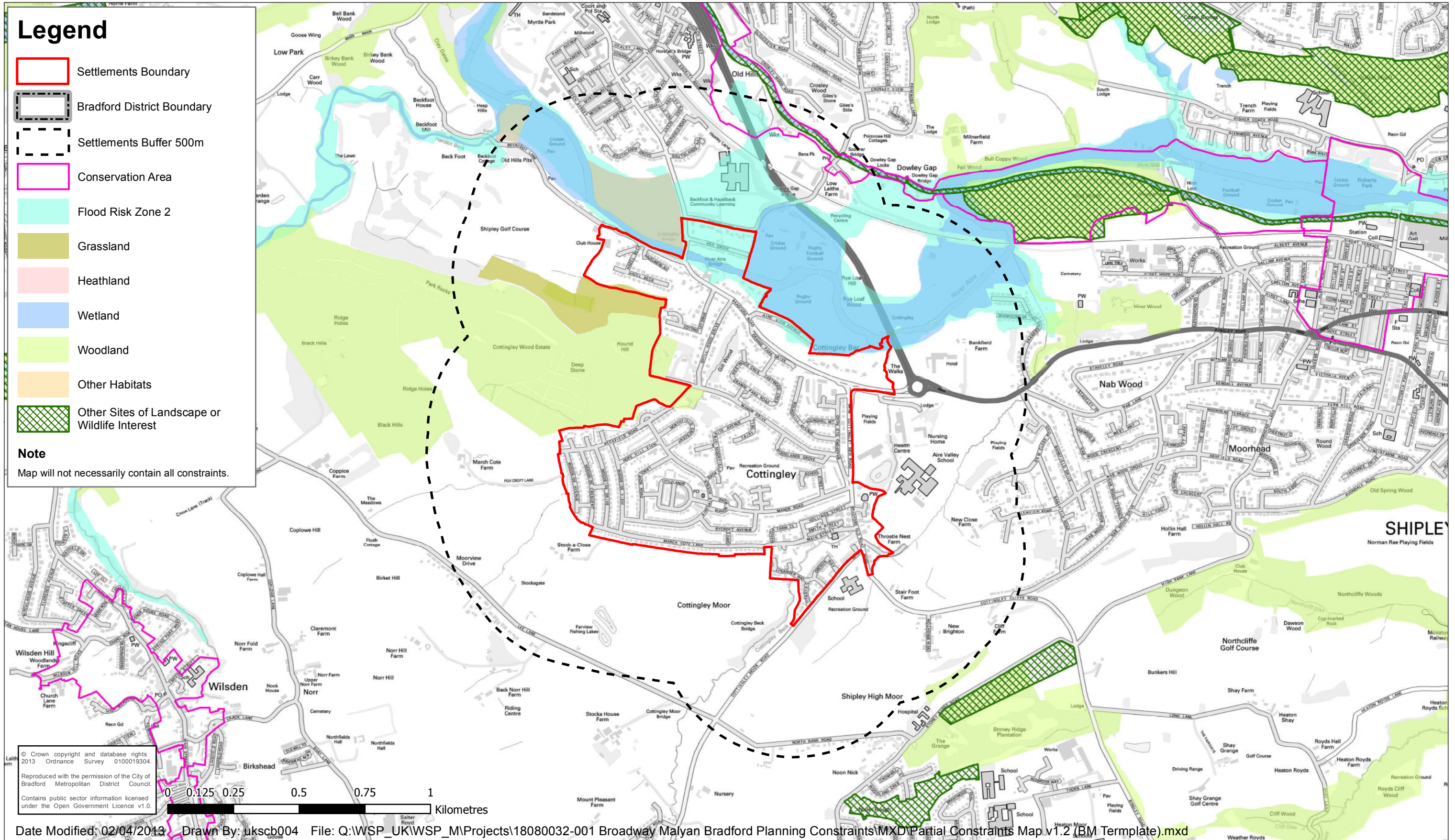
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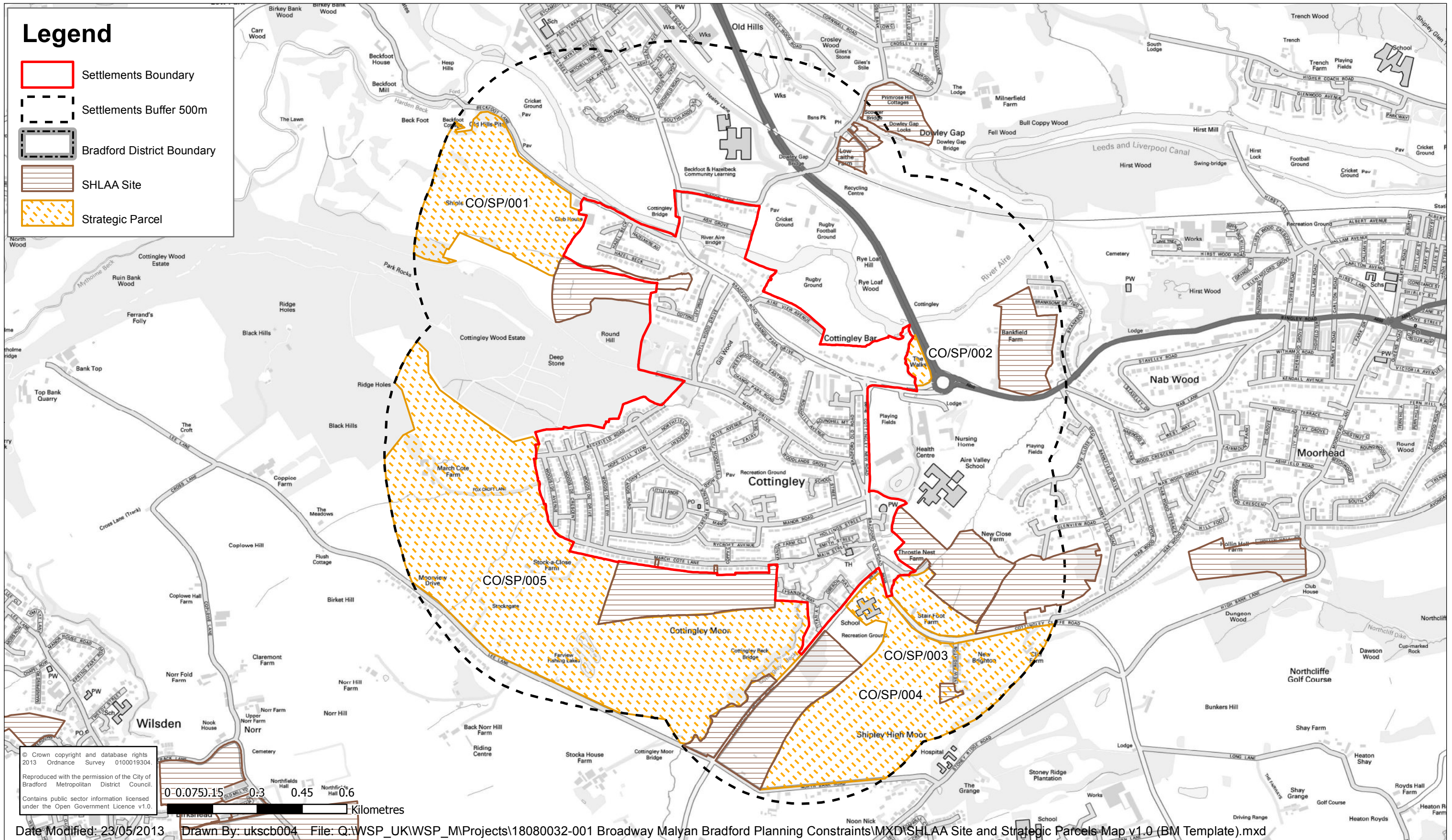
Client
Bradford Metropolitan District Council

Project
Bradford Growth Study

Descriptions
Partial Constraints: Cottingley

Status
FOR INFORMATION

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



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Client
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Project
Bradford Growth Study

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

Status
FOR INFORMATION

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 Cottingley

Environmental Role Element	Provision/ Position	Comment
Green Belt	Limited contribution to the West Yorkshire Green Belt	The Green Belt performs well in this location with regards to the purposes set out in the National Planning Policy Framework (NPPF): <ul style="list-style-type: none"> • The Green Belt surrounding Cottingley provides a limited contribution to the West Yorkshire Green Belt. • The Green Belt contributes towards helping prevent Cottingley merging with neighbouring towns such as Bingley, Shipley and Bradford, Wilsden and Harden • 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 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	15	The Council's Strategic Housing Land Availability Assessment indicates there is very limited PDL deliverable and developable capacity.
Landscape	Moderate	The Bradford Landscape Character Assessment outlines that to the south and west of Cottingley lies the Wilsden landscape character area. Within this area there is mixed sensitivity with the higher ground being more sensitive than the lower valleys due to prominence in views from routes through the areas, and due to the open character of the landscape types. Should further development be required in this character area there are places where it could be relatively well accommodated and hidden.
Topography	Varied	The steeper slopes and crags to the west, northeast and southeast of Cottingley are likely to limit any development. However, the flat valley floor in the north and the undulating southern and eastern slopes could provide suitable conditions for further development.
Archaeology and Heritage	Low	There are several Listed Buildings towards the edge of the settlement to the south. The Saltire World Heritage buffer zone also lies to the east of Cottingley.
Nature Conservation	Low - Medium	Cottingley Wood to the west and Cottingley Bar to the north east are designated Bradford Wildlife Areas. There are no other nature conservation designations within the vicinity of Cottingley.
Flood Risk	Medium	There is a significant area of land at risk of flooding to the north
Renewable	Potential	The Renewable and Low Carbon Energy Study indicates there is potential for energy production for hydro sources in the Cottingley area.
Hazards and Contamination	Low	There are no active or former landfill sites within the vicinity of Cottingley.
<p>Environmental Role Summary: To the east and south there are limited environmental constraints to development. The Green Belt performs a significant role in preventing Cottingley merging with Shipley and the north west Bradford urban area.</p>		

Social Role Element	Provision/ Position	Comment
Population	4,767	Figure based on Census 2011 Population Counts at Output Area data for Cottingley (area as defined within the Core Strategy). This equates to approximately 0.9% of the total population within the Core Strategy settlement areas.
Population Growth (2002-2010)	11.5%	Analysis of Census data shows that the population of Cottingley increased just under 500 or 11.5% over the period. This is slightly below the average for all the Core Strategy settlement areas of 12.9%
Households	2,229	Figure taken from MOSAIC HH Count data for Cottingley (area as defined within the Core Strategy) and equates to approximately 1.1% of the District's total households.
Average Household Size	2.13	The average household size within Cottingley (area defined within the Core Strategy) is lower than the District average of 2.48.
Age structure	Aging population	Based on the Bradford Ward Economic Profiles.
Deprivation	Low	The Bradford Ward Economic Profiles outlines that Bingley Rural is ranked 25 out of 30 least deprived Ward in the District.
Convenience store	✓	The Districts Retail and Leisure Survey recommended identifying Cottingley as a Local Centre. The purpose of this is to seek to attract new retail and leisure offer to the centre.
Type of retail centre	Local Centre	
Proximity to nearest Town Centre	Bingley or Shipley	
Primary School	✓	
Secondary School	✓	There is one primary school in Cottingley. The District Education Organisation Plan indicates that primary school capacity within the Bingley 1 catchment area will exceed capacity in 2013. The Bradford Organisation Plan indicates that the secondary schools within the Bradford Central Confederation area will have reached capacity by 2015/ 2016.
Higher/ Tertiary Education Facility	✘	
Hospital	✘	
Health Centre	✘	There is an limited range of existing local community facilities and services within Cottingley.
Post Office	✓	
Library	✘	
Community Centre and Hall	✓	
Green Infrastructure, Open Space and Public Space	Good	At Cottingley the Bradford Open Space and Recreation Study only identified a gap in provision of civic space.
Sports and Recreation Facilities	Average	The Bradford Open Space and Recreation Study identified a District wide shortage of sports and recreation facilities. However, no specific shortage was identified at Cottingley.
Railway Station	✘	Bingley and Saltaire are the nearest railway stations.

High Frequency Bus Service	Partial	There are local bus services to Shipley, Bingley and Bradford. Part of the settlement to the north lies within the high frequency (4+ buses per hour zone).
Bus Service	✓	
Utilities and Telcoms Capacity	Capacity	The Bradford Infrastructure Plan did not identify any gas or electricity capacity issues at Cottingley. Some local infrastructure improvements may be required for development in individual locations. Sewage infrastructure capacity was highlighted as a potential issue. Cottingley has Broadband
Affordable Housing	Shortfall	Within the Bingley and Shipley sub area the Bradford Strategic Housing Market Area Assessment (2010) identified a significant net affordable housing shortfall of 103 dwellings per annum (Approximately 14% of the total District need). A particular shortage of 2 bedroom general needs affordable housing was identified.
Long term housing vacancy rate	1.7%	Vacancy rate relates to the Bingley Rural Ward area.
Market supply and demand		Within the Bingley and Shipley sub area the Bradford Strategic Housing Market Area Assessment (2010) identified a housing shortage across all tenures. There is an identified shortage of 3+ bedroom properties, particularly 4+ properties. With the exception of terrace houses, there is demand for all property types, particularly detached houses.

Social Role Summary:

The settlement has a limited range of local community facilities and services. However, these are proportionate to the settlements existing small population. Bingley to the north and Shipley to the east provide the settlements key community facilities and services. The village has fairly good public transport accessibility. There is an identified housing need and demand within Cottingley and gaps in open space and recreation provision.

Economic Role Element	Provision/ Position	Comment
Job accessibility and travel to work area	Out commuting	The Bradford Ward Economic Profiles outlines that the average distance travelled to work within the Bingley Rural Ward is 10.4km, which is similar to the District average of 10.1km. However, a higher than District average commute by car 80.3% compared to 69.2%.
Working population	13,236	Figure taken from Census 2011 data and based on Bingley Rural Ward area. This equates to approximately 3.6% of the District's total working population.
Total number of local jobs	3,700	Based on Bingley Rural Ward area and the Bradford Ward Economic Profiles
Proportion of working age population to total local jobs	3.6 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 Ward Economic Profiles outlines that in 2011 the Bingley Rural Area had 98 new business starts per 10,000 adults. This is broadly the same as the District average of 100. However, the Bingley Rural Ward has a higher than District average of households containing someone who is self-employed or a business owner.

Number of local business units	391	Based on Bingley Rural Ward area and the Bradford Ward Economic Profiles
Top 30 employers	*	The Bradford Ward Economic Profiles outline that Damartex UK Ltd in Bingley and Pace PLC in Shipley are the nearest top 30 employers to Cottingley.
Employment Land	Capacity	Cottingley Businesses Park provides high quality business space
Regeneration Areas	✓	Cottingley is located within the Airedale Regeneration Priority Area
Transport Capacity	Limited	The District Wide Transport Study identified potential highway capacity issues within the Airedale movement corridor. The Bradford Local Infrastructure Plan highlighted capacity issues within the Keighley/ Bingley area.
Potential transport measures		No specific measures were identified for Cottingley within the District Wide Transport Study. However, improvements to local bus services would improve accessibility.
<p>Economic Role Summary: Cottingley has a number of employment opportunities within close proximity. However, the village itself is unlikely to be an attractive location for significant new economic development, given the proximity to Bingley, Shipley and Keighley. However, new homes at Cottingley would help support the wider Bingley, Shipley and Keighley economy, businesses and regeneration.</p>		

c) Objectively Assessed Consideration

Total area of 500m search area (hectares)	316.28	New dwellings at Cottingley has the potential to address the settlements identified housing needs and demand.
Total Area covered by highly constrained designations (hectares)	83.26 (26%)	New housing would help support the local centre and has the potential to provide new community facilities such as open space. However, the number of new dwellings should ideally be limited to a level which would avoid significant adverse impact of existing local services and facilities, or the small settlement character of the village.
Total Area covered by medium constrained designations (hectares)	92.98 (29%)	
Total Area covered by partly constrained designations (hectares)	101.84 (32%)	Subject to the outcome of further detailed assessments as part of the Local Plan, some of the areas identified as unconstrained or partially constrained may have potential for development with appropriate and available mitigation and avoidance measures. Should Green Belt development be required at Cottingley to meet identified housing needs and demand the focus should be in locations to the south and south east where there are limited environmental constraints to development and there is good existing accessibility to social and economic facilities and services.
Total unconstrained land (hectares)	181.05 (57%)	
<p>Adequate separation distances between neighbouring settlements should be maintained. To the south east and west topography is likely to also limit the extent of new development.</p>		

Element Two: Green Belt Site Sustainability Analysis

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

SHLAA Site Reference	Environmental	Social	Economic	Total
CO/001	22	28	5	55
CO/002	25	29	3	57
CO/003	24	23	3	50
Average Settlement Score	24	27	4	54

Strategic Parcel Reference	Environmental	Social	Economic	Total
CO/SP/001	20	21	4	45
CO/SP/002	23	27	6	56
CO/SP/003	23	29	5	57
CO/SP/004	23	22	4	49
CO/SP/005	23	23	3	49
Average Score	23	23	3	49

Cullingworth

Cullingworth is located to the north west of Bradford in an elevated position above Ellar Carr Beck.

Cullingworth is located within the Bingley Rural 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 the Cullingworth area are set out below.

Cullingworth **Total Area: 285.69 Ha**

High Constraints	Ha	%
Active Landfill	0.92	0.3%
Ancient Woodland	17.78	6.2%
Flood Risk Zone 3	5.94	2.1%
Inert Waste Landfill	0.92	0.3%
Landfill	3.57	1.2%
Total area (with high policy constraint overlaps)	29.13	
Total area (without high policy constraint overlaps)	24.97	8.7%

Medium Constraints	Ha	%
Bradford Wildlife Areas	9.94	3.5%
Playing Fields	2.70	0.9%
SEGIs - RIGS	17.79	6.2%
SPA 400m-2.5Km Zone	2.77	1.0%
Total area (with medium policy constraint overlaps)	33.20	
Total area (without medium policy constraint overlaps)	32.95	11.5%

Partial Constraints	Ha	%
Flood Risk Zone 2	6.52	2.3%
Heathland	0.69	0.2%
Other sites of Landscape or Wildlife Interest	17.79	6.2%
Other habitats	0.02	0.0%
Wetland	0.84	0.3%
Woodland	21.60	7.6%
Total area (with partial policy constraint overlaps)	47.48	
Total area (without partial policy constraint overlaps)	30.69	10.7%

Total unconstrained area	243.79	85.3%
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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].

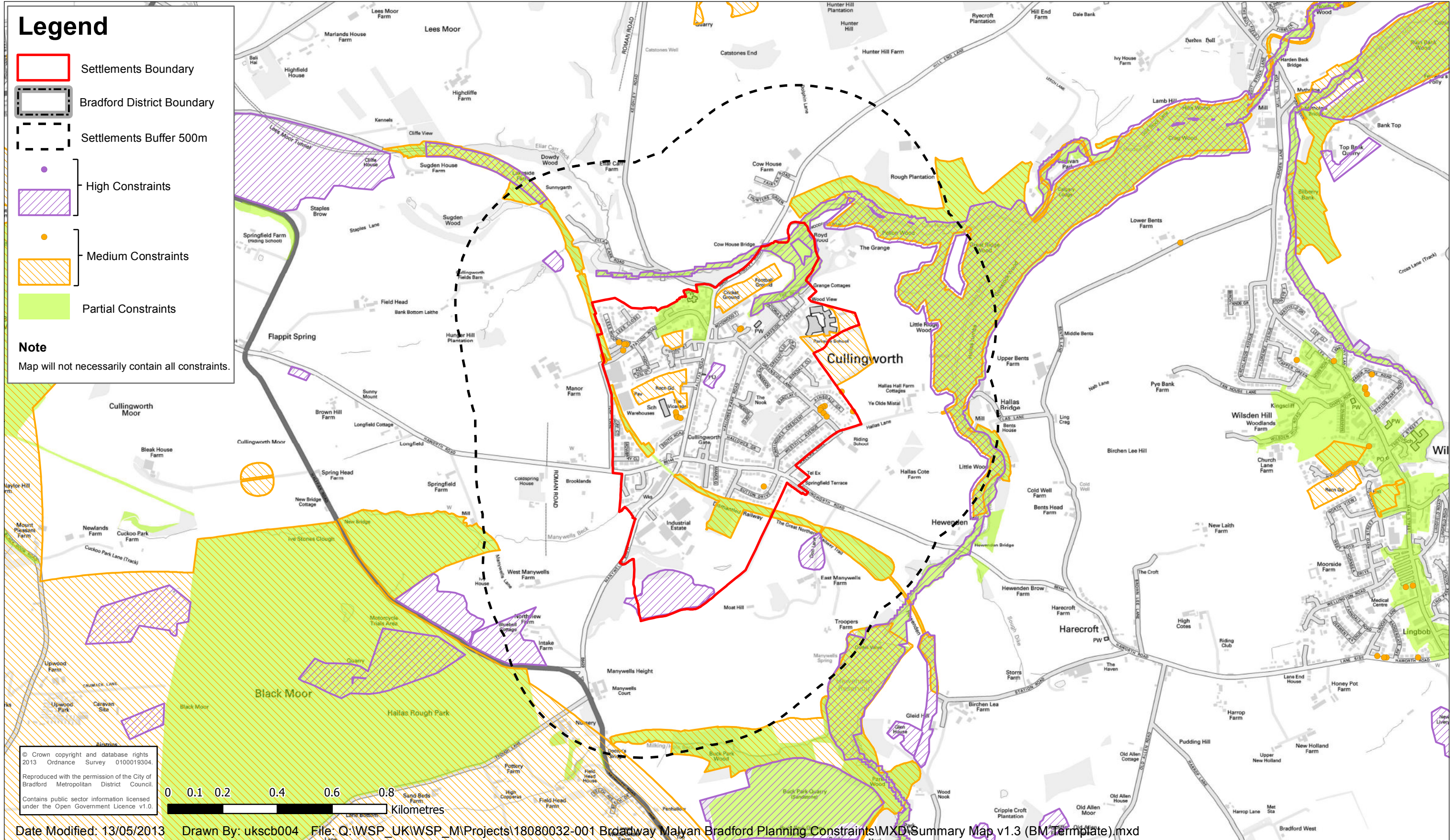
The following policy constraint mapping for Cullingworth includes:

- Cullingworth area covered by 'high constraints', 'medium constraints' and partly constraints.
- Cullingworth area covered by 'high constrained'.
- Cullingworth area covered by 'medium constraints'.
- Cullingworth area covered by 'partial constrained'.
- Map showing the Cullingworth 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 analysis.

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
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Descriptions
Summary Map: Cullingworth

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

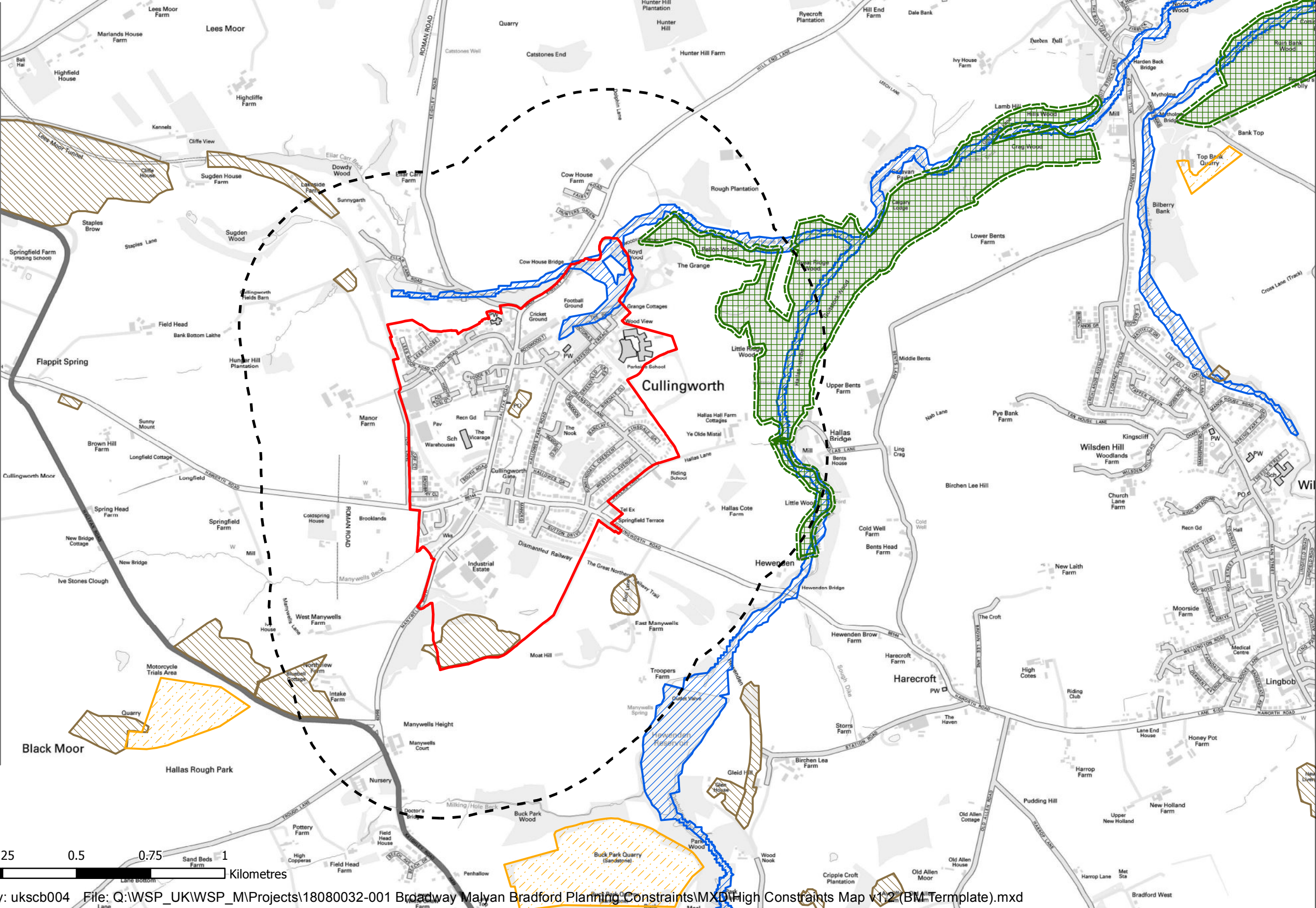
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Legend

-  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
High Constraints: Cullingworth

Status
FOR INFORMATION

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

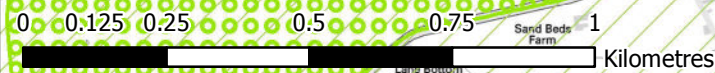
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Legend

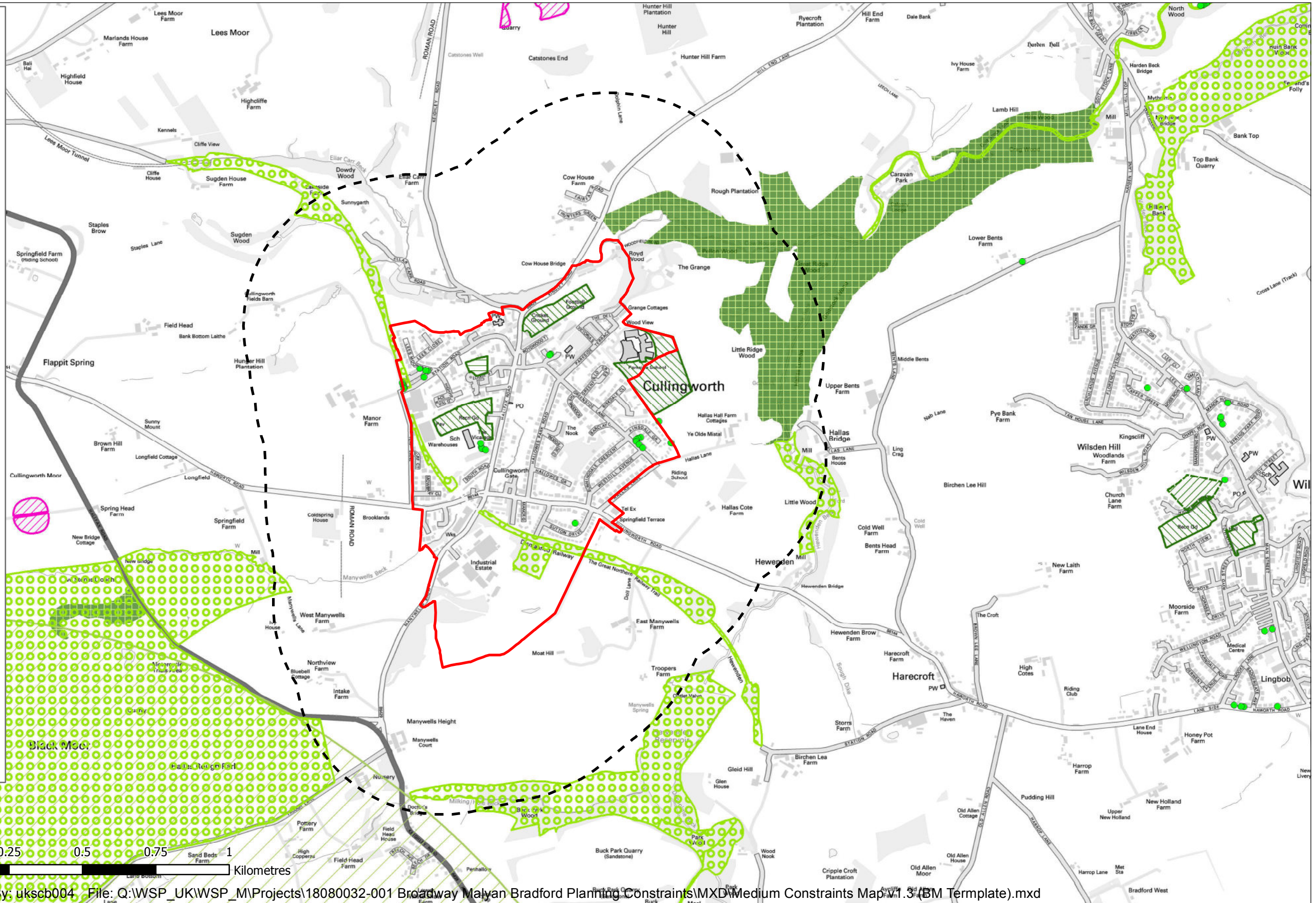
- Settlements Boundary
- Bradford District Boundary
- Settlements Buffer 500m
- Tree Preservation Order
- Allotment
- Scheduled Monuments
- World Heritage Site
- World Heritage Buffer Zone
- Historic Battlefield
- Historic Parks and Gardens
- Playing Fields
- Recreation Open Space
- Urban Greenspace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

Note
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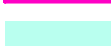
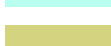
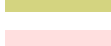




Descriptions
Medium Constraints: Cullingworth

Status
FOR INFORMATION

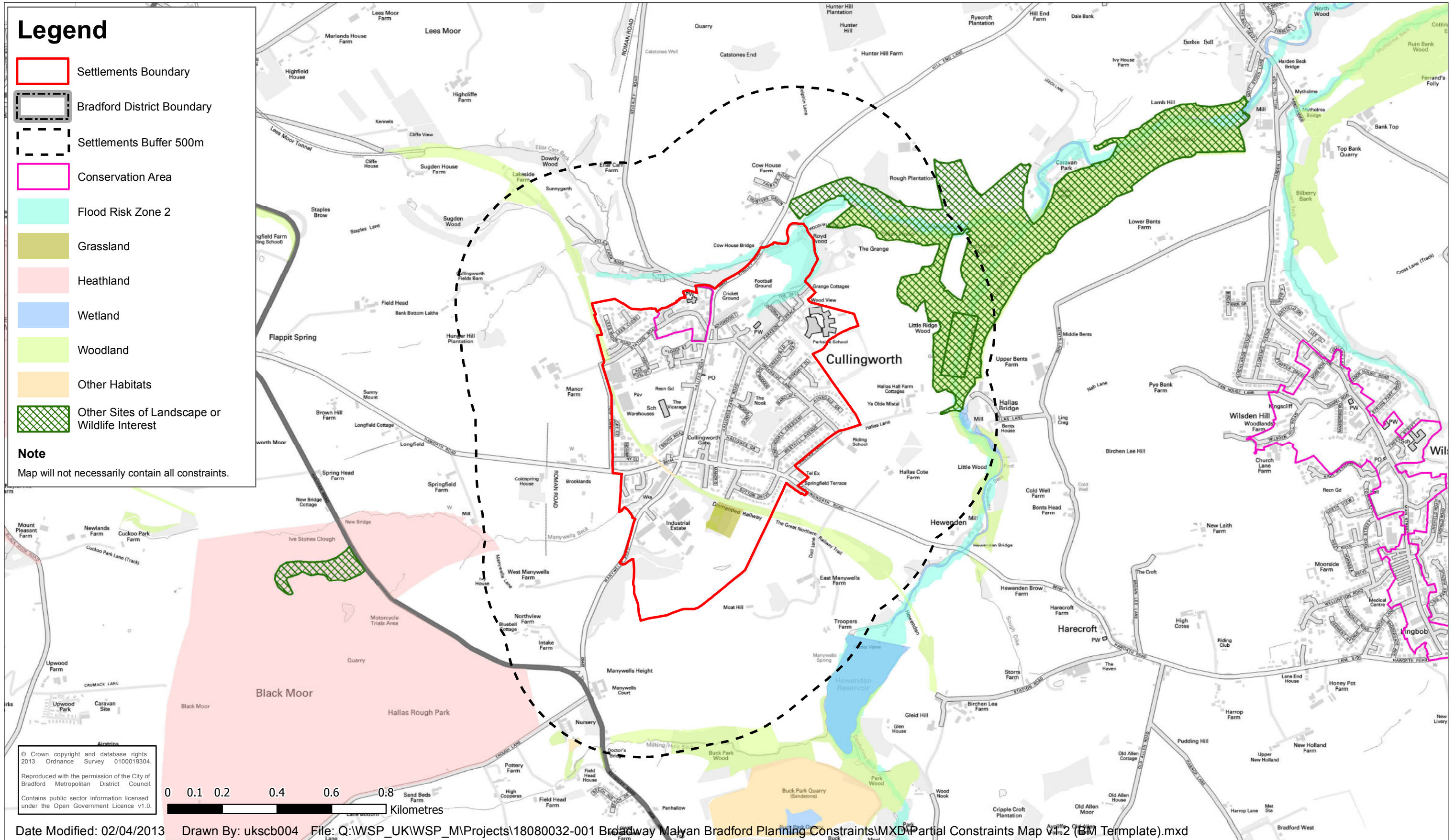
Scale	Drawn	Drawn
N/A	WSP	2013
Job Number	Drawing Number	Revision
29232	-	-

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Legend

-  Settlements Boundary
-  Bradford District Boundary
-  Settlements Buffer 500m
-  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.



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Project
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Descriptions
Partial Constraints: Cullingworth

Status
FOR INFORMATION

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 Cullingworth

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 Cullingworth provides a limited contribution to the role of the West Yorkshire Green Belt. Locally, the Green Belt provides a significant role in restricting sprawl and ribbon development . • The Green Belt contributes towards helping prevent Cullingworth merging with neighbouring settlements such as Harden, Denholme, Wilsden, Oxenhope, Haworth and Keighley. • The Green Belt performs a significant role in safeguarding the countryside from settlement encroachment, particularly to the west and north of the village where boundaries are less defined. • 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	120	The Bradford Strategic Housing Land Availability Assessment update outlines that there is some PDL potential within Cullingworth.
Landscape	Moderate	The Bradford Landscape Assessment outlines that Cullingworth is located within the Wilsden character area. Within this area there is mixed sensitivity with the higher ground being more sensitive than the lower valleys due to prominence in views from routes through the areas, and due to the open character of the landscape types. Should further development be required in this character area there are places where it could potentially be relatively well accommodated and hidden.
Topography	Varied	The steeper slopes to the east of Cullingworth and along the Ellar Carr Beck and Cow House Beck valleys in the north are likely to limit development. However, the gently undulating slopes surrounding Cullingworth to the west, south and east would provide suitable conditions for further development.
Archaeology and Heritage	Low	There is one Conservation Area to the north of the settlement. The Conservation Area abuts the northern edge of the settlement. There are also numerous listed buildings within the Conservation Area, a number of which abut the settlement boundary to the north. There is also a listed building towards the south of the settlement at the Manywells Brow and Cullingworth Road junction. Surrounding the settlement there a few listed buildings to the north east, north west and east.
Nature Conservation	Medium	The Goitstock Wood SEGI is located approximately 300 metres to the east and north east of the settlement boundary at its closest point. The dismantled railway line which runs through the settlement contains a number of Bradford Wildlife Areas.
Flood Risk	Low	There are a number of small flood zones surrounding Cullingworth – Ellar Carr Beck to the north, Manywells Beck to the north east, Cow House Beck to the wider east. The SPA is located to the south west of Cullingworth.

Renewable Energy	Potential	There may be potential for development to use low carbon or renewable energy sources.
Hazards and Contamination	Low	There are a number of active and disused landfill sites surrounding Cullingworth. The most notable are to the east of the settlement – Sugden End (discussed) to the north east and Hallas Rough to the south east (active). There are also disused landfill sites within and surrounding the settlement to the south. Manywells Business Park is located on a disused site.
<p>Environmental Role Summary: Although, the Green Belt provides a significant contribution locally to preventing neighbouring settlements from merging there are areas around the settlement where low environmental constraints may provide some development potential. Landscape is likely to be an important consideration in the location of new development at Cullingworth.</p>		

Social Role Element	Provision/ Position	Comment
Population	2,596	Figure based on Census 2011 Population Counts at Output Area data for Cullingworth (area as defined within the Core Strategy). This equates to approximately 0.5% of the total population within the Core Strategy settlement areas.
Population Growth (2002-2010)	6.6%	Analysis of Census data shows that the population of Cullingworth increased by just over 1500 or 6.6% over the period. This is well below the average for all the Core Strategy settlement areas of 12.9%
Households	1,170	Figure based on MOSAIC HH Count data for Cullingworth (area as defined within the Core Strategy). This is approximately 0.6% of the District's total households
Average Household Size	2.21	The average household size of Cullingworth (area defined within the Core Strategy) is lower than the District's average household size of 2.48.
Age structure	Aging Population	The Bradford Ward Economic profiles outline that 14.4% of the population are 65 and over, which is higher than the District average (13.2%). Approximately 79% of the population is over the age of 16.
Deprivation	Low	The Bingley Rural Ward Economic Profile outlines that the Ward is ranked 25 out of 30 least deprived Ward in the District.
Convenience store	✓	Cullingworth is recommended within the Bradford District Retail and Leisure Study as being added to the retail hierarchy as a Local Centre. The nearest defined Town Centre is Keighley, approximately 4km to the north.
Type of retail centre	Proposed Local Centre	
Proximity to nearest Town Centre	4km (Keighley)	
Primary School	✓	Cullingworth Primary School and Parkside (Secondary) School. The Bradford Education Organisation Plan (2012) outlines that Cullingworth, and the Bingley 2 area more generally will exceed primary school capacity in 2013. Based on current forecasts the Organisation Plan indicates there is sufficient secondary school capacity within Cullingworth and the 3 Valleys catchment until at least up to 2018.
Secondary School	✓	
Higher/ Tertiary Education Facility	✗	

Hospital	✘	There are limited existing community facilities and services at Cullingworth. The nearest hospital is Airedale General Hospital in Steeton, which is approximately 8km to the north east. There is a doctor's surgery within the village – Cullingworth Medical Practice. The nearest library is Keighley, which is approximately 4km to the north. Cullingworth does not have a community centre or hall.
Health Centre	✓	
Post Office	✓	
Library	✘	
Community Centre and Hall	✘	
Green Infrastructure, Open Space and Public Space	Some shortfall	The Open Space and Recreation Assessment identifies a gap in provision for allotments, civic space and cemetery spaces.
Sports and Recreation Facilities	Some shortfall	The Open Space and Recreation Assessment identifies gaps in provision across the district for playing pitches. Cullingworth has equipped children's play areas and also playing fields. The settlement also has sport pitches.
Railway Station	✘	There is no railway station in Cullingworth. The nearest stations are Bingley, Crossflats and Keighley which are all approximately 4km from Cullingworth.
Bus Station	✘	Cullingworth has high frequency bus services with 4+ buses per hour.
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 within the Pennine Towns and Villages area. Local infrastructure may be required in the medium to long term. The Pennine Towns and Villages are also adequately served by broadband services.
Affordable Housing	Shortfall	The Bradford Strategic Housing Market Assessment (2010) outlines that Bingley and Shipley sub-area has an affordability ratio of 7.8 which higher than the District rate of 5 to 8. The sub-area has a net affordable housing need shortfall of 103 households.
Long term housing vacancy rate	1.7%	Bingley Rural Ward area. This is below the District average of 3.3%
Market supply and demand		The Strategic Housing Market Area Assessment (2010) outlines that demand exceeds supply across all housing tenures. There is particular demand for 3+ bedroom properties, particularly detached house. However, demand exceeds supply for flats and bungalows. There is a clear demand for family housing within the Bingley and Shipley sub area.
Social Role Summary:		
Cullingworth has a limited range of local community facilities and services. There is an identified housing need and demand within the village and gaps in open space and recreation provision and both primary and secondary school places.		

Economic Role Element	Provision/ Position	Comment
Job accessibility and travel to work area	Out commuting	The District Wide Transport Study outlines that the minimum and maximum journey times by sustainable transport modes from potential development areas to employment is between 0 and 30 minutes. Keighley, Bingley, Shipley and Bradford are the key employment locations for residents of Cullingworth.
Working population	13,236	Figure based on Census 2011 Census data. This is approximately 3.6% of the District's working population.
Total number of local jobs	3,700	Based on the Bradford Ward Economic profiles
Proportion of working age population to total local jobs	3.6 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	High	The Bradford Ward Economic profiles outline that the Bradford Economic Profile for Bingley Rural Ward estimates that 1,349 households (17.1%) have someone who is self-employed or a business owner. This is higher than the District average of 13.6%.
Number of local business units	391	Based on the Bradford Ward Economic profiles.
Top 30 employers	*	The Bradford Ward Economic profiles outline that none of the District's top 30 employers are located within Cullingworth. The nearest are Damartex UK Ltd at Bingley, and Kone Plc at Keighley.
Employment Land	Existing capacity	The Manywells Industrial Estate is situated within Cullingworth.
Regeneration Areas	*	There are no designated regeneration areas within Cullingworth.
Capacity of key transport corridor	Capacity	The Bradford Local Infrastructure Plan outlines there is transport capacity within the rural area. Accessibility is the key issue in rural locations
Potential transport measures		The District Wide Transport Study identified junction capacity improvement measures and additional bus services
Economic Role Summary:		
Cullingworth has limited existing economic development and is unlikely to be an attractive location for significant new economic development. However, opportunities do exist for local employment on Manywells industrial estate in the village. With limited local employment opportunities or potential, significant new housing development is therefore likely to increase out commuting.		

c) Objectively Assessed Consideration

Total area of 500m search area (hectares)	285.69	<p>New dwellings at Cullingworth has the potential to address the settlements identified housing needs and demand. New housing would help support the local centre and has the potential to provide new community facilities such as open space and school places.</p> <p>However, the number of new dwellings should ideally be limited to a level which would avoid significant adverse impact of existing local services and facilities, or the small settlement character of the settlement.</p> <p>Within the search area surrounding Cullingworth there are very few high and medium constraints to development. There is therefore a significant amount of land surrounding Cullingworth that is either unconstrained or partly constrained land. 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.</p> <p>Should Green Belt development be required at Cullingworth to meet identified housing needs and demand, the releases should look to locations which maintain adequate separation distances between neighbouring settlements.</p>
Total Area covered by highly constrained designations (hectares)	24.97 (9%)	
Total Area covered by medium constrained designations (hectares)	32.95 (12%)	
Total Area covered by partly constrained designations (hectares)	30.69 (11%)	
Total unconstrained area (hectares)	181.05 (85%)	

Element Two: Green Belt Site Sustainability Analysis

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

SHLAA Site Reference	Environmental	Social	Economic	Total
CU/003	28	30	3	61
CU/008	25	33	4	62
Average Score	27	32	4	62

Strategic Parcel Reference	Environmental	Social	Economic	Total
CU/SP/001	22	30	1	53
CU/SP/002	23	28	3	54
CU/SP/003	24	21	3	48
CU/SP/004	22	30	4	56
CU/SP/005	20	30	4	54
Average Score	22	28	3	53

Denholme

Denholme is located within the Pennine Moors to the south of Keighley and to the west of Thornton and south of Cullingworth. Denholme is located within the Bingley Rural 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 the Denholme area are set out below.

Denholme **Total Area: 276.00 Ha**

High Constraints	Ha	%
Active Quarries	8.69	3.1%
Flood Risk Zone 3	12.40	4.5%
Landfill	0.91	0.3%
Total area (with high policy constraint overlap)	22.00	
Total area (without high policy constraint overlap)	22.00	8.0%

Medium Constraints	Ha	%
Bradford Wildlife Areas	26.57	9.6%
Playing Fields	1.01	0.4%
SPA 400m-2.5Km Zone	214.13	77.6%
Total area (with medium policy constraint overlap)	241.70	
Total area (without medium policy constraint overlap)	219.23	79.4%

Partial Constraints	Ha	%
Flood Risk Zone 2	13.78	5.0%
Grassland	9.35	3.4%
Other habitats	6.94	2.5%
Wetlands	10.89	3.9%
Woodland	4.51	1.6%
Total area (with partial policy constraint overlap)	45.47	
Total area (without partial policy constraint overlap)	36.00	13.0%







Total unconstrained area	43.79	15.9%
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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].

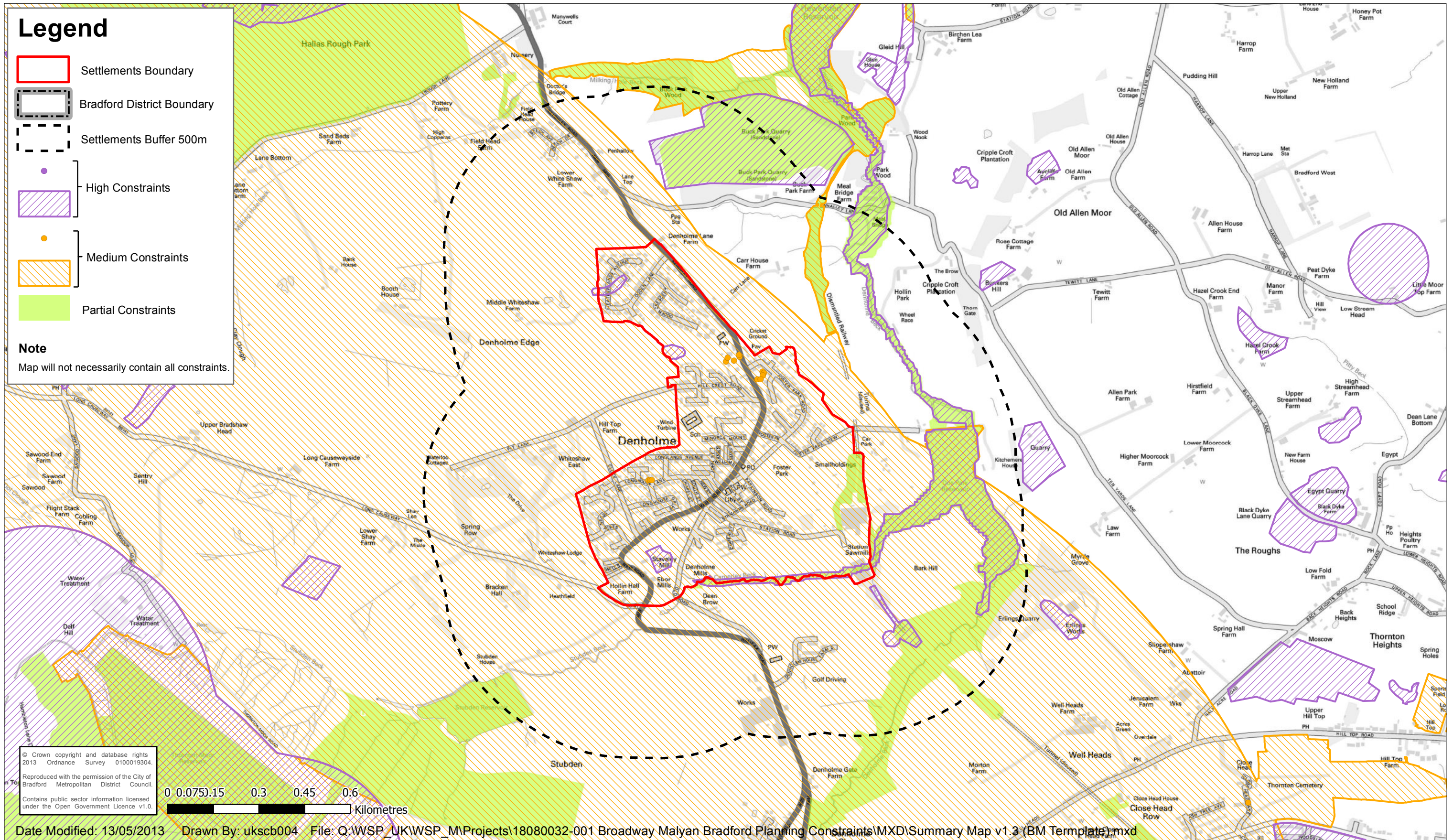
The following policy constraint mapping for Denholme includes:

- Denholme area covered by 'high constraints', 'medium constraints' and partial constraints.
- Denholme area covered by 'high constraints'.
- Denholme area covered by 'medium constraints'.
- Denholme area covered by 'partial constraints'.
- Map showing the Denholme 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 analysis.

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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





Descriptions
Summary Map: Denholme

Status
FOR INFORMATION

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

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Legend

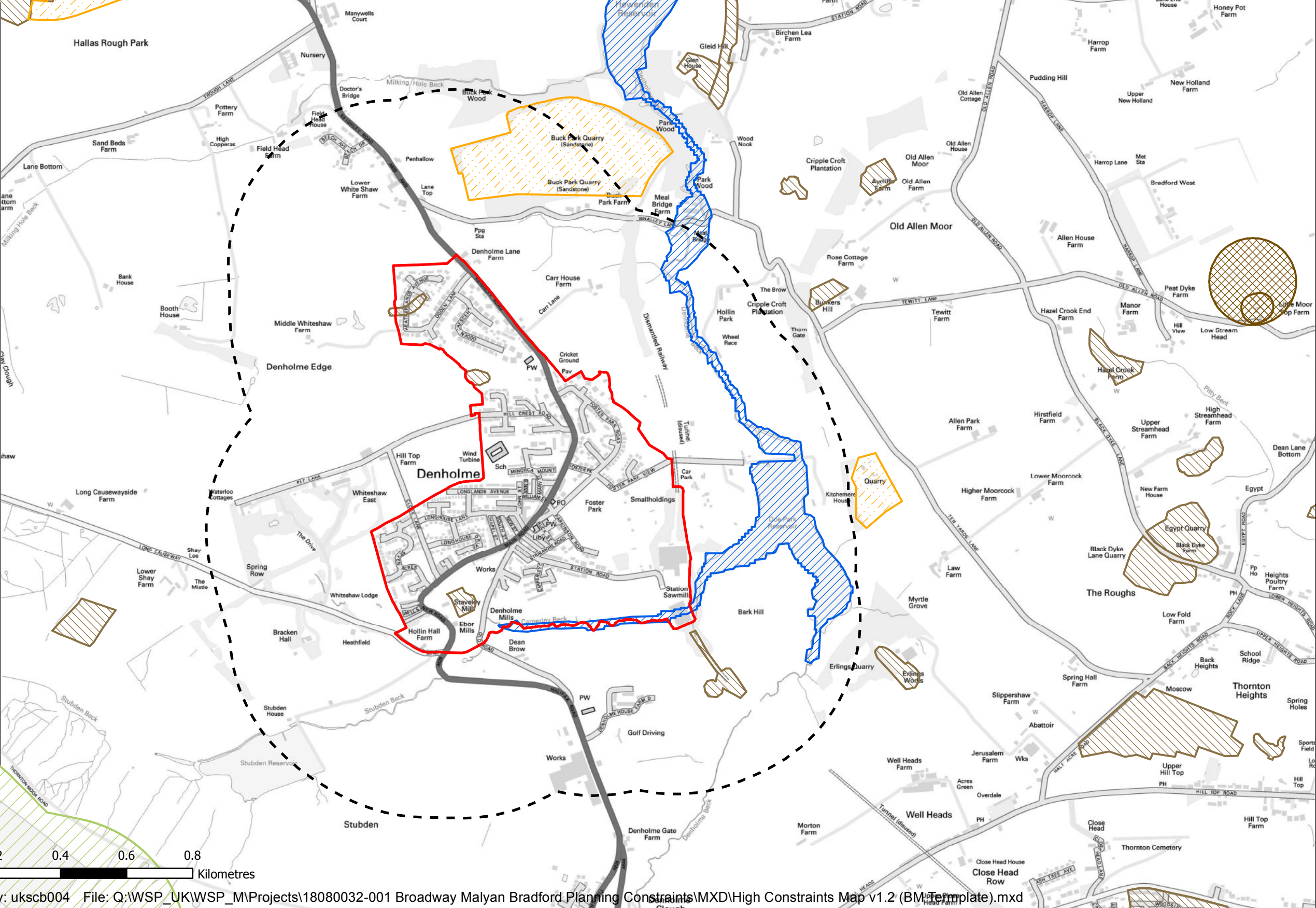
-  Settlement Boundary
-  Bradford District Boundary
-  Settlements Buffer 500m
-  Special Protection Area
-  Special Protection Area 400m Zone
-  Site of Special Scientific Interest
-  Ancient Woodland *
-  Ancient Woodland 12m Buffer *
-  Flood Risk Zone 3
-  Hazardous Installation
-  Major Hazard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

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

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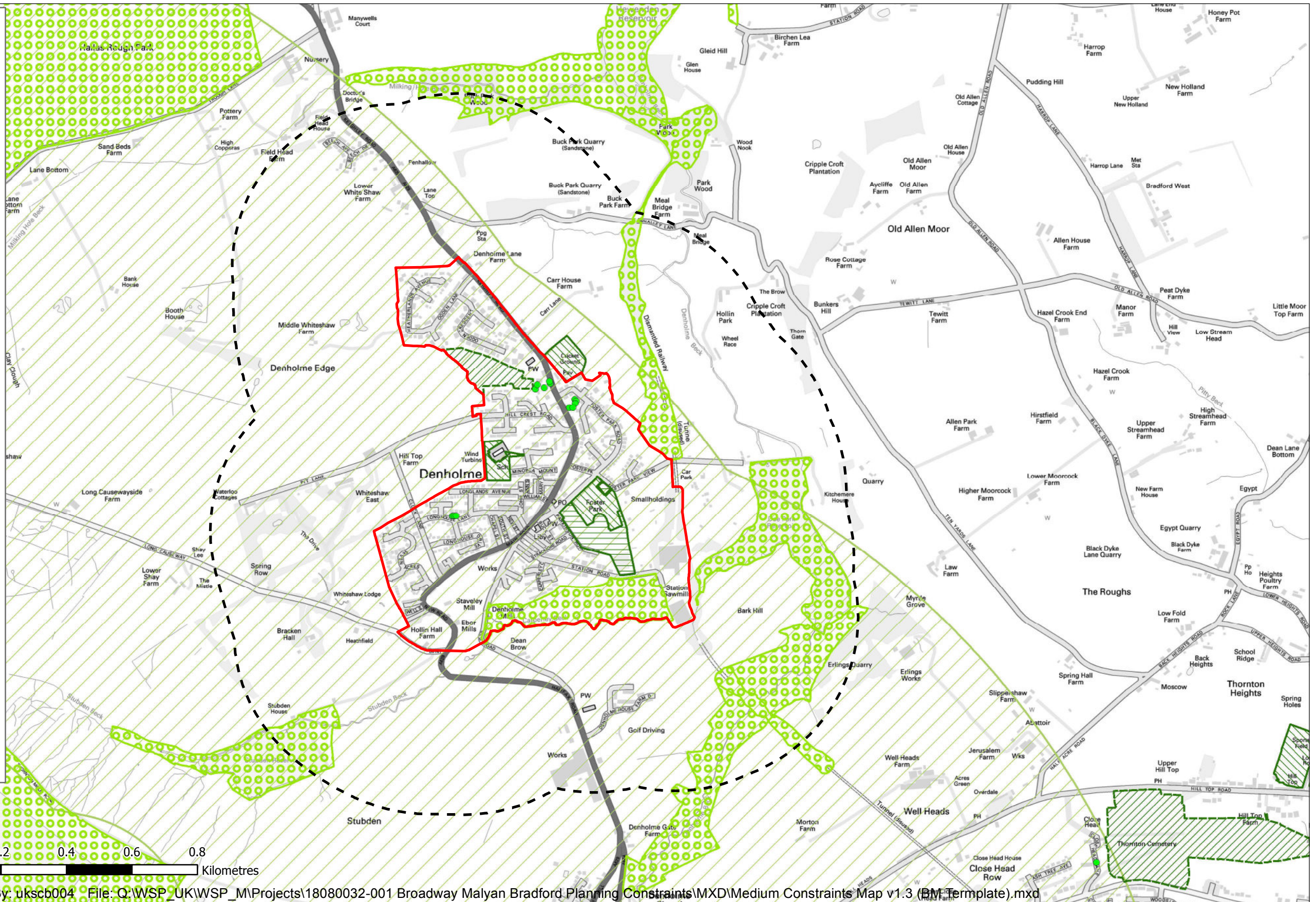
-  Settlements Boundary
-  Bradford District Boundary
-  Settlements Buffer 500m
-  Tree Preservation Order
-  Allotment
-  Scheduled Monuments
-  World Heritage Site
-  World Heritage Buffer Zone
-  Historic Battlefield
-  Historic Parks and Gardens
-  Playing Fields
-  Recreation Open Space
-  Urban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

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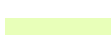
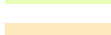

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Project
Bradford Growth Study
Descriptions
Medium Constraints: Denholme

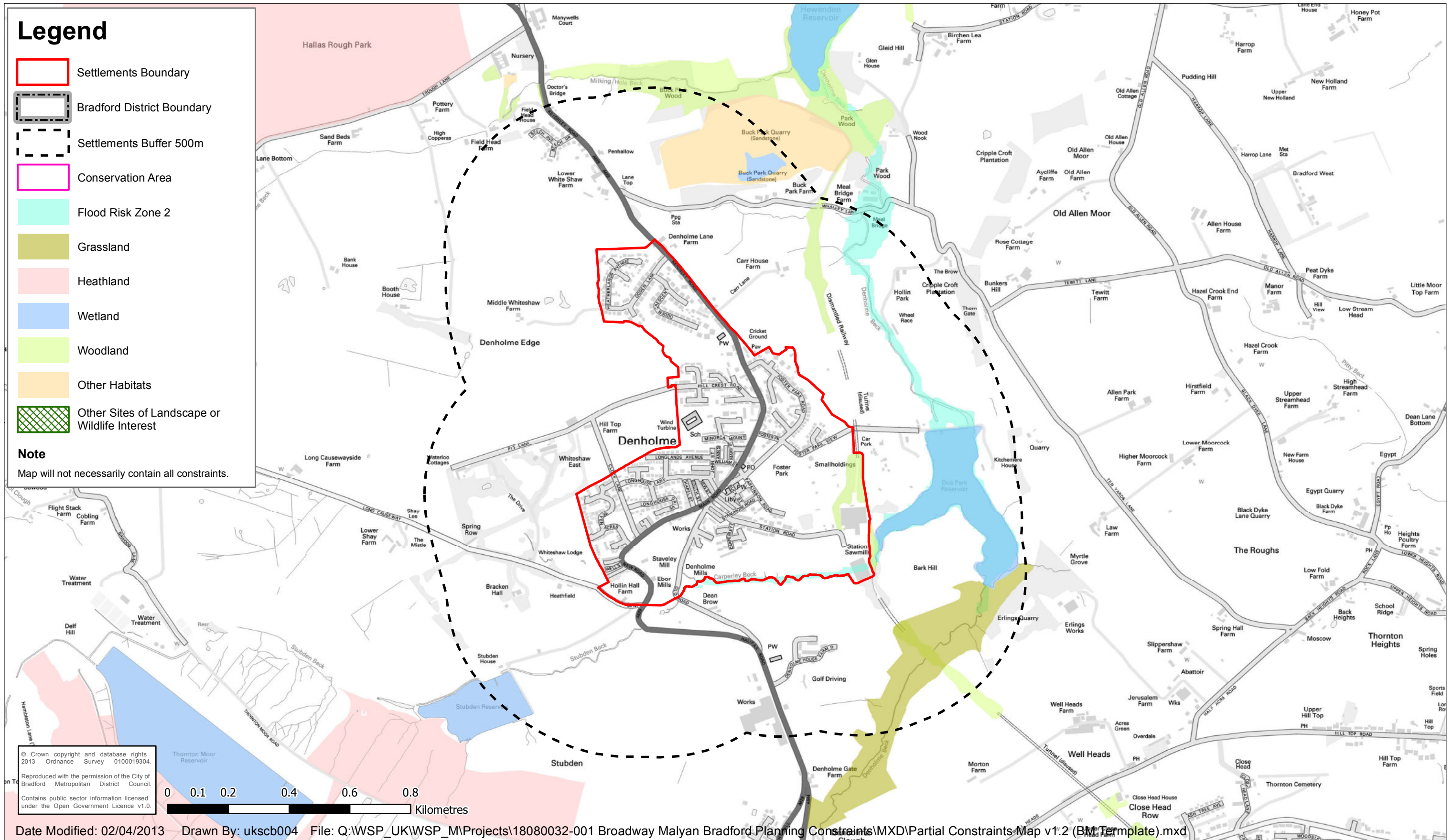
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Job Number	Drawing Number	Revision
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Legend

-  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

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Descriptions
Partial Constraints: Denholme

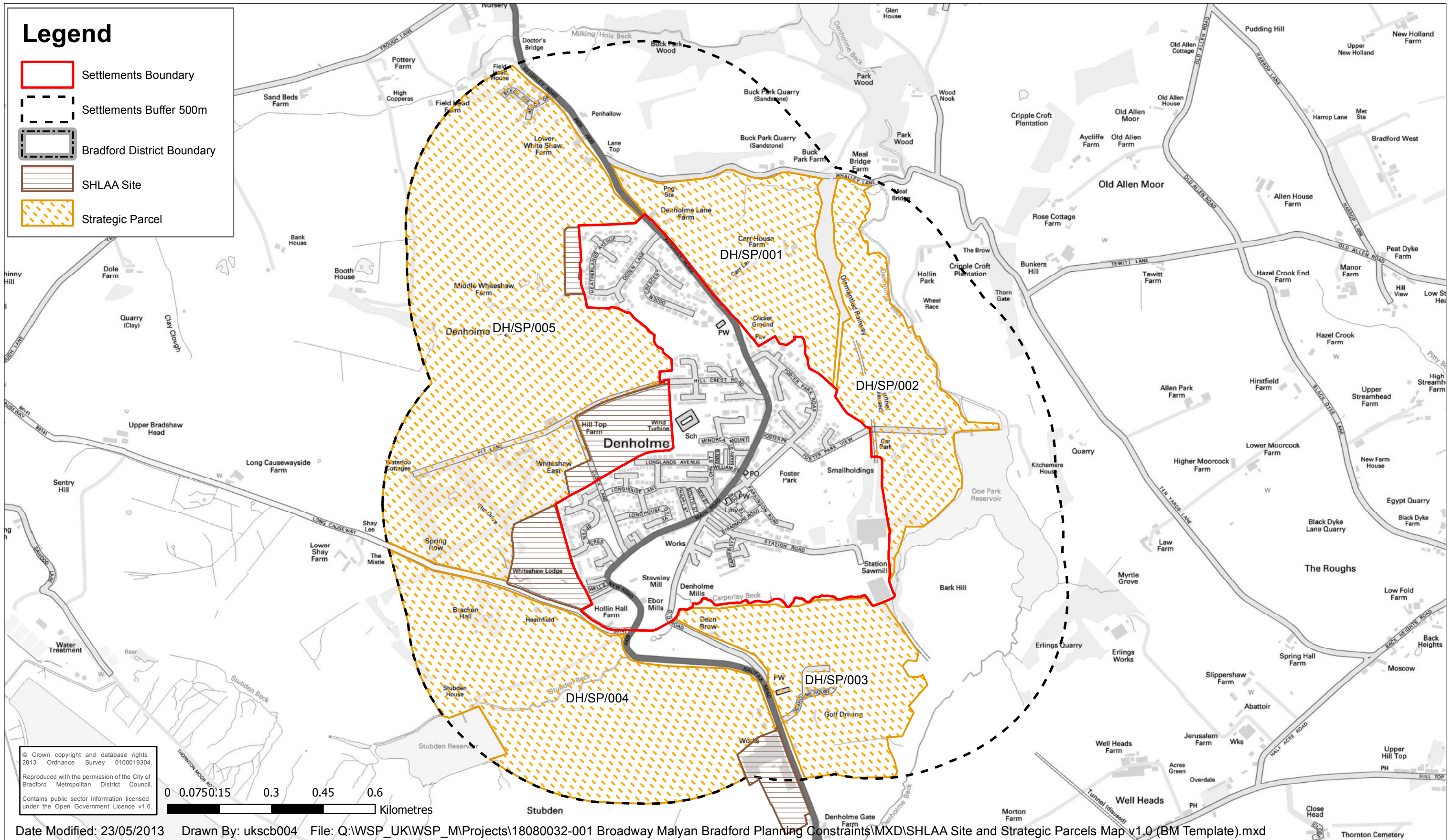
Status
FOR INFORMATION

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

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Legend

-  Settlements Boundary
-  Settlements Buffer 500m
-  Bradford District Boundary
-  SHLAA Site
-  Strategic Parcel



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

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Scale	Drawn	Drawn
N/A	WSP	2013
Job Number	Drawing Number	Revision
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b) The existing social, economic and environmental position of Denholme

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 the role of the West Yorkshire Green Belt. However, locally the Green Belt performs a significant role in restricting unrestricted sprawl and ribbon development. • The Green Belt contributes towards preventing neighbouring towns from merging • The Green Belt is providing a significant role in preventing countryside encroachment. • The Green Belt at Denholme does not contribute preserving the setting and special character of historic towns. • 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	396	The Bradford Strategic Housing Land Availability Assessment update outlines that there is a fairly high level of PDL potential at Denholme.
Landscape	Medium	The Bradford Landscape Assessment outlines that Denholme lies within the Thornton and Queensbury landscape 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 to the south of Denholme and along Denholme Beck in the east and north are likely to limit development. However, the gently undulating slopes surrounding Denholme in the west, northwest and in small pockets in the south could provide suitable conditions for further development.
Archaeology and Heritage	Low	There are a few listed buildings within the settlement boundary to the north. There are also a number of listed buildings within the vicinity of the settlement edge to the north west, south west and south. There are no other known archaeological or heritage assets within the vicinity of the settlement.
Nature Conservation	Medium	A Bradford Wildlife Area designation abuts the settlement boundary to the south. Doe Park, approximately 300 metres to the south east is a local wildlife site. The dismantled railway line to the east of the settlement also has local wildlife site status. The majority of the Denholme area is also located within the SPA 400 metre to 2.5km buffer zone.
Flood Risk	Low	There are no areas at risk of river flooding within or immediately surrounding the settlement.
Renewable Energy	No potential	There may be potential for development to use low carbon or renewable energy sources.
Hazards and Contamination	Low	There are three small former landfill sites abutting the settlement boundary. Ebor Mill Dam and Waxman Dam to the south within the Old Road area. The other site is Ogden Lane to the northwest within the Heatherlands Avenue area.

Environmental Role Summary:

Subject to the development implications of the SPA buffer zone, development to the west would have the least environmental impact at Denholme. Topography is likely to limit the level of new development.

Social Role Element	Provision/ Position	Comment
Population	2,715	Figure based on Census 2011 Population Counts at Output Area data for Denholme (area defined within the Core Strategy). This equates to approximately 0.5% of the total population within the Core Strategy settlement areas.
Population Growth (2002-2010)	12.2%	Analysis of Census data shows that the population of Denholme increased by over just under 300 or 12.2% over the period. This is slightly below the average for all the Core Strategy settlement areas of 12.9%
Households	1,231	Figure taken from MOSAIC HH Count data for Denholme (as defined within the Core Strategy) and equates to approximately 0.6% of the District's total number of households.
Average Household Size	2.20	The average household size within Denholme (area defined within the Core Strategy) is lower than the District's average household size of 2.48.
Age structure	Aging Population	The Bradford Ward Economic Profiles outline that 14.1% of the population are 65 and over, which is higher than the District average (13.2%). Approximately 62% of the population is of working age.
Deprivation	Low	The Bradford Ward Economic Profiles outline that the Bingley Rural Economic Profile ranks the Ward as 25 out of 30 least deprived Ward in the District.
Convenience store	✓	Denholme is a Local Centre within the Bradford retail hierarchy. The District's retail study describes it as a successful centre. The nearest defined Town Centre is Keighley, approximately 7.5km to the north. Bradford City Centre is also approximately 8km to the east.
Type of retail centre	Local Centre	
Proximity to nearest Town Centre	7.5km (Keighley)	
Primary School	✓	The Bradford Education Organisation Plan (2012) outlines that Denholme, and the Bingley 2 area more generally will exceed primary school capacity in 2013. Within the Central Confederation Area, Parkside at Cullingworth is the closest secondary school to Denholme. Based on current forecasts the Organisation Plan indicates that existing capacity within the Central Confederation Area will reach and exceed capacity in 2015/2016.
Secondary School	✗	
Higher/ Tertiary Education Facility	✗	
Hospital	✗	Denholme has a good range of community services including a health centre, post office, library and community hall
Health Centre	✓	
Post Office	✓	
Library	✓	
Community Centre and Hall	✓	
Green Infrastructure, Open Space and Public Space	Some shortfall	The Open Space and Recreation Assessment identifies there is a minor gap in provision for amenity green space. However, the Great Northern Trail could be extended to provide a green corridor through the settlement.

Sports and Recreation Facilities	Some shortfall	The Open Space and Recreation Assessment identifies there are gaps in provision across the District for playing pitches. However, Denholme has existing sports and recreation facilities.
Railway Station	✘	There is no railway station in Denholme. The nearest stations are Bingley, approximately 8km to the north; Keighley, approximately 10km to the north east and Bradford, approximately 12km to the east.
Bus Station	✘	Denholme has a high frequency bus service with 4+ buses per hour to key settlements.
High Frequency Bus Service	✓	
Bus Service	✓	
Utilities and Telcoms Capacity	Capacity	The Bradford Local Infrastructure Plan confirms there is existing strategic electricity and gas infrastructure capacity within the Pennine Towns and Villages area. Local infrastructure may be required in the medium to long term. The Pennine Towns and Villages are also adequately served by broadband services.
Affordable Housing	Shortfall	The Bradford Strategic Housing Market Assessment (2010) outlines that Bingley and Shipley sub-area has an affordability ratio of 7 to 8 which higher than the District rate of 5 to 6. The sub-area has a net affordable housing need shortfall of 103 households.
Long term housing vacancy rate	1.7% (Bingley Rural)	This is below the District average of 3.3%.
Market supply and demand (Sub area)	High Demand	The Strategic Housing Market Area Assessment (2010) outlines that demand exceeds supply across all housing tenures. There is particular demand for 3+ bedroom properties, particularly detached house. However, demand exceeds supply for flats and bungalows. There is a clear demand for family housing within the Bingley and Shipley sub area.
Social Role Summary:		
Denholme has a good range of local community facilities and services which are proportionate to the settlements existing small population. There is an identified housing need and demand within the village and gaps in open space and recreation provision and both primary and secondary school places.		

Economic Role Element	Provision/ Position	Comment
Job accessibility and travel to work area	High out commuting	Keighley, Bingley, Shipley and Bradford are the key employment locations for residents of Denholme. The average distance travelled to work by Bingley Rural Ward residents is broadly the same as the District average (approx. 10km). However, journeys by car is significantly higher – 80.3% compared to the District average of 69.2%.
Working population	13,236	Figure based on Census 2011 data. This is approximately 3.6% of the District’s working population.
Total number of local jobs	3,700	Based on the Bradford Ward Economic Profiles.
Proportion of working age population to total local jobs	3.6 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	High	The Bradford Economic Profile for Bingley Rural Ward estimates that 1,349 households (17.1%) have someone who is self-employed or a business owner. This is higher than the District average of 13.6%.
Number of local business units	391	Based on the Bradford Ward Economic Profiles.
Top 30 employers	*	The Bradford Ward Economic Profiles outlines that none of the District's top 30 employers are located within Denholme. The nearest are Hallmark Cards Plc at Heaton, and Farmers Boy Ltd to the north west of Bradford.
Employment Land	Low	The Bradford Employment Land Review indicates there is limited employment land within the settlement. There are some employment uses within the surrounding Green Belt.
Regeneration Areas	*	There are no designated regeneration areas within Denholme.
Transport Capacity	Capacity	The Bradford Local Infrastructure Plan outlines there is transport capacity within the rural area. Accessibility is the key issue in rural locations
Potential transport measures		The District Wide Transport Study recommended that junction capacity improvement measures could be implemented along the movement corridor to Bradford.
<p>Economic Role Summary: Denholme has limited existing economic development and is unlikely to be an attractive location for significant new economic development. There are no identified regeneration priorities within Denholme. With limited local employment opportunities or potential, significant new housing development is therefore likely to increase out commuting.</p>		

c) Objectively Assessed Consideration

Total area of 500m search area (hectares)	276.00	New dwellings at Denholme has the potential to address the settlements identified housing needs and demand. New housing would help support the local centre and has the potential to provide new community facilities such as open space and school places.
Total Area covered by highly constrained designations (hectares)	22.00 (8%)	
Total Area covered by medium constrained designations (hectares)	219.23 (79%)	However, the number of new dwellings should ideally be limited to a level which would avoid significant adverse impact of existing local services and facilities, or the small settlement character of the village.
Total Area covered by partly constrained designations (hectares)	45.47 (13%)	Should Green Belt development be required at Denholme and subject to the implications of the SPA 400 metre to 2.5km buffer zone, to meet identified housing needs and demand, the releases should look to locations to the west and south west. 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.
Total unconstrained area (hectares)	43.79 (16%)	
Adequate separation distances between neighbouring settlements should also look to be maintained.		

Element Two: Green Belt Site Sustainability Analysis

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

SHLAA sites within the 400m to 2.5km SPA buffer zone

SHLAA Site Reference	Environmental	Social	Economic	Total
DH/006	25	29	1	55
DH/007	24	32	1	57
DH/008	22	25	1	48
Average Score	24	29	1	53

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

Strategic Parcel Reference	Environmental	Social	Economic	Total
DHSP//001	23	30	1	54
DH/SP/002	21	30	1	52
DH/SP/003	23	29	1	53
DH/SP/004	20	26	0	46
DH/SP/005	23	31	1	55
Average Score	22	29	1	52

East Morton

East Morton is located to the north of Bingley and east of Keighley. East Morton is part of the Keighley East 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 the East Morton area are set out below.

East Morton **Total Area: 241.53 Ha**

High Constraints	Ha	%
Ancient Woodland	3.38	1.4%
Flood Risk Zone 3	8.95	3.7%
Landfill	0.14	0.1%
SPA	0.08	0.0%
SPA 400m Zone	38.49	15.9%
SSSI	0.08	0.0%
Total area (with high policy constraint overlaps)	51.12	
Total area (with high policy constraint overlaps)	50.29	20.8%

Medium Constraints	Ha	%
Bradford Wildlife Areas	2.66	1.1%
Scheduled Monuments	0.02	0.0%
SEGIs - RIGS	13.84	5.7%
SPA 400m-2.5Km Zone	202.96	84.0%
Total area (with medium policy constraint overlaps)	219.49	
Total area (with medium policy constraint overlaps)	207.45	85.9%

Partial Constraints	Ha	%
Conservation Areas	20.00	8.3%
Flood Risk Zone 2	9.59	4.0%
Heathland	4.72	2.0%
Other sites of Landscape or Wildlife Interest	13.84	5.7%
Wetland	4.17	1.7%
Woodland	9.47	3.9%
Total area (with partial policy constraint overlaps)	61.80	
Total area (with partial policy constraint overlaps)	46.01	19.0%

Total unconstrained area	0.00	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].

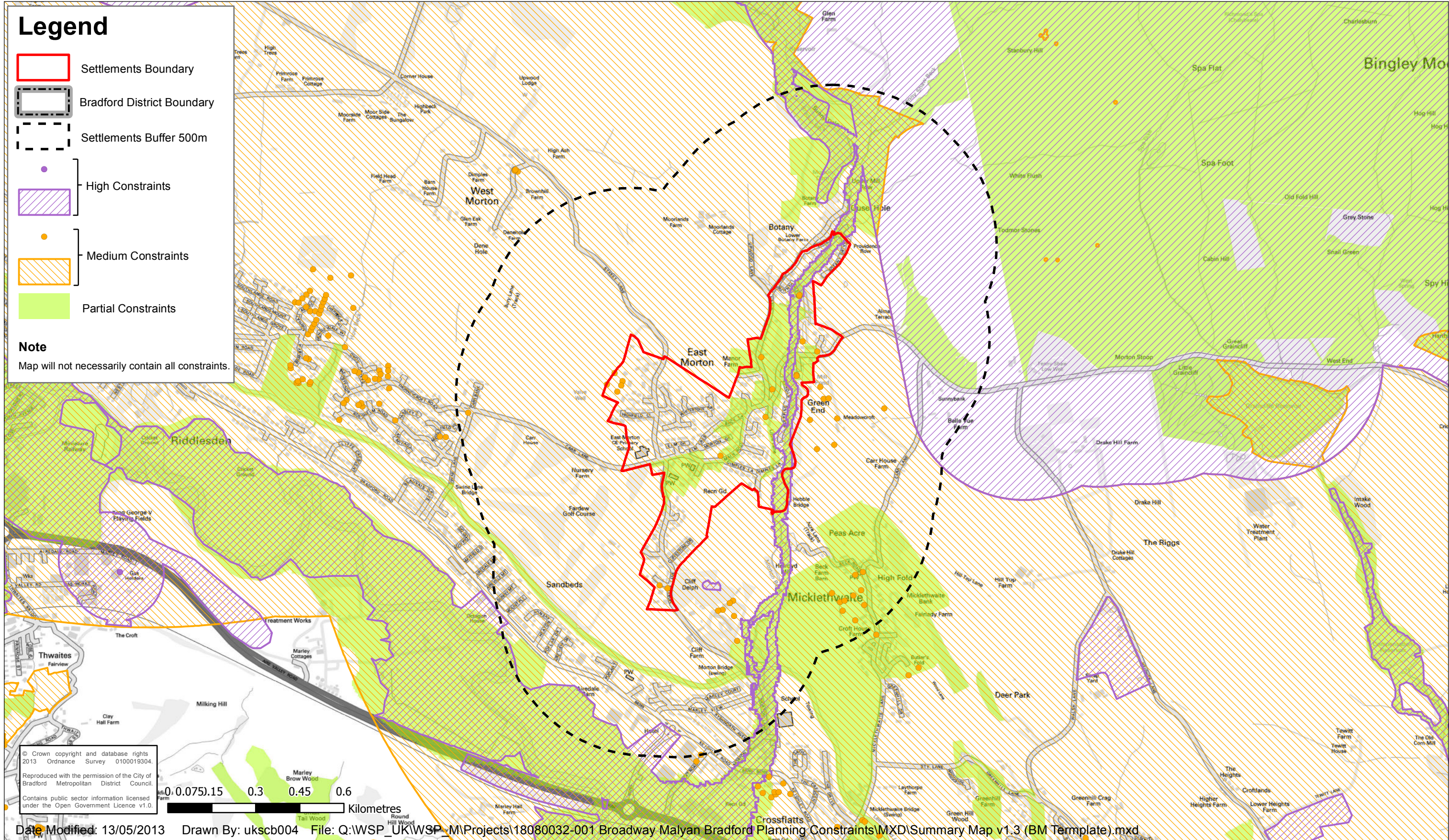
The following policy constraint mapping for East Morton includes:

- East Morton area covered by 'highly constraints', 'medium constraints' and partial constraints.
- East Morton area covered by 'high constraints'.
- East Morton area covered by 'medium constraints'.
- East Morton area covered by 'partly constraints'.
- Map showing the East Morton 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 analysis.

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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





Descriptions
Summary Map: East Morton

Status
FOR INFORMATION

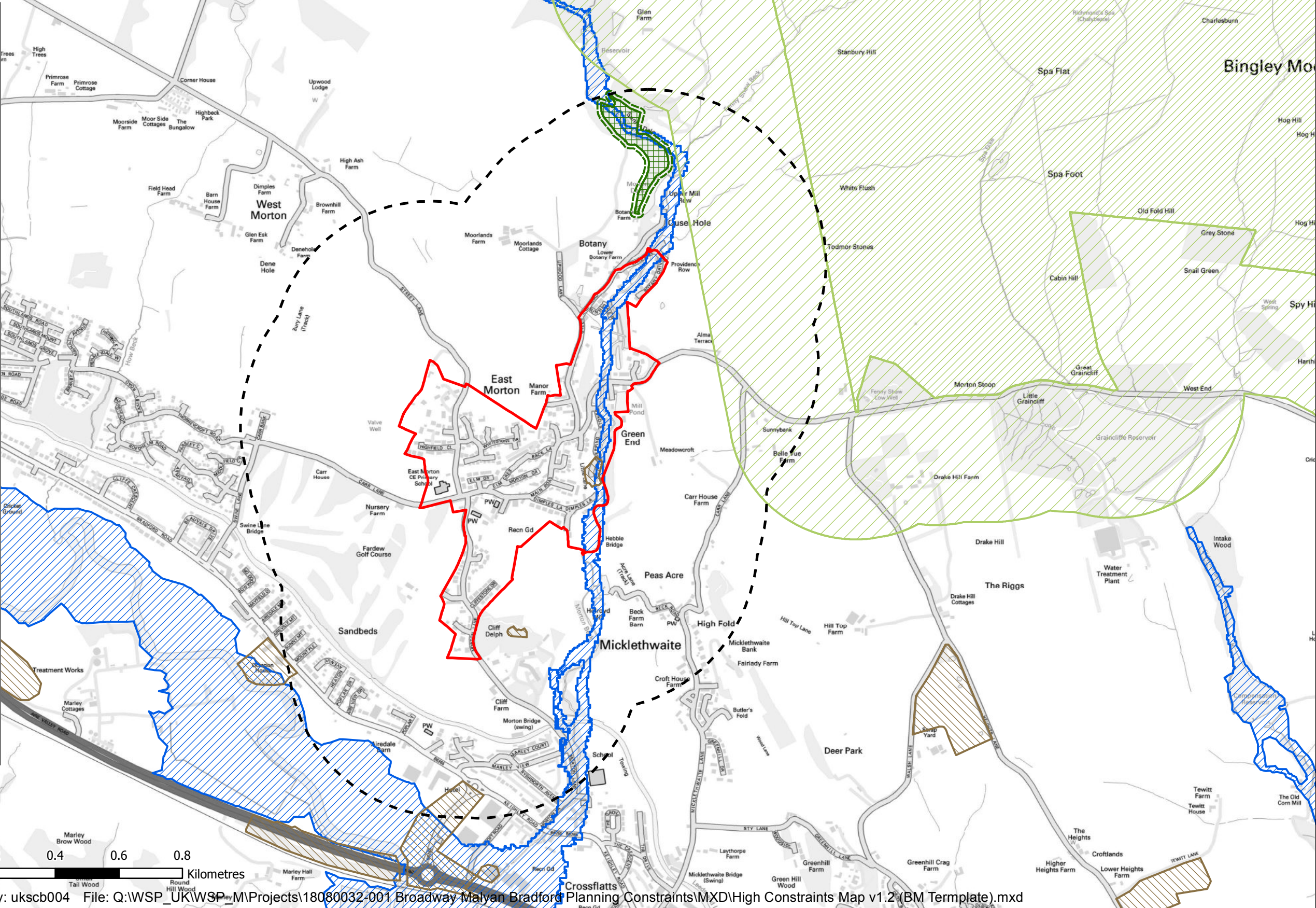
Scale N/A	Drawn WSP	Drawn 2013
Job Number 29232	Drawing Number -	Revision -

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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.
 Map will not necessarily contain all constraints.



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

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

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Legend

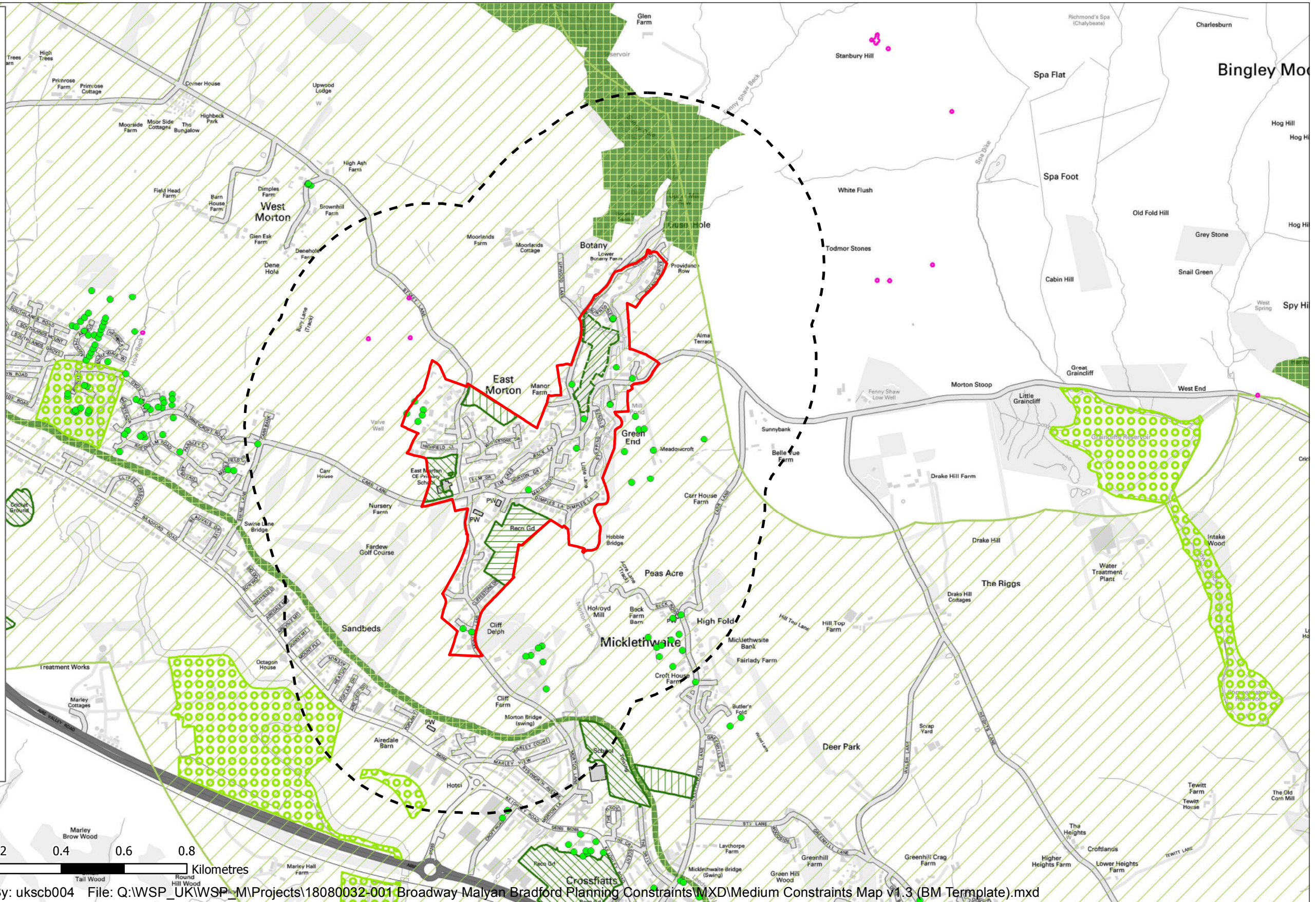
-  Settlements Boundary
-  Bradford District Boundary
-  Settlements Buffer 500m
-  Tree Preservation Order
-  Allotment
-  Scheduled Monuments
-  World Heritage Site
-  World Heritage Buffer Zone
-  Historic Battlefield
-  Historic Parks and Gardens
-  Playing Fields
-  Recreation Open Space
-  Urban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

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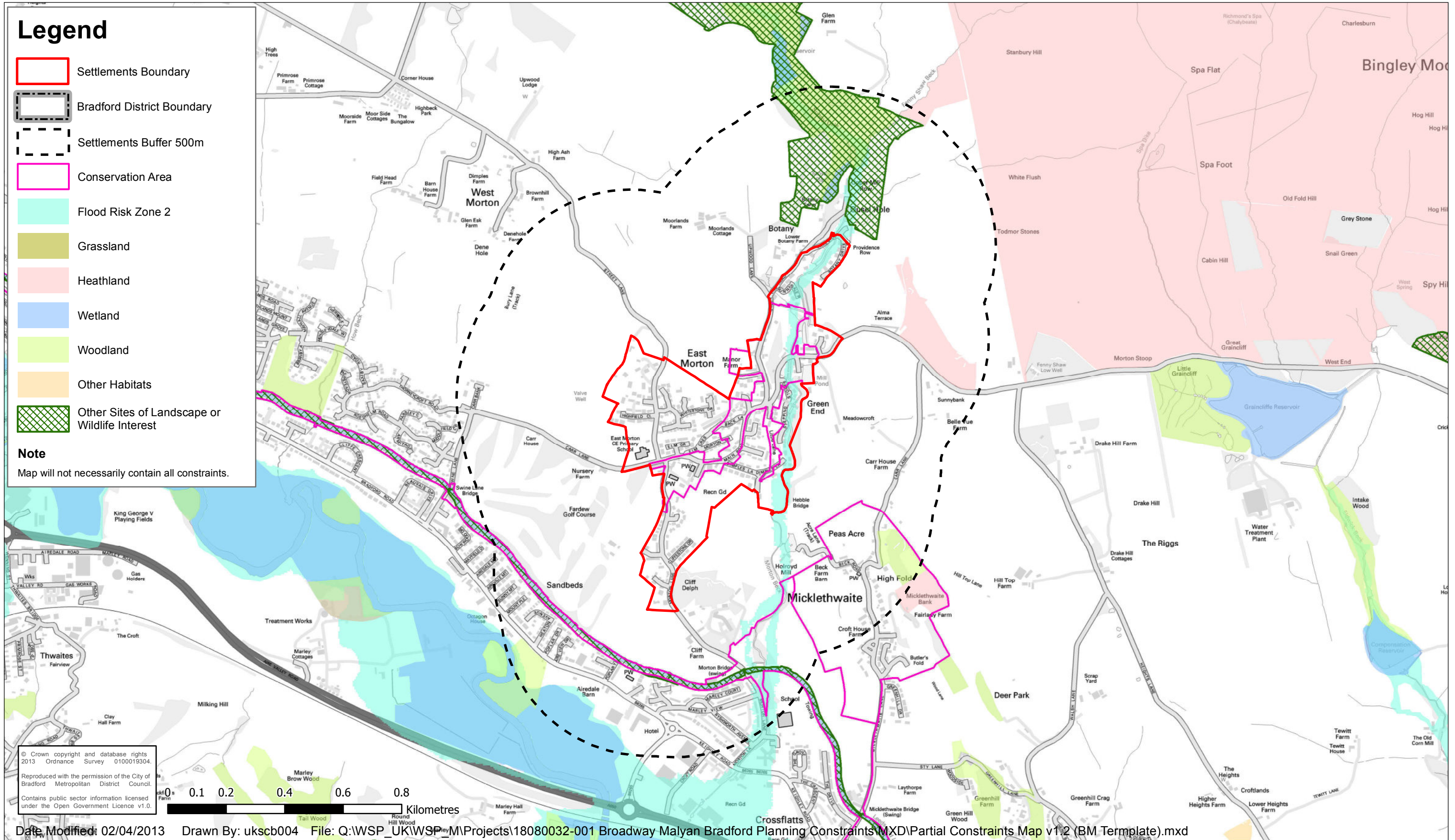
Scale N/A	Drawn WSP	Drawn 2013
Job Number 29232	Drawing Number -	Revision -

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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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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 East Morton

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 in this location provides a limited contribution to the role of the West Yorkshire Green Belt. However, locally surrounding East Morton the Green Belt has a significant role in restricting sprawl and ribbon development. • The Green Belt contributes towards helping prevent East Morton merging with neighbouring settlements such as Keighley and Bingley. • 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 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	8	The Bradford Strategic Housing Land Availability Assessment update indicates there is only limited previously development land opportunities within East Morton.
Topography	Varied	The rising topography of Rombalds Ridge potentially limits development of the settlement around East Morton, especially to the east and northeast.
Landscape	Medium	The Bradford Landscape Assessment outlines that East Morton lies within the Airedale landscape character area. To the south, east and west the landscape is defined as enclosed pasture. To the north west and north east is upland pasture and to the far north is a wooded valley.
Archaeology and Heritage	Medium	Conservation Areas cover a large part of the settlement to the north east, west and south west. There are also numerous listed buildings within and surrounding the East Morton. Rock formations to the north west are Scheduled Ancient Monuments.
Natural Conservation	High	East Morton is located in close proximity to the SPA. An area to the north lies within the 400 buffer zone and the remainder of the settlement within the 400 metre to 2.5km buffer zone. Ousel Hole to the north is a Bradford Wildlife Area.
Flood Risk	Low	Along the Penny Shaw Beck to the east, there is a narrow area of land at risk from flooding.
Renewable Energy	Potential	There may be potential for development to use low carbon or renewable energy sources.
Hazards and Contamination	Low	There is a small former landfill site to the south east – Mill Dam.
<p>Environmental Role Summary: East Morton is located in very close proximity to the SPA. Landscape, heritage and topography are also likely to limit development potential in this location.</p>		

Social Role Element	Provision/ Position	Comment
Population	1,309	Based on Census 2011 Population Counts at Output Area data for East Morton (area defined within the Core Strategy). This equates to approximately 0.3% of the total population within the Core Strategy settlement areas.
Population Growth (2002-2010)	41.2%	Analysis of Census data shows that the population of East Morton increased by just under 400 over or 41.2% over the period. This is well above the average for all the Core Strategy settlement areas of 12.9%
Households	544	Based on MOSAIC HH Count data for East Morton (area defined within the Core Strategy). This equates to approximately 0.3% of the total number of households in the District.
Average Household Size	2.54	The average household size within East Morton (area defined within the Core Strategy) is above the District's average household size of 2.48.
Age structure	Aging Population	The Bradford Ward Economic Profiles outlines that over 15% of the population are 65 and over, which is 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 the Keighley East Ward economic profile ranked the Ward as 20 out of 30 most deprived Wards within the District – 1 being the most deprived. However, 19.1% of the population of Keighley East live in the 20% most deprived areas in England.
Convenience store	x	East Morton does not have a centre defined within the Bradford retail hierarchy and does not have a local shop. The nearest shops are in Crossflatts and Bingley. The Bradford Settlement Study describes the local retail offer as poor.
Type of retail centre	Village	
Proximity to nearest Town Centre	5 km	
Primary School	✓	East Morton CE Primary School is located within the village; the closest secondary school is Bingley Grammar School. There is no information available on the capacity of primary school capacity within East Morton. The Bradford Education Organisation Plan for the 3 Valleys Confederation area indicates capacity issues by 2015/16.
Secondary School	x	
Higher/ Tertiary Education Facility	x	
Hospital	x	There is a very limited existing range of community services and facilities.
Health Centre	x	
Post Office	x	
Library	x	
Community Centre and Hall	✓	
Green Infrastructure, Open Space and Public Space	Good	The Open Space, Sport and recreation Study identified gaps in the provision of amenity green space and civic space.

Sports and Recreation Facilities	Average	The Open Space, Sport and Recreation Study identified an overall shortage of sports and recreation facilities across the District. However, no specific shortfall was identified at East Morton.
Railway Station	*	The closest station is at Crossflats approximately 2.2km away from East Morton and provides services to Bradford, Skipton and Leeds.
High Frequency Bus Service	*	There are local bus services to Keighley, Bingley and Bradford. The A650 to the south of the village provides high frequency bus services. But the majority of the village falls outside the 400m accessibility zone of this high frequency 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. Airedale is also adequately served by broadband services.
Affordable Housing	Shortfall	The Bradford Strategic Housing Market Assessment (2010) outlines that Keighley and Worth Valley sub-area has a net balance for affordable housing need and supply.
Long term housing vacancy rate	2.6%	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 Keighley and Worth Valley demand for most types of housing equals supply and there is limited pressure on stock, there is limited demand for 1 bed properties and flats. There is particular demand and pressure for 3 bed properties.
Social Role Summary: East Morton has few local community facilities and services. Bingley to the south and Keighley to the west provide the most local services and facilities. The village has a limited local bus service to Bingley, Keighley and Bradford. There is an identified housing demand within the village and gaps in open space and recreation provision and both primary and secondary school places.		

Economic Role Element	Provision/ Position	Comment
Job accessibility and travel to work area	Average	Keighley East residents on average travel 9.1km to work, slightly lower than the district average of 10.1km. The majority of journeys to work are by car which is similar to the district average of 69.2%. The level of commuting by train is slightly higher than the District 4.6% compared to approximately 5.3%.
Working population	11,813	Figure taken from Census 2011 data and based on the Keighley East Ward area. This equates to approximately 3.3% of the District's total working population..
Total number of local jobs	5,400	Figure taken from the Bradford Ward Economic Profiles for the Keighley East Ward area,
Proportion of working age population to total local jobs	2.2 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 Keighley East outlines that the rate of new business starts within the Ward in 2011 was 109 starts per 10,000 working populations. This is higher than the District average of 100. However, the profile outlined that the number of households with someone who is self-employed or a business owner is slightly lower than the District average.
Number of local business units	350	Based on the Bradford Ward Economic Profiles.
Top 30 employers	*	The Bradford Economic Profile outlines that none of the Districts top 30 employers are located within East Morton. However, Keighley East is home to three of the District top 30 employers.
Employment Land	Low	The Bradford Employment Land Review indicates there is limited employment land within East Morton as there are very few employers within the village.
Regeneration Areas	*	There are no designated regeneration areas within the Keighley East Ward area.
Capacity of key transport corridor	Capacity	The Bradford Local Infrastructure Plan outlines there is transport capacity within the rural area. Accessibility is the key issue in rural locations.
Potential transport measures		Improved bus links to Keighley, Bingley and Bradford.
<p>Economic Role Summary: Given the close proximity of Keighley and Bingley, East Morton has limited existing economic development and is unlikely to be an attractive location for significant new economic development. There are no identified regeneration priorities within East Morton. With limited local employment opportunities, significant new housing development is therefore likely to increase out commuting.</p>		

c) Objectively Assessed Consideration

Total area of 500m search area (hectares)	241.53	East Morton is a small settlement with few local facilities and therefore any new development here should be of a very limited scale.
Total Area covered by highly constrained designations (hectares)	50.29 (21%)	New housing has the potential to provide new community facilities such as open space and school places.
Total Area covered by medium constrained designations (hectares)	207.45 (86%)	
Total Area covered by partly constrained designations (hectares)	46.01 (19%)	However, the number of new dwellings needs to be proportionate to the existing settlement and avoid having a significant adverse impact on existing local services and facilities, or the small settlement character of the settlement.
Total unconstrained area (hectares)	0.00 (0%)	
The SPA is also a significant potential constraint at East Morton.		

Element Two: Green Belt Site Sustainability Analysis

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

SHLAA sites within the 400m to 2.5km SPA buffer zone.

SHLAA Site Reference	Environmental	Social	Economic	Total
EM/004	21	21	2	44
EM/005	20	30	4	54
EM/007	27	21	2	50
EM/009	22	26	6	54
EM/010	23	23	1	47
Average Score	23	24	3	50

Strategic parcels within the 400m to 2.5km SPA buffer zone.

Strategic Parcel Reference	Environmental	Social	Economic	Total
EM/SP/001	21	16	2	39
EM/SP/002	21	17	2	40
EM/SP/003	20	21	3	44
EM/SP/004	19	24	4	47
EM/SP/005	19	29	4	52
EM/SP/006	18	22	2	42
Average Score	20	22	3	44

Local Service 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 Service Centre settlement areas. The Growth Assessment outputs for the settlements in light grey are provided within the Local Growth Centres Volume 2 document.

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

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

SHLAA Sites	Environmental	Social	Economic	Total
Cullingworth	27	32	4	62
Baildon	25	29	5	59
Oakworth	25	31	0	57
Cottingley	24	27	4	54
Denholme (SPA)	24	29	1	53
<i>Harden</i>	<i>26</i>	<i>24</i>	<i>2</i>	<i>52</i>
<i>Wilsden</i>	<i>23</i>	<i>25</i>	<i>4</i>	<i>52</i>
<i>Haworth (SPA)</i>	<i>21</i>	<i>28</i>	<i>2</i>	<i>51</i>
East Morton (SPA)	23	24	3	50
<i>Haworth</i>	<i>23</i>	<i>24</i>	<i>2</i>	<i>49</i>
<i>Oxenhope (SPA)</i>	<i>21</i>	<i>28</i>	<i>0</i>	<i>49</i>
Addingham (SPA)	23	25	0	49
<i>Oakworth (SPA)</i>	<i>22</i>	<i>24</i>	<i>0</i>	<i>46</i>
Average Local Service Centres score	23	27	2	52
All settlements average score	24	27	3	54

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

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

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

Appendix 1

The Total Land Area assessed under Element Two

Settlement	Strategic Land Parcels (ha.)	SHLAA Sites (ha.)	Total (ha.)
Addingham	94.78	30.33	125.10
Baildon	145.43	3.20	148.63
Cottingley	118.19	26.07	144.26
Cullingworth	177.61	2.15	179.76
Denholme	175.98	10.62	186.60
East Morton	153.83	12.64	166.46
<i>Harden</i>	110.87	2.22	113.09
<i>Haworth</i>	186.66	14.15	200.82
<i>Oakworth</i>	147.22	16.62	163.84
<i>Oxenhope</i>	146.99	0.84	147.82
<i>Wilsden</i>	200.20	33.83	234.03
Total Local Service Centres area (ha.)	1,657.74	152.67	1,810.41