

Bradford Growth Assessment

Local Service Centres Volume 2: Harden,
Haworth, Oakworth, Oxenhope and Wilsden

November 2013

BroadwayMalyan^{BM}

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Appendix 1: The Total Land Area assessed under Element Two

1. INTRODUCTION

1.1 In preparing the Local Plan, City of Bradford Metropolitan District Council (CBMDC) have assessed the District's housing needs and demand over the period to 2029. To meet this identified housing need and demand in full, the use of Green Belt land will also be required in addition to reusing previously developed land within the existing urban area. In accordance with the principles of sustainable development, as set out within the National Planning Policy Framework, this Growth Assessment therefore assists decision-making about where the more sustainable locations are surrounding the District's key settlements. The report for the Local Service Centres is broken up into two separate documents. This document (Volume 2) contains the Growth Assessment outputs for:

- Harden
- Haworth
- Oakworth
- Oxenhope
- Wilsden.

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 constrained', 'medium constrained' and 'partly constrained'
 - 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 about 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 Volume 2) the overall summary contained within each covers all the Local Service Centres.

2. THE LOCAL SERVICE CENTRES GROWTH ASSESSMENT OUTCOMES

Harden

Harden is located between Bingley and Cullingworth. Harden 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 Harden area are set out below.

Harden **Total Area: 242.68Ha**

High Constraints	Ha	%
Active Quarries	1.11	0.5%
Ancient Woodland	31.81	13.1%
Flood Risk Zone 3	8.89	3.7%
Landfill	0.47	0.2%
Total area (with high policy designation overlap)	42.29	
Total area (without high policy designation overlap)	40.10	16.5%

Medium Constraints	Ha	%
Bradford Wildlife Areas	57.26	23.6%
Playing Fields	2.14	0.9%
SEGIs - RIGS	12.65	5.2%
Total area (with medium policy designation overlap)	72.05	
Total area (without medium policy designation overlap)	67.15	27.7%

Partial Constraints	Ha	%
Conservation Areas	6.87	2.8%
Flood Risk Zone 2	10.06	4.1%
Heathland	8.89	3.7%
Other sites of Landscape or Wildlife Interest	12.65	5.2%
Wetland	5.96	2.5%
Woodland	45.79	18.9%
Total area (with partial policy designation overlap)	90.23	
Total area (without partial policy designation overlap)	73.48	30.3%

Total unconstrained area (hectares)	158.16	65.2%
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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].

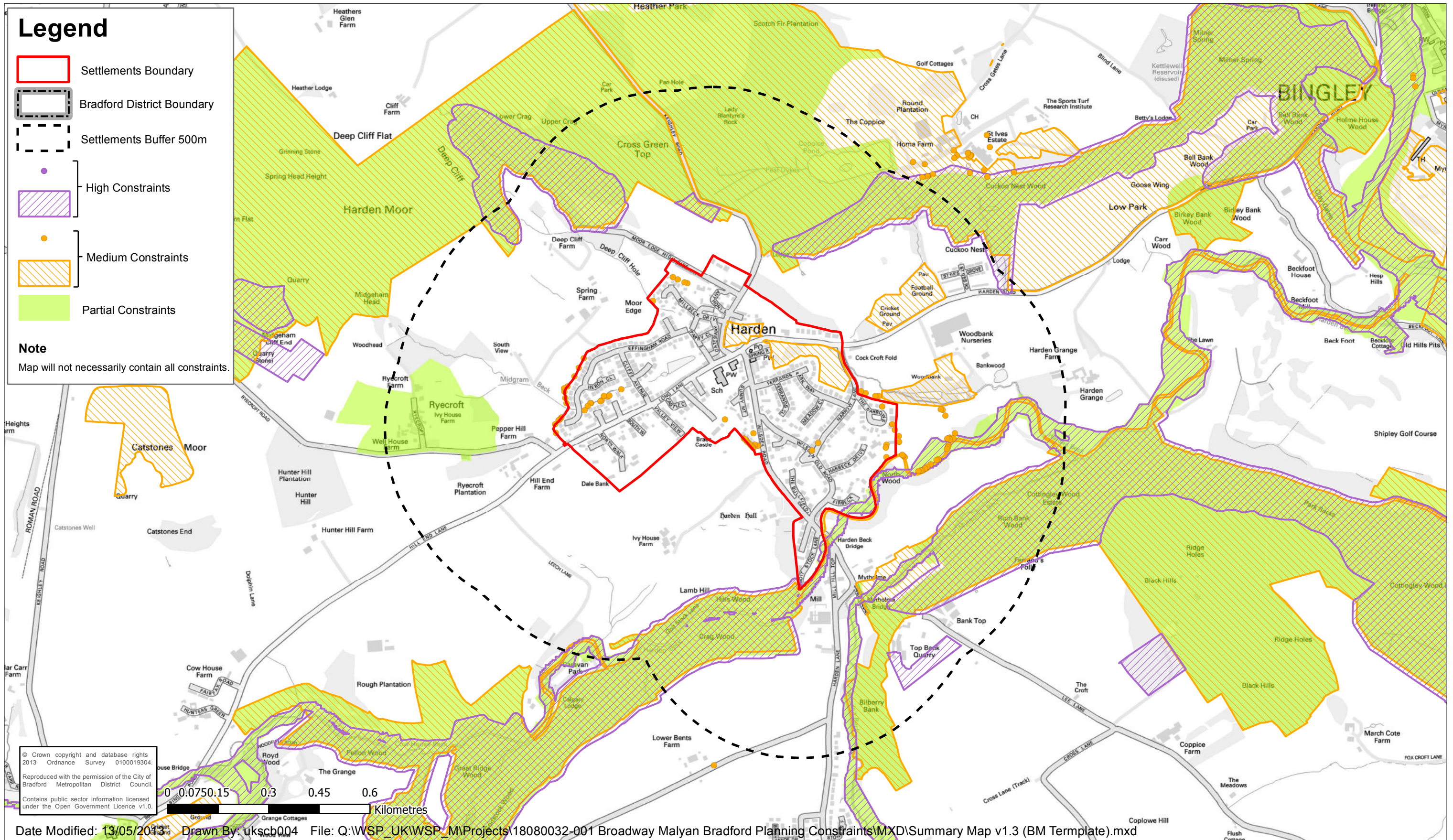
The following policy constraint mapping for Harden includes:

- Harden area covered by 'highly constraints', 'medium constrained' and partly constrained.
- Harden area covered by 'highly constraints'.
- Harden area covered by 'medium constraints'.
- Harden area covered by 'partly constraints'.
- Map showing the Harden 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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




Client
Bradford Metropolitan District Council

Project
Bradford Growth Study

Descriptions
Summary Map: Harden

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

Legend

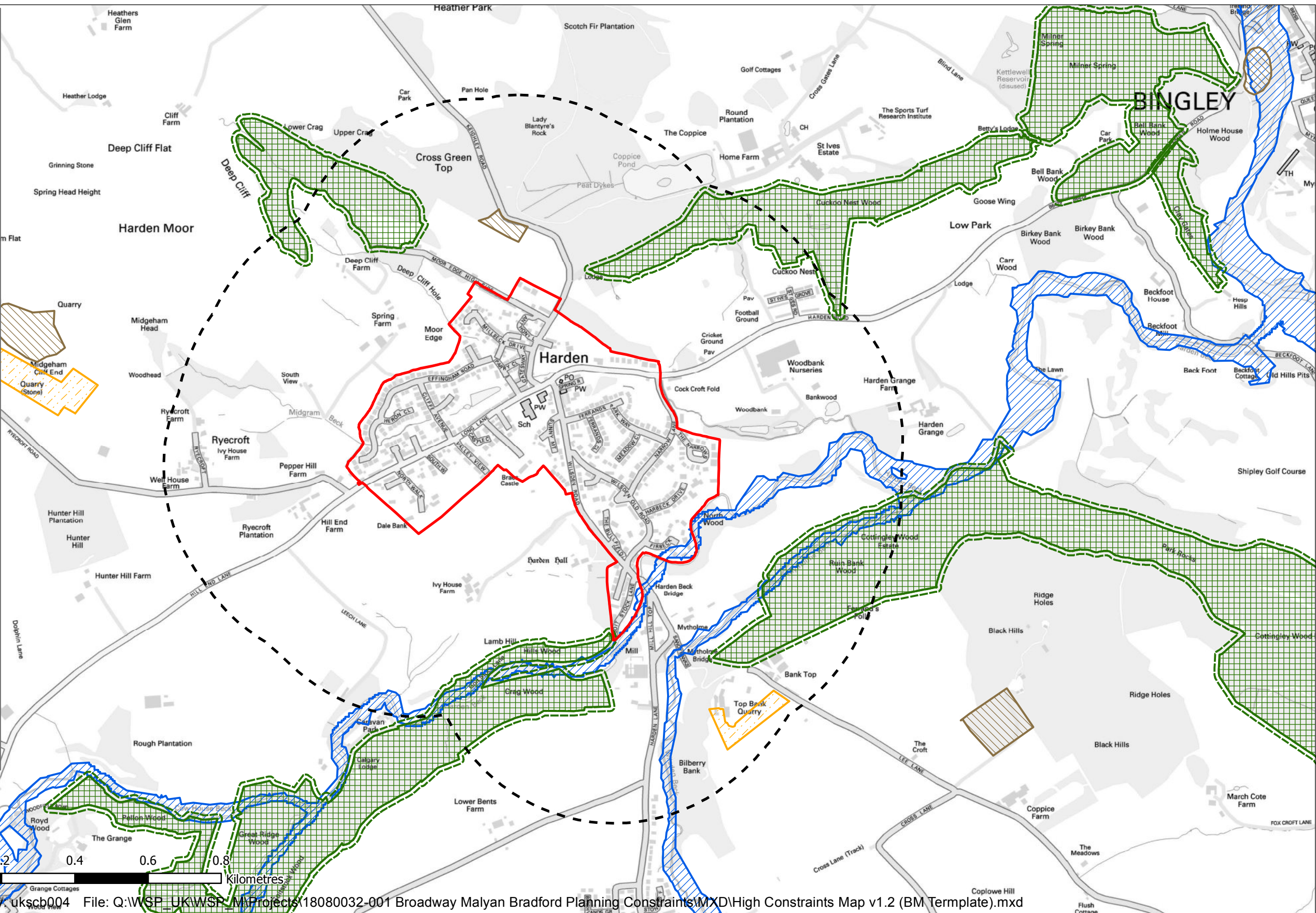
-  Settlement Boundary
-  Bradford District Boundary
-  Settlements Buffer 500m
-  Special Protection Area
-  Special Protection Area 400m Zone
-  Site of Special Scientific Interest
-  Ancient Woodland *
-  Ancient Woodland 12m Buffer *
-  Flood Risk Zone 3
-  Hazardous Installation
-  Major Hazard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

Note
 * Includes Ancient Semi-Natural Woodland and Replanted Woodland.
 Map will not necessarily contain all constraints.

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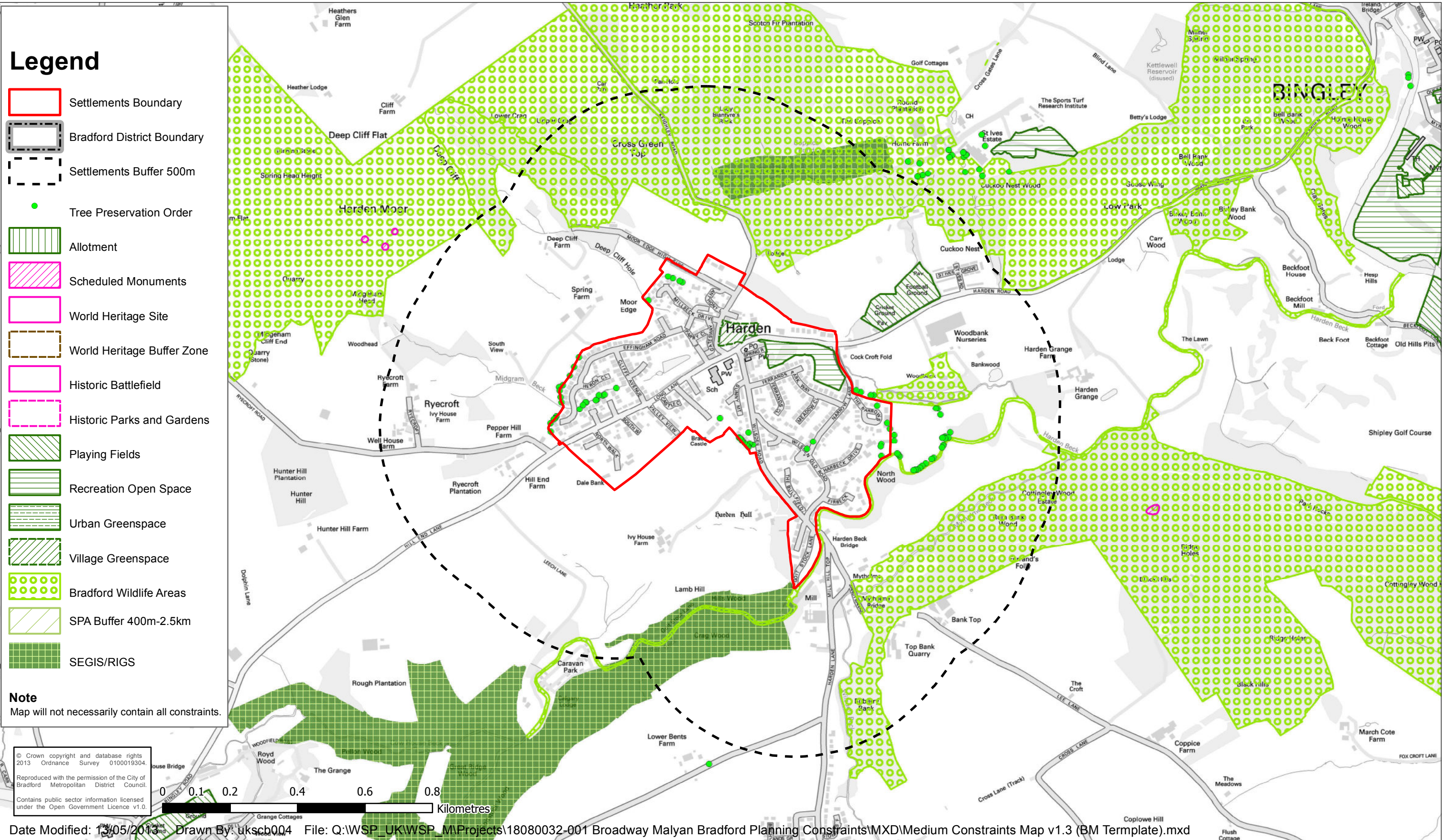
Project
Bradford Growth Study

Descriptions
High Constraints: Harden

Status
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Project
Bradford Growth Study

Descriptions
Medium Constraints: Harden

Status
FOR INFORMATION

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

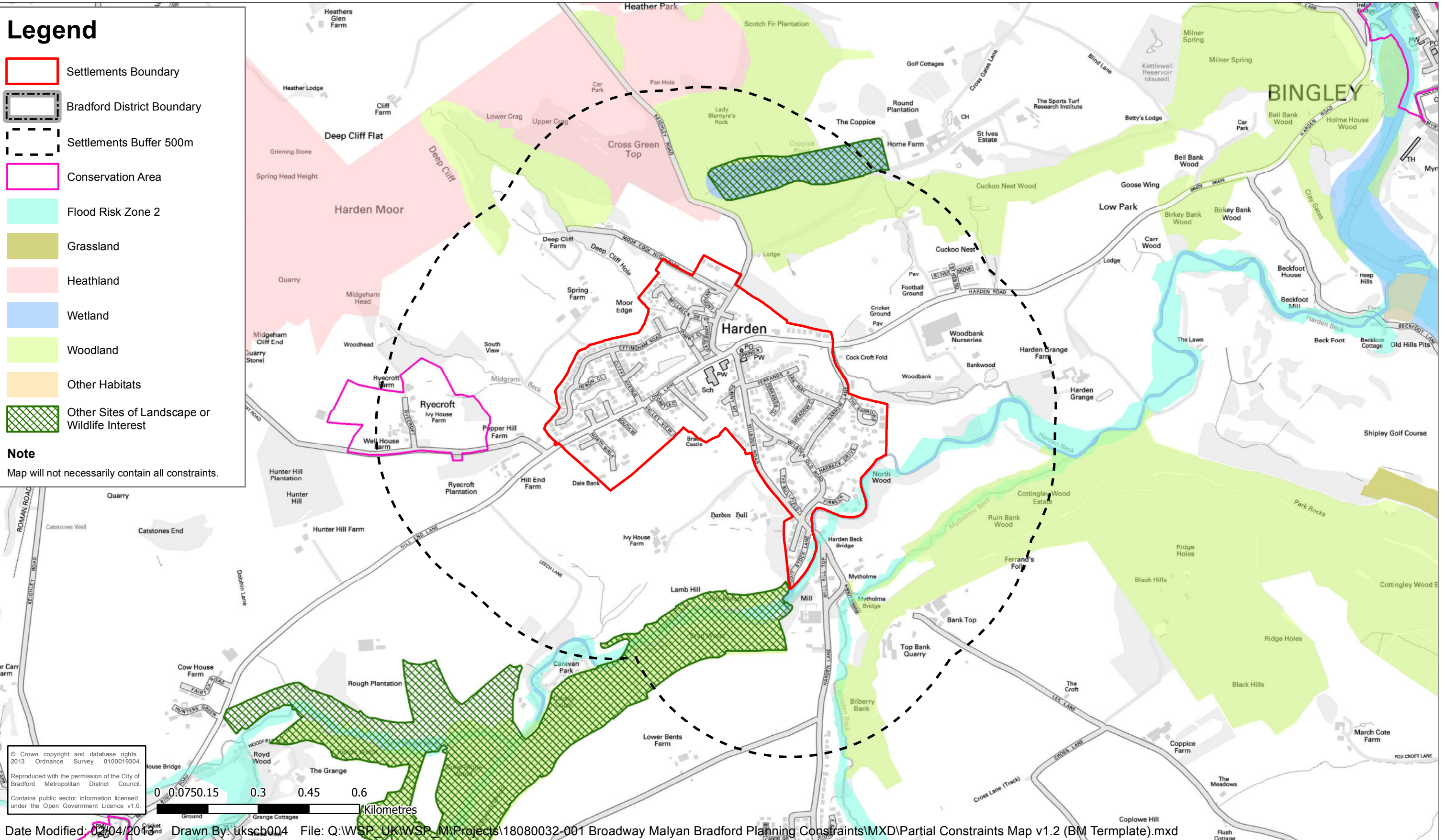
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Legend

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

Note

Map will not necessarily contain all constraints.



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Project
Bradford Growth Study

Descriptions
Partial Constraints: Harden

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

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

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 Harden performs a significant role in preventing unrestricted sprawl and ribbon development. • The Green Belt to the south and west of Harden is providing significant contribution towards preventing neighbouring settlements from merging. • The Green Belt provides a significant role in safeguarding the countryside from encroachment. • At Harden the Green Belt does not perform any role in preserving 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 very limited identifiable deliverable and developable PDL sites within Harden.
Landscape	Moderate	The Bradford Landscape Assessment outlines that Harden lies 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. It does not have the capacity to accommodate vast amounts of new development. 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 towards Harden Moor in the north of Harden and the steep inclines beyond Harden Beck in the south are likely to limit development. However, the gently undulating slopes surrounding Harden in the east and west could provide suitable conditions for further development.
Archaeology and Heritage	Low - Medium	<p>There are no Conservation Areas at Harden. However, Ryecroft to the west is a Conservation Area. There are a number of listed buildings within the settlement area to the north and east. There are also a number of listed buildings to the south, including Harden Hall.</p> <p>There are a few scattered listed buildings surrounding Harden to the west and south east. There are also rock formations on Harden Moor to the west and north west which are Scheduled Ancient Monuments. St Ives estate to the north east is a registered park and garden. This directly abuts the settlement boundary.</p>

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Nature Conservation	Medium	Harden Beck which runs along the settlements eastern boundary is a designated Bradford Wildlife Area . To the north Harden Moor, Cross Green and the St Ives Estate are also designated as Bradford Wildlife Area. Goitstock Wood to the south and Coppice Pond to the north are designated Sites of Ecological or Geological Interest.
Flood Risk	Low	Harden Beck lies to the south of the settlement.
Renewable Energy	Potential	There may be potential for development to use low carbon or renewable energy sources.
Hazards and Contamination	Low	There are no active landfill sites within the vicinity of Harden. However, there are a number of former landfill sites surrounding the settlement. The former Keighley Road site to the north, Top Bank Quarry to the south and Harden Moor Quarry/ Midgeham Quarry and Manholes Quarries to the west.
Environmental Role Summary: Development to the west is likely to have the least environmental impact at Harden. Maintaining adequate separation distances with neighbouring settlements would also be an important consideration.		

Social Role Element	Provision/ Position	Comment
Population	1,600	Figure based on the 2011 Census Population Counts at Output Area data for Harden (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)	-0.7%	Analysis of Census data shows that the population of Harden actually decreased by 12 or 0.7% over the period. This is in stark contrast to the average increase of 12.9% for all the Core Strategy settlement areas .
Households	701	Figure based on MOSAIC HH Count data for Harden (area defined within the Core Strategy) and equates to approximately 0.3% of the District's total households.
Average Household Size	2.28	The average household size for Harden (Core Strategy area) is lower than the District average of 2.48.
Age structure	Slightly Aging	The Bradford Ward Economic Profiles outlines that Harden has an above District average number of residents over the age of 65. It also has a below average number of residents below the age of 15.
Deprivation	Low	There are no areas within the settlement that are within the top or bottom 20% most deprived LSOAs. The Bingley Rural Ward is 25 of 30 least deprived Wards within the District
Convenience store	✓	Harden was recommended within the District's Retail and Leisure Survey as being designated as a Local Service Centre. The purpose of this designation is to attract and expand the retail and town centre offer. The nearest Town Centre is Bingley – approximately 3.2km to the east.
Type of retail centre	Local Service Centre	
Proximity to nearest Town Centre	Bingley	

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Primary School	✓	Harden has one primary school which is located within the Bingley 2 catchment area. The District Education Organisation Plan identified that there is likely to be primary school capacity shortfall within this catchment area by 2013. Bingley Grammar school and Parkside in Cullingworth are the nearest school are the nearest secondary schools. The Education Organisation Plan indicated there is currently sufficient capacity for secondary school places within the 3 Valleys confederation area.
Secondary School	✗	
Higher/ Tertiary Education Facility	✗	
Hospital	✗	
Health Centre	✗	
Post Office	✓	
Library	✗	There are limited existing community services and facilities within Harden.
Community Centre and Hall	✓	
Green Infrastructure, Open Space and Public Space	Shortfall	The District's Open Space Study identified there are gaps in natural and semi natural green space and civic spaces. There are also minor gaps in the provision of play space and allotments.
Sports and Recreation Facilities	Average	The District's Open Space Study outlines that the District has an overall shortfall in sports and recreation facilities. However, no specific gap has been identified within the Open Space and Recreation Study for Harden. The Harden Memorial Park provides recreation facilities.
Railway Station	✗	Bingley Station is the nearest railway station. This is approximately 3.2km to the east. Bingley station provides frequent service to Bradford.
Bus Station	✗	There are hourly bus services to Bingley and Keighley.
High Frequency Bus Service	✗	
Bus Service	✓	
Utilities and Telcoms Capacity	✓	The Bradford Local Infrastructure Study outlines there are sufficient strategy capacity to meet future demand within the Pennine Towns and Villages. However, some localised infrastructure may be required to facilitate development. Harden has broadband.
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 8. The sub-area has a net affordable housing need shortfall of 103 households.
Long term housing vacancy rate	1.7%	The Bingley Rural Ward has a long term vacancy rate which is below the district average of 3.3%.
Market supply and demand	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.
<p>Social Role Summary: Harden has few local community facilities and services and limited local bus services to surrounding key centres. There is an identified housing need and demand within the village, gaps in open space and recreation provision and both primary and secondary school places.</p>		

Economic Role Element	Provision/ Position	Comment
Job accessibility and travel to work area	Out commuting	The Bradford Ward Economic Profiles outline that the Ward has broadly the same average distance travelled to work as the District average (approximately 10.4km). However, use of public transport is lower than the District average
Working population	13, 236	Figure taken from Census 2011 data and is based on the Bingley Rural Ward. This equates to approximately 3.6% of the District's total working population.
Total number of local jobs	3,700	Figure taken from the Bradford Ward Economic Profiles for the Bingley Rural Ward area. The District Settlement Study outlines that there are limited local job opportunities within the settlement.
Proportion of working age population to total local jobs	3.6 working age population to every 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	Medium	The Bradford Ward Economic Profiles outlines that in 2011 the Bingley Rural Ward had a new start up rate of 98 starts per 10,000 adults. This is below the District rate of 100 starts. However, the Ward does have a higher than average number of self-employed or business owing households – 17.1% compared to the District average of 13.6%.
Number of local business units	Low	The Bradford Ward Economic Profiles outlines that within Harden itself there are very few local businesses and business premises. The Settlement Study outlines that there are a number of local business within the surrounding Green Belt area; the most notable is Harden Beck Mill to the south which employs approximately 70 workers.
Top 30 employers	*	The Bradford Ward Economic Profiles outlines that Damartex UK Ltd in Bingley is the closest top 30 employer.
Employment Land	Low	Within Harden itself there are very few local business premises.
Regeneration Areas	*	Harden is not located within a Regeneration Priority 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		Improvement to the bus service to Bingley, Bradford and Keighley, including the railway station.
<p>Economic Role Summary: Harden has limited existing economic development and is therefore unlikely to be an attractive location for significant new economic development. With limited local employment opportunities any significant new housing development is therefore likely to increase out commuting.</p>		

c) Objectively Assessed Consideration

Total area of 500m search area (hectares)	242.68	New dwellings at Harden 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)	40.10 (17%)	
Total Area covered by medium constrained designations (hectares)	67.15 (28%)	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. Harden has limited existing economic development and is therefore unlikely to be an attractive location for significant new economic development. With limited local employment opportunities any potential new housing development is therefore likely to increase out commuting.
Total Area covered by partly constrained designations (hectares)	73.48 (30%)	
Total unconstrained area (hectares)	158.16 (65%)	Should Green Belt development be required at Harden to meet identified housing needs and demand the locations should look to maintain adequate separation distances between neighbouring settlements. Topography to the west and east is less constraining.

Element Two: Green Belt Site Sustainability Analysis

The environmental, social, economic and overall total scores for the Harden 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
HR/004	26	26	2	54
HR/006	26	22	2	50
Average Score	26	24	2	52

Strategic Parcel Reference	Environmental	Social	Economic	Total
HR/SP/001	24	27	3	54
HR/SP/002	26	25	4	55
HR/SP/003	24	23	4	51
HR/SP/004	23	27	4	54
HR/SP/005	23	22	3	48
Average Score	24	25	4	52

Haworth

Haworth lies within the folds of the Pennine Moorland between Oxenhope and Oakworth to the west of the District. Bradford is located to the south east. Keighley is located to the north east of Haworth. Haworth is located within the Worth Valley 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 Haworth area are set out below.

Haworth **Total Area: 473.47 Ha**

High Constraints	Ha	%
Active Quarries	5.32	1.1%
Flood Risk Zone 3	9.52	2.0%
Landfill	20.03	4.2%
Total area (with high policy constraint overlaps)	34.87	
Total area (without high policy constraint overlaps)	34.87	7.4%

Medium Constraints	Ha	%
Bradford Wildlife Areas	92.84	19.6%
Playing Fields	0.87	0.2%
Recreation Open space	0.29	0.1%
SEGIs - RIGS	0.50	0.1%
SPA 400m-2.5Km Zone	271.09	57.3%
Total area (with medium policy constraint overlaps)	365.58	
Total area (without medium policy constraint overlaps)	305.61	64.5%

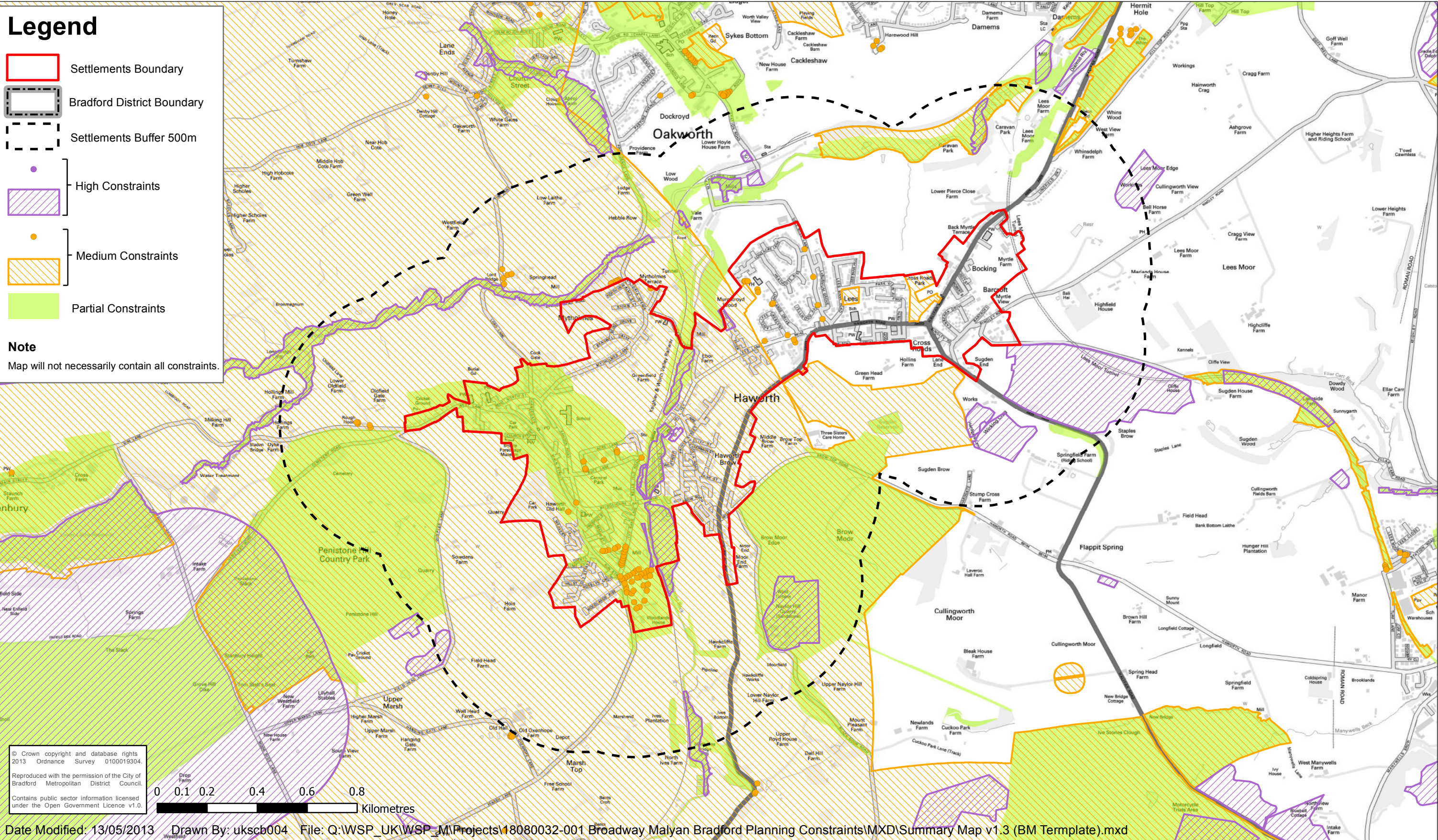
Partial Constraints	Ha	%
Conservation Areas	3.56	0.8%
Flood Risk Zone 2	13.03	2.8%
Heathland	66.46	14.0%
Other sites of Landscape or Wildlife Interest	0.50	0.1%
Other habitats	0.13	0.0%
Wetland	8.54	1.8%
Woodland	12.52	2.6%
Total area (with partial policy constraint overlaps)	104.73	
Total area (without partial policy constraint overlaps)	102.12	21.6%

Total unconstrained area (hectares)	140.45	29.7%
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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 Haworth comprises:

- Haworth area covered by 'high constraints', 'medium constraints' and partial constraints.
- Haworth area covered by 'highly constraints'.
- Haworth area covered by 'medium constraints'.
- Haworth area covered by 'partial constraints'.
- Map showing the Haworth 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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0 0.1 0.2 0.4 0.6 0.8 Kilometres

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




Descriptions
Summary Map: Haworth

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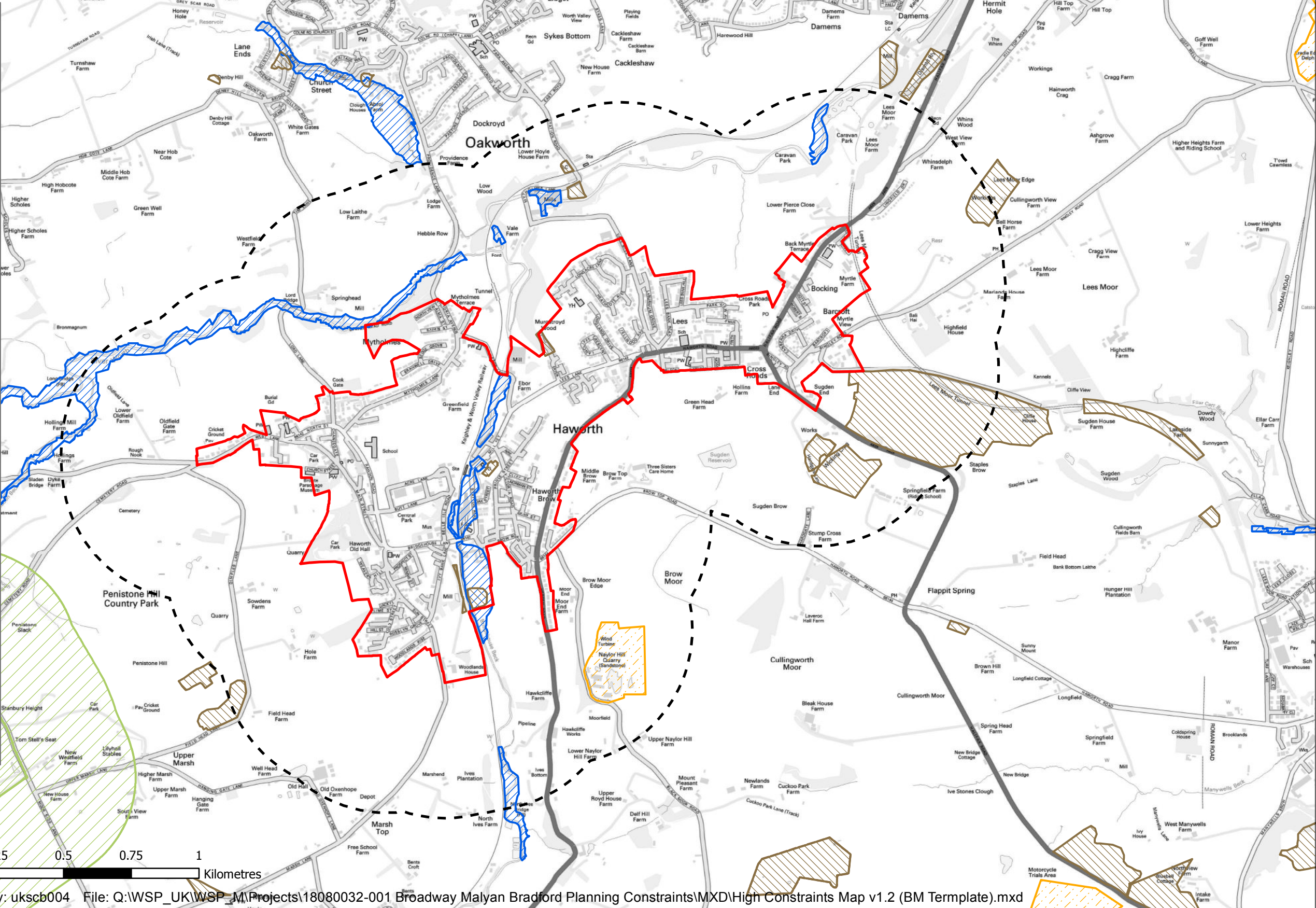
Note
* Includes Ancient Semi-Natural Woodland and Replanted Woodland.

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Descriptions
High Constraints: Haworth

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Job Number 29232	Drawing Number -	Revision -

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Legend

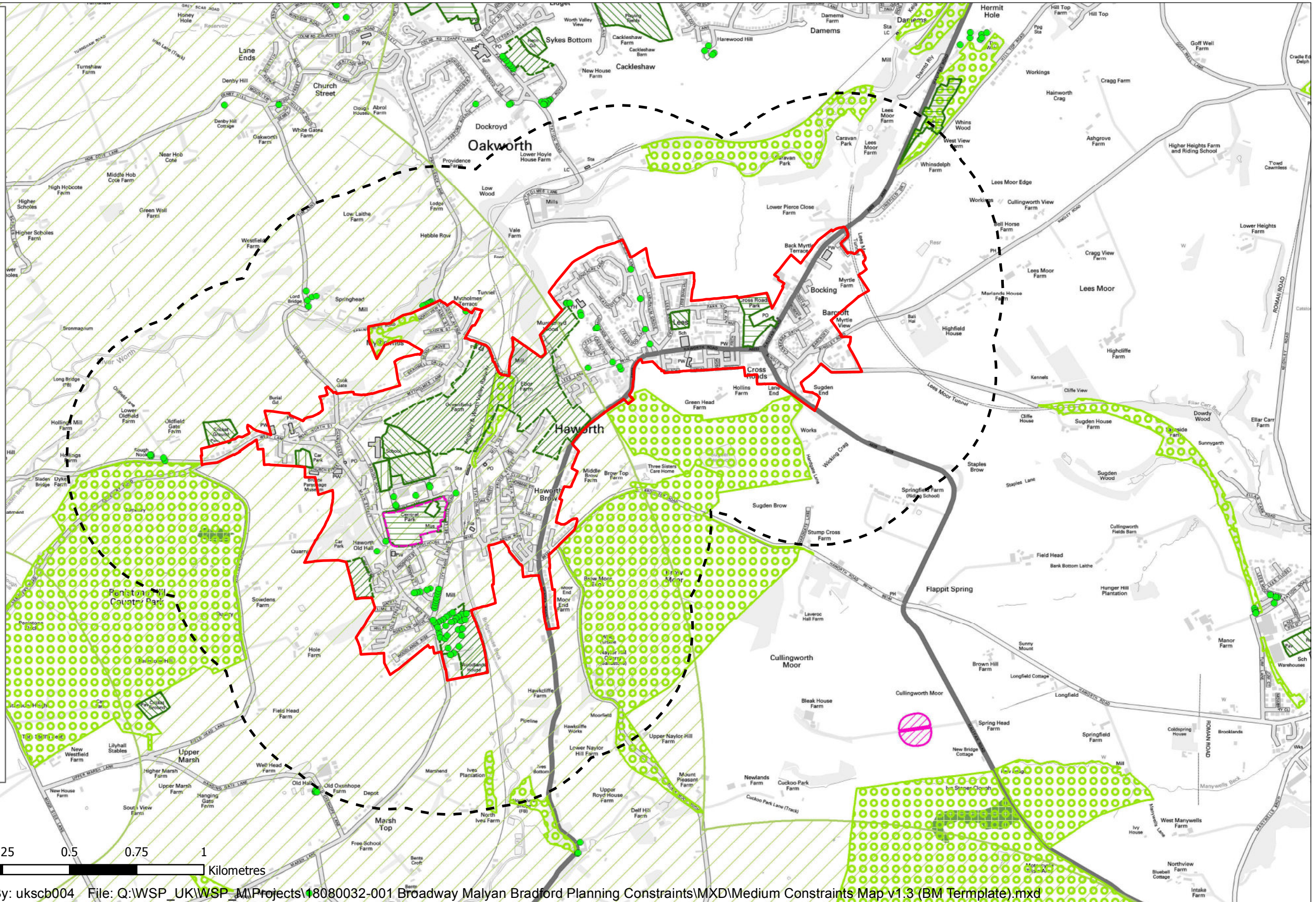
-  Settlements Boundary
-  Bradford District Boundary
-  Settlements Buffer 500m
-  Tree Preservation Order
-  Allotment
-  Scheduled Monuments
-  World Heritage Site
-  World Heritage Buffer Zone
-  Historic Battlefield
-  Historic Parks and Gardens
-  Playing Fields
-  Recreation Open Space
-  Urban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

Note
Map will not necessarily contain all constraints.

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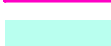
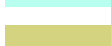
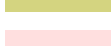




Descriptions
Medium Constraints: Haworth

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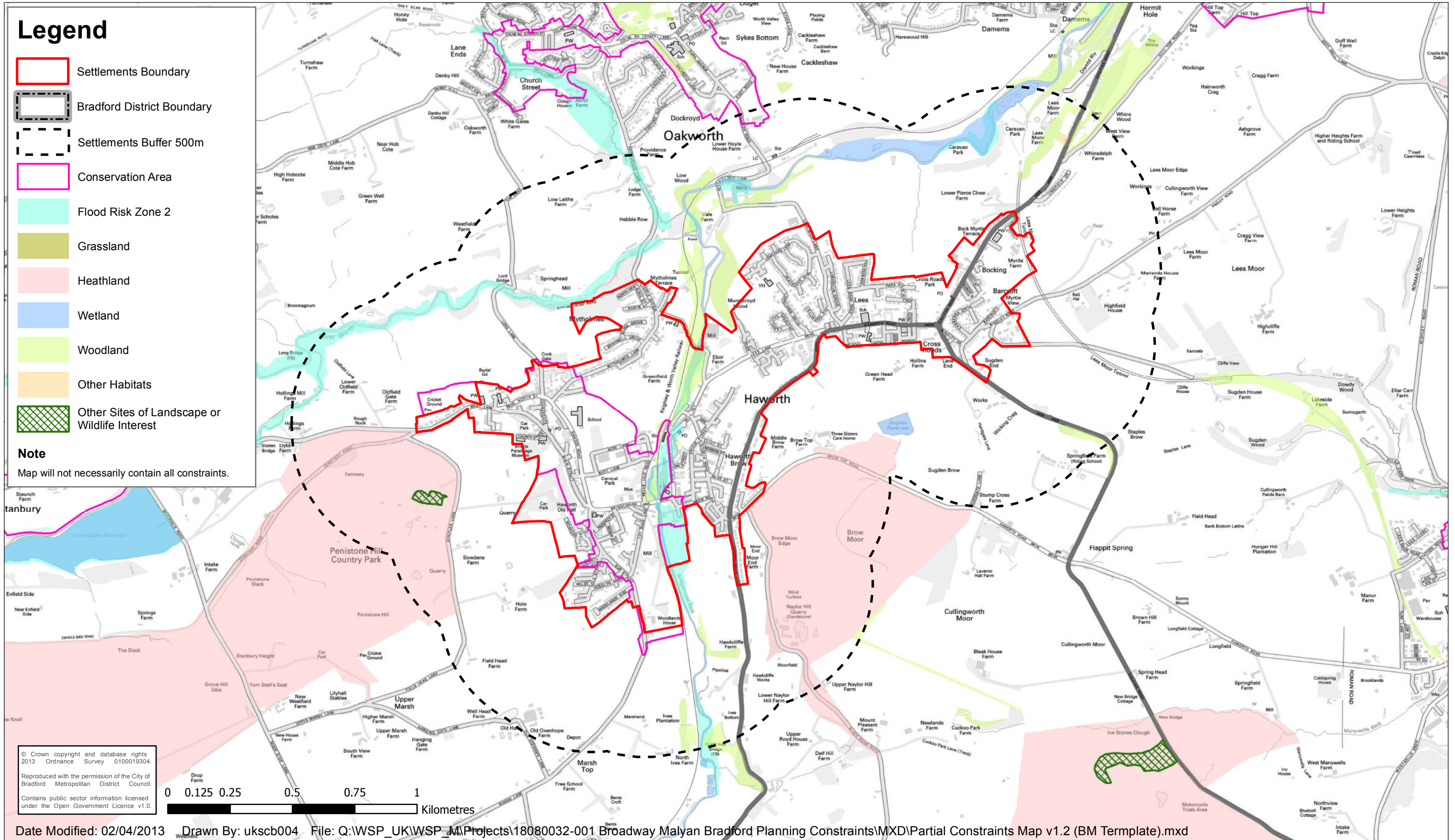
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Legend

-  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

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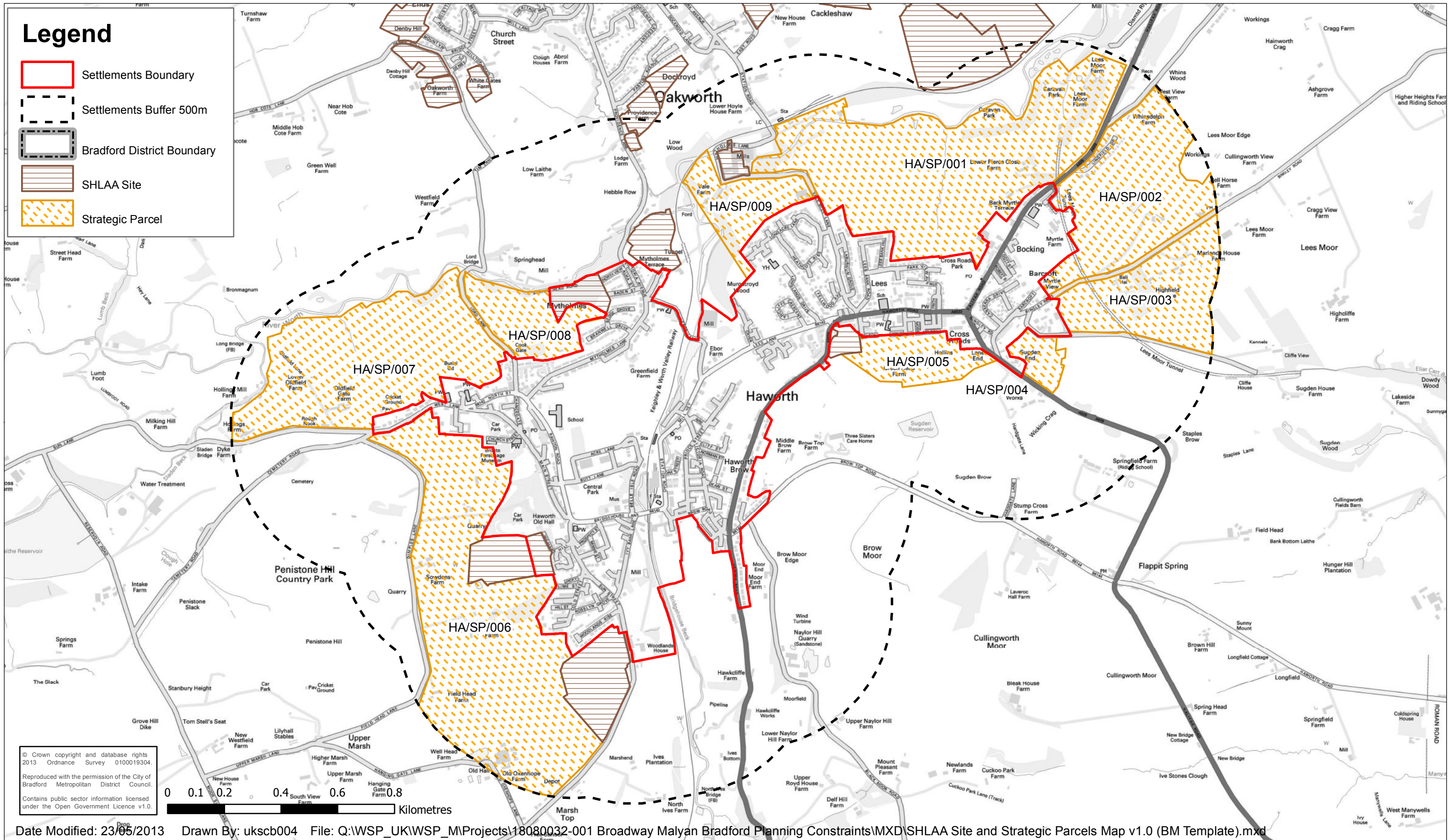
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Descriptions
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Descriptions
**SHLAA Site and Strategic Parcels Map:
 Haworth**

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

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

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. Locally, surrounding Haworth the Green Belt provides a significant role in preventing unrestricted sprawl and ribbon development. • To the north and north west the Green Belt is providing a significant contribution to preventing neighbouring towns from merging. The Green Belt also contributes towards preventing villages from merging to the south. • The Green Belt provides 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	175	The Bradford Strategic Housing Land Availability Assessment update indicates there is some potential capacity from PDL land.
Landscape	High	The Bradford Landscape Assessment outlines that Haworth lies within the Worth and North Beck Valleys character area which is considered to be very sensitive to development. The character in this area is very vulnerable to major changes. Any new development should be sympathetic to their location, and potential on wildlife habitats.
Topography	Varied	The steeper slopes of the moorland plateaus of Haworth Moor and Brow Moor to the west and east of Haworth are likely to limit development potential. The floor of the Bridgehouse Beck and River Worth valley and their gently undulating slopes extending to the north and south would provide suitable topographical conditions for development.
Archaeology and Heritage	Medium	The western side of the Haworth is a designated Conservation Area, this covers a large extent of the settlement and extends into the countryside to the north west, south and south west. There are a number of listed buildings within and surrounding the settlement. Central Park is a registered Parks and Gardens.
Nature Conservation	Medium - High	East and west of the settlement are Bradford Wildlife Areas. Penistone Hill Country Park to the west is also a RIGS. The western half of the settlement lies within the SPA 400 metre to 2.5km buffer zone.
Flood Risk	Low	Bridgehouse Beck flows through the centre of Haworth and the River Worth is to the north.
Renewable Energy	Potential	There may be potential for development to use low carbon or renewable energy sources.
Hazards and Contamination	Low	Sugden End landfill is located to the far eastern corner of the settlement.

Environmental Role Summary:

Landscape, topography and the SPA 400m to 2.5km buffer zone are likely to limit the extent of development at Haworth. Although the Green Belt in this location performs a limited role in function of the West Yorkshire Green Belt it does perform a significant role locally from preventing neighbouring settlements from merging.

Social Role Element	Provision/ Position	Comment
Population	5,826	Figure based on 2011 Census Population Counts at Output Area data for Haworth (area defined within the Core Strategy). This equates to approximately 1.1% of the total population within the Core Strategy settlement areas.
Population Growth (2002-2010)	11.0%	Analysis of Census data shows that the population of Haworth increased by 579 or 11% over the period. This is slightly below the average for all the Core Strategy settlement areas of 12.9%
Households	2,969	Figure based on MOSAIC HH Count data for Haworth (Core Strategy area) and equates to approximately 1.5% of the District's total number of households.
Average Household Size	1.96	The average household size for Haworth (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 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 25.
Deprivation	Low	The Bradford Ward Economic Profiles outline that the Worth Valley is ranked 26 th least deprived out of 30 in terms of average deprivation ranking.
Convenience store	✓	The Local Centre has a number of local shops which serve the immediate community. The Bradford Retail and Leisure Survey recommended expanding the centre as there is a lack of essential services. Existing provision is focused on tourism.
Type of retail centre	Local Centre	
Proximity to nearest Town Centre	5 km	
Primary School	✓	
Secondary School	✗	There are two primary schools in Haworth. The Bradford Education Organisation Plan indicates there is primary school capacity within the Keighley 2 catchment area. However, there is projected to be secondary school place capacity issues within the 3 Valleys Confederation Area by 2015/16.
Higher/ Tertiary Education Facility	✗	
Hospital	✗	
Health Centre	✓	For the size of the existing settlement Haworth has a fairly good range of facilities and services.
Post Office	✓	
Library	✗	
Community Centre and Hall	✓	
Green Infrastructure, Open Space and Public Space	Shortage	The Open Space, Sport and Recreation Study identified gaps in provision for amenity green space to the north; civic space and cemeteries. Minor gaps in provision were also identified for semi natural green space and allotments.

Bradford Growth Assessment: Local Service Centres Volume 2

Sports and Recreation Facilities	Average	The Open Space, Sport and Recreation Study identified there were sufficient sports and recreation facilities to cater to potential demand. However, issues remain over the quality and accessibility of facilities.
Railway Station	✘	The nearest mainline station is Keighley.
High Frequency Bus Service	✘	Haworth has local bus services to Keighley and Halifax.
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. Haworth is also adequately served by broadband services.
Affordable Housing	Shortfall	The Bradford Strategic Housing Market Assessment (2010) outlines within the Keighley and Worth Valley sub area there is a net balance in affordable housing provision in the short term.
Long term housing vacancy rate	3.4%	This is similar to the District average of 3.3%
Market supply and demand (Sub area)	Demand equals supply for most types of housing	The Strategic Housing Market Area Assessment (2010) outlines that within Keighley and the Worth Valley demand for most types of housing equals supply. However there is particular demand for three bed homes, and some pressure on detached and semi-detached houses. There are sufficient 1 bed properties to meet demand.

Social Role Summary:

The settlement has a moderate level of community facilities and services. However, the District's retail assessment did identify the need for the village centre to expand and shift away from a tourist focus and more towards meeting local community needs. New housing at Haworth would support the village centre expansion. New housing would also help to address identified gaps in open space and recreation provision, and improve bus services.

Economic Role Element	Provision/ Position	Comment
Job accessibility and travel to work area	Out commuting	The Bradford Ward Economic Profiles outlines that 18.6% of workers commute outside of the District (of which 32.3% commute to Leeds, 26% in Calderdale and 23% in Kirklees). Worth Valley residents on average travel 11km to work, higher than the district average of 10.1km. The majority of journeys to work are by car (79.3%) which is higher than the district average of 69.2%.
Working population	10,874	Figure based on 2011 Census data for the Worth Valley Ward area. This equates to approximately 3.05 of the District's total working population.
Total number of local jobs	1,800	Based on the Bradford Ward Economic Profiles.
Proportion of working age population to total local jobs	6.0 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 Worth Valley outlines that in 2011 the rate of new business starts was 97 per 10,000 working population. This is below the District average of 100. However, the profile estimates that 1,090 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	325	Based on the Bradford Ward Economic Profiles.

Top 30 employers	No	The Bradford Economic Profile outlines that the Worth Valley does not have any of the Districts top 30 employers located within it. It has one employer which employs 50-249 employees and another 4 which employ between 10 and 49.
Employment Land	Low	The Bradford Employment Land Review indicates there are few employment opportunities within Haworth.
Regeneration Areas	None	There are no designated regeneration areas within Worth Valley.
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		Within the Keighley to Queensbury movement corridor the District Wide Transport Study recommends public transport improvements.
<p>Economic Role Summary: With the exception of tourism, Haworth has limited existing local economic development and is unlikely to be an attractive location for significant new economic development. With limited local employment opportunities, significant new housing development is therefore likely to increase out commuting. The village centre expansion could provide new local employment opportunities to improve the settlements containment. New housing would also support improved bus services to surrounding key economic centres.</p>		

c) Objectively Assessed Consideration

Total area of 500m search area (hectares)	242.68	New dwellings at Haworth has the potential to address the settlements identified housing needs and demand. New housing would help support village improvements and could potentially provide enhanced and new community facilities such as amenity space. With the exception of small scale tourist related businesses Haworth has limited existing local economic development and is unlikely to be an attractive location for significant new economic development. The village centre expansion could provide new local employment opportunities to improve the settlements containment. 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 character and setting of the settlement A significant amount of land surrounding Haworth falls within the SPA 400m to 2.5km buffer zone. Subject to the outcome of the Councils on-going SPA work, should Green Belt releases be required at Haworth to meet identified housing needs and demand the releases should look to locations to the east and south east where environmental pressures are less and there is good existing accessibility to social and economic facilities and services. However topography is likely to limit the extent of development in these directions. The potential suitability of these areas of less constrained land will therefore be subject to the further detailed assessment as part of the Local Plan.
Total Area covered by highly constrained designations (hectares)	40.10 (7%)	
Total Area covered by medium constrained designations (hectares)	67.15 (65%)	
Total Area covered by partly constrained designations (hectares)	73.48 (22%)	
Total unconstrained area (hectares)	158.16 (30%)	

Element Two: Green Belt Site Sustainability Analysis

The environmental, social, economic and overall total scores for the Haworth 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
HA/019	23	24	2	49
Average Settlement Score	23	24	2	49

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

SHLAA Site Reference	Environmental	Social	Economic	Total
HA/006	23	29	1	53
HA/013	19	25	3	47
HA/014	22	30	2	54
Average Score	21	28	2	51

Strategic Parcel Reference	Environmental	Social	Economic	Total
HA/SP/001	22	27	2	51
HA/SP/002	21	27	2	50
HA/SP/003	21	25	3	49
HA/SP/004	20	28	3	51
HA/SP/005	27	23	3	53
HA/SP/009	21	25	4	50
Average Score	22	26	3	51

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

Strategic Parcel Reference	Environmental	Social	Economic	Total
HA/SP/006	20	27	3	50
HA/SP/007	18	19	1	38
HA/SP/008	19	27	4	50
Average Score	19	24	3	46

Oakworth

Oakworth is located approximately 3.5km to the south west of Keighley and 16km to the north of Bradford City Centre. Oakworth is located within the Worth Valley 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 Oakworth area are set out below.

Oakworth **Total Area: 268.10 Ha**

High Constraints	Ha	%
Flood Risk Zone 3	4.20	1.6%
Landfill	2.54	0.9%
Total area (with high policy constraint overlaps)	6.74	
Total area (without high policy constraint overlaps)	6.74	2.5%

Medium Constraints	Ha	%
Bradford Wildlife Areas	11.27	4.2%
Playing Fields	5.95	2.2%
SPA 400m-2.5Km Zone	157.22	58.6%
Total area (with medium policy constraint overlaps)	174.44	
Total area (without medium policy constraint overlaps)	169.16	63.1%

Partial Constraints	Ha	%
Conservation Areas	1.40	0.5%
Flood Risk Zone 2	6.36	2.4%
Wetland	1.80	0.7%
Woodland	15.25	5.7%
Total area (with partial policy constraint overlaps)	24.81	
Total (without partial policy constraint overlaps)	24.46	9.1%

Total unconstrained area (hectares)	90.16	33.6%
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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].

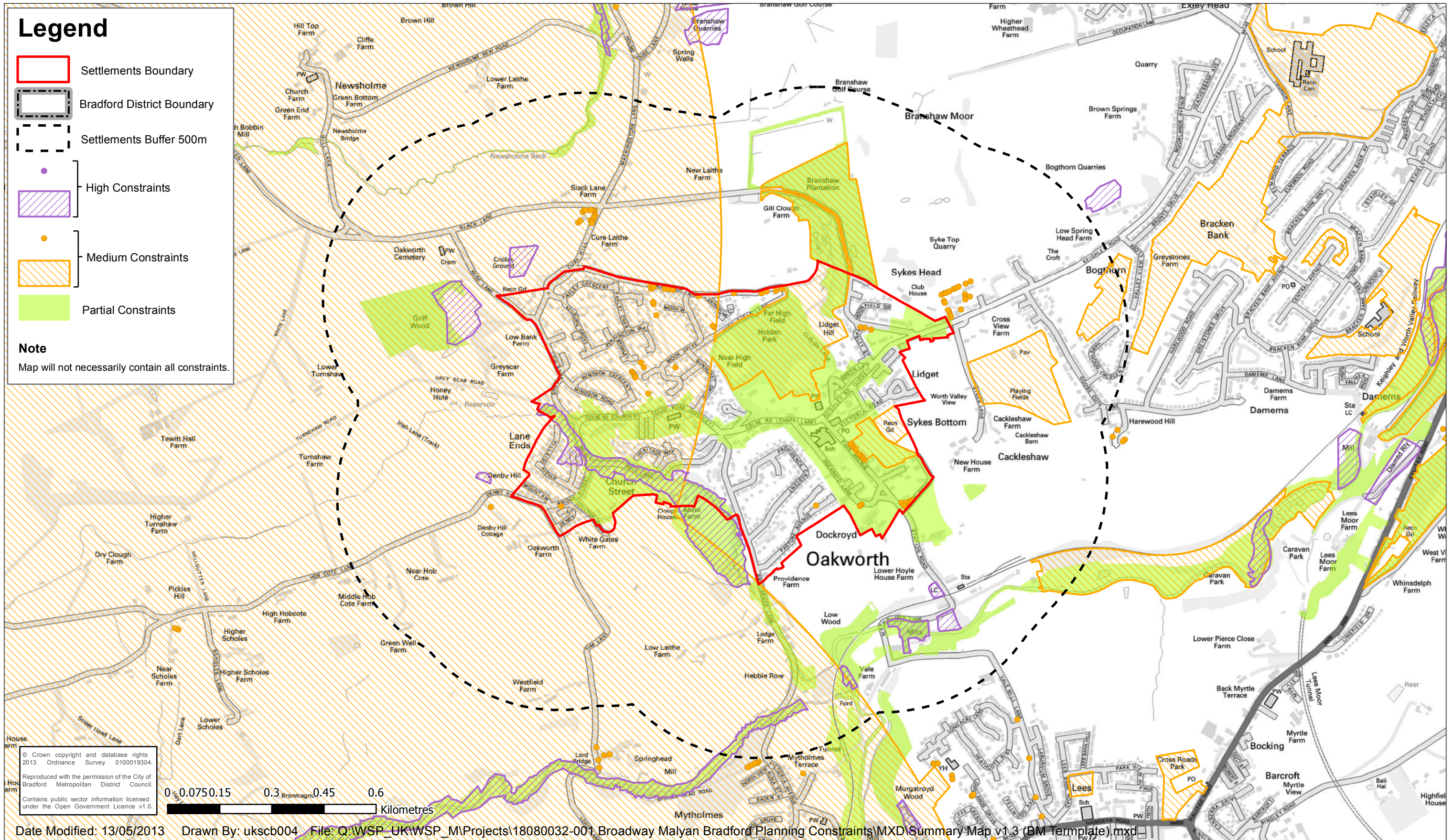
The following policy constraint mapping for Oakworth includes:

- Oakworth area covered by 'high constraints', 'medium constraints' and partial constraints.
- Oakworth area covered by 'high constraints'.
- Oakworth area covered by 'medium constraints'.
- Oakworth area covered by 'partial constraints'.
- Map showing the Oakworth 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: Oakworth

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Job Number 29232	Drawing Number -	Revision -

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Legend

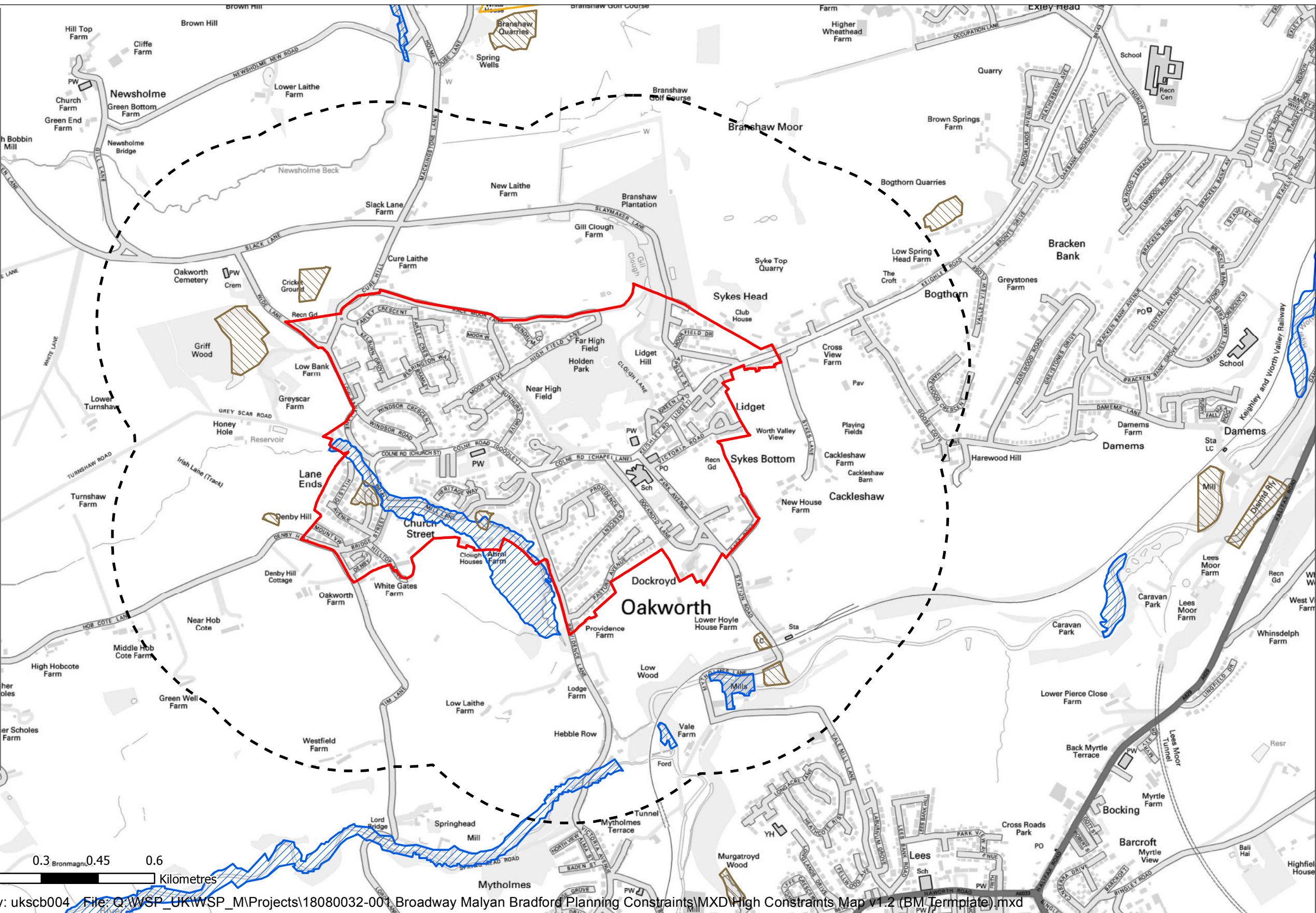
-  Settlement Boundary
-  Bradford District Boundary
-  Settlements Buffer 500m
-  Special Protection Area
-  Special Protection Area 400m Zone
-  Site of Special Scientific Interest
-  Ancient Woodland *
-  Ancient Woodland 12m Buffer *
-  Flood Risk Zone 3
-  Hazardous Installation
-  Major Hazard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

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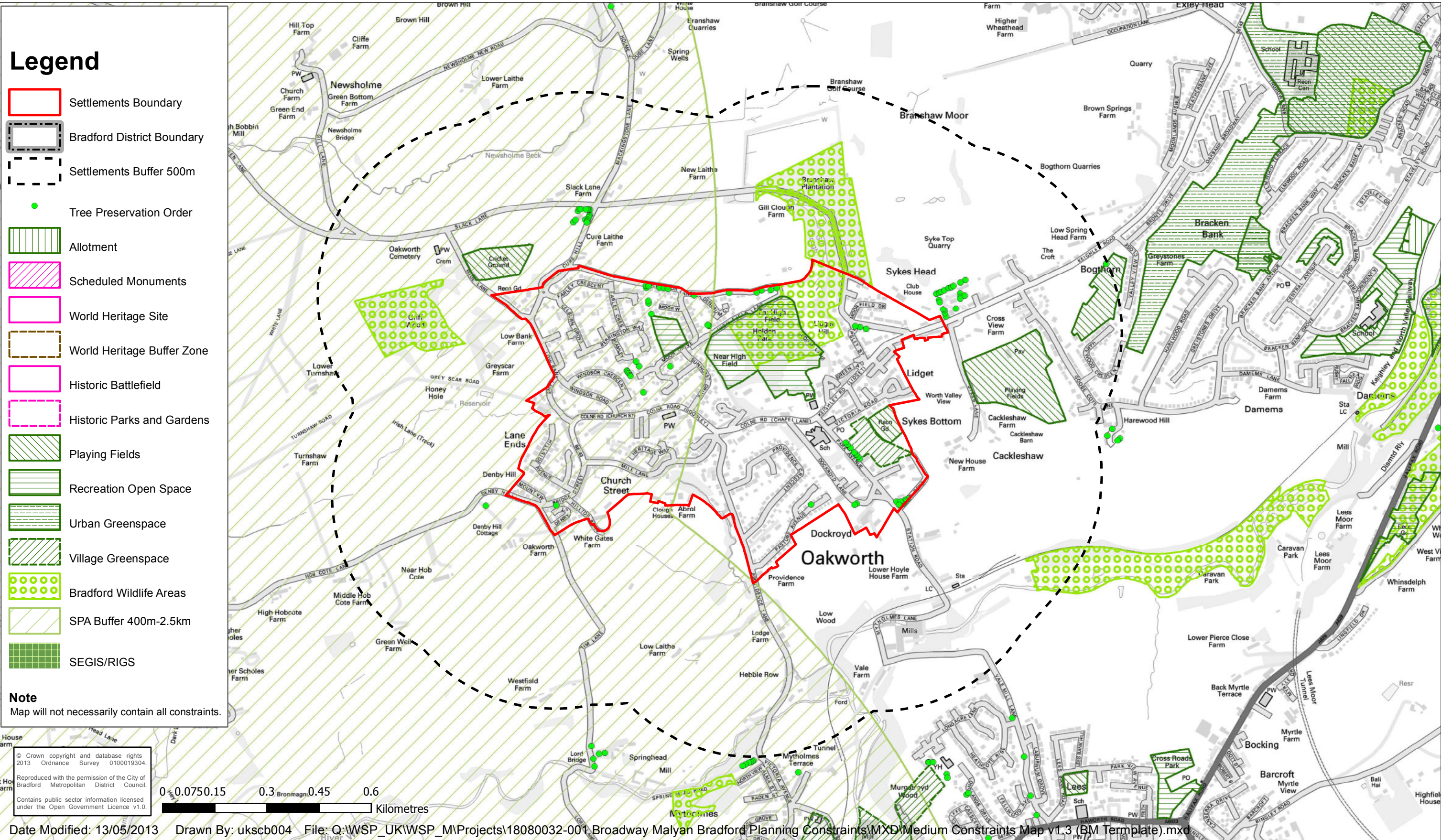
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High Constraints: Oakworth

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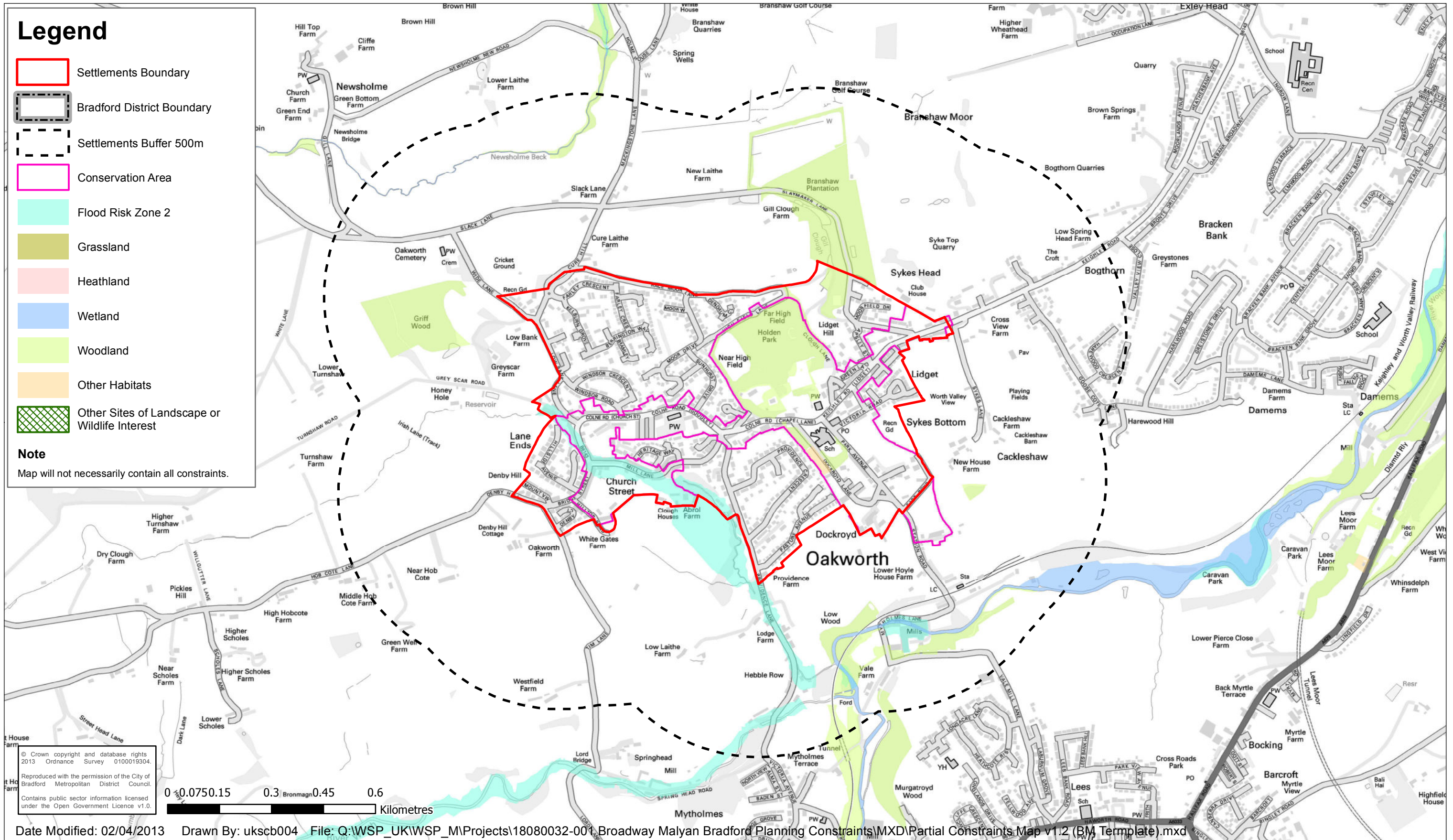
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Job Number	Drawing Number	Revision
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Legend

- 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

Note
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Descriptions
Partial Constraints: Oakworth

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

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

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 performs a limited role in the function of the West Yorkshire Green Belt. However, locally around Oakworth the Green Belt significantly contributes towards preventing unrestricted sprawl and ribbon development. • The Green Belt provides a significant contribution towards preventing neighbouring towns from merging. • The Green Belt provides a significant contribution towards 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	31	The Bradford Strategic Housing Land Availability Assessment indicates there are limited PDL opportunities within Oakworth.
Landscape	High	The Bradford Landscape Assessment outlines that Oakworth lies within the Worth and North Beck Valleys character area. This area is very sensitive to any further development. The character in this area is vulnerable to major changes.
Topography	Varied	The steeper slopes of the ridge predominantly towards the watercourses of Newsholme Beck and North Beck to the north and to some extent towards the River Worth to the south are likely to limit any further development. However, the floor of the River Worth valley and the gently undulating slopes extending to the east and west of Oakworth could provide suitable conditions for further development.
Archaeology and Heritage	Medium	Oakworth Conservation Area covers half the settlement area to the east, south east and south west corners. There are a number of Listed Buildings within and surrounding the settlement.
Nature Conservation	Medium	Griffe Wood to the west and Branshaw Plantation to the north are both Bradford Wildlife Areas. Newsholme Dean to the north is a designed SEGI. To the west Oakworth lies within the SPA 400 metre to 2.5km SPA buffer zone.
Flood Risk	Low	The River Worth runs parallel to the southern boundary of Oakworth. However, a railway line separates the area at risk of flooding along the river with the settlement boundary.
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 Oakworth. However, there are two small former landfill sites to the west – the Cricket Club and Griffe Wood.
<p>Environmental Role Summary: Subject to the outcome of the Councils on-going SPA work the SPA 400 metre to 2.5km buffer zone to the west may potentially limit development. Topography to the north and south is also likely to limit the extent of new development in these directions.</p>		

Social Role Element	Provision/ Position	Comment
Population	3,804	Figure based on Census 2011 Population Counts at Output Area data for Oakworth (area defined within the Core Strategy). This equates to approximately 0.7% of the total population within the Core Strategy settlement areas.
Population Growth (2002-2010)	27.4%	Analysis of Census data shows that the population of Oakworth increased by over 800 27.4% over the period. This is well above the average for all the Core Strategy settlement areas of 12.9%
Households	1,567	Figure based on MOSAIC HH Count data for Oakworth (based on Core Strategy defined area). This equates to approximately 0.8% of the Districts total households.
Average Household Size	2.42	The average household size within Oakworth (area defined within the Core Strategy) is slightly lower than the District's average household size of 2.48
Age structure	Balanced	The Bradford Settlement Study outlines that Oakworth has a broadly balanced age structure.
Deprivation	Low	The Bradford Ward Economic Profiles outlines that the Worth Valley is ranked 26 th least deprived out of 30 in terms of average deprivation scores.
Type of retail centre	Local Centre	Oakworth is a village located south west of Keighley. The village has a number of local shops which serve the immediate community. The Bradford Retail Study encourages further retail outlets to supplement the existing provision.
Proximity to nearest Town Centre	5 km	
Primary School	✓	Oakworth has one primary school; the closest secondary school is Oakbank in Keighley. The Bradford Education organisation Plan indicates that there is surplus primary school places within the Keighley 2 catchment area. However, there is a predicted secondary school capacity shortfall in 2015/16 within the 3 Valleys Confederation Area.
Secondary School	✗	
Higher/ Tertiary Education Facility	✗	
Hospital	✗	
Health Centre	✗	
Post Office	✓	
Library	✗	
Community Centre and Hall	✓	The Open Space, Sport and Recreation Study only identified a shortfall in the provision of civic space
Green Infrastructure, Open Space and Public Space	Good provision	
Sports and Recreation Facilities	✓	The Open Space, Sport and Recreation Study identified there was a shortage of sports and recreation facilities across the District. However, no specific shortfall was identified at Oakworth.
Railway Station	✗	The nearest station is in Keighley.
High Frequency Bus Service	✓	There are high frequency (4+ buses per hour) to key settlements.
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 the Keighley and Worth sub-area has a net balance in affordable housing provision to need. However, the SHMA outlines there is a need to ensure delivery of affordable housing within rural areas of the Worth Valley.
Long term housing vacancy rate	3.4%	This is similar to the District average of 3.3%.
Market supply and demand	Demand equals supply for most types of housing	The Strategic Housing Market Area Assessment (2010) outlines that within Keighley and the Worth Valley demand for most types of housing equals supply. However there is particular demand for three bed homes, and some pressure on detached and semi-detached houses. There are sufficient 1 bed properties to meet demand.
<p>Social Role Summary: Oakworth has limited local community facilities and services. However, the settlement is served by a high frequency bus services. There is an identified housing need and demand within the wider area. New homes would also support the vitality and viability of the local centre which the Retail Study recommended improving.</p>		

Economic Role Element	Provision/ Position	Comment
Job accessibility and travel to work area	Out commuting	The Bradford Ward Economic Profiles outline that 18.6% of workers commute outside of the District (of which 32.3% commute to Leeds, 26% in Calderdale and 23% in Kirklees). Worth Valley residents on average travel 11km to work, higher than the district average of 10.1km. The majority of journeys to work are by car (79.3%) which is higher than the district average of 69.2%.
Working population	10,874	Figure based on Census 2011 data for the Worth Valley Ward area. This equates to approximately 3% of the District's total working population.
Total number of local jobs	1,800	Based on Bradford Ward Economic Profiles.
Proportion of working age population to total local jobs	6.0 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 Worth Valley outlines that in 2011 the number of new starts rate was 97 per 10,000 working populations. This rate is broadly the same as the District average – 100 starts.
Number of local business units	325	Based on Bradford Ward Economic Profiles.
Top 30 employers	*	The Bradford Ward Economic Profiles outline that none of the top 30 employers within the District are located within Oakworth or the Worth Valley area.
Employment Land	Limited	The Bradford Employment Land Review indicates there is limited opportunity for employment land within the Oakworth.
Regeneration Areas	*	There are no designated regeneration areas within Oakworth.
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		Improve bus services to key settlements such as Keighley.
<p>Economic Role Summary: Oakworth has limited existing local economic development and is unlikely to be an attractive location for significant new economic development. With limited local employment opportunities, significant new housing development is therefore likely to increase out commuting, especially by car. New homes would also provide economic benefits to the local centre.</p>		

c) Objectively Assessed Consideration

Total area of 500m search area (hectares)	268.10	New dwellings at Oakworth has the potential to address the settlements identified housing needs and demand. New housing would help support local centre improvements and has the potential to provide new community facilities such as open space and school places.
Total Area covered by highly constrained designations (hectares)	6.74 (3%)	Oakworth has limited existing local economic development and is unlikely to be an attractive location for significant new economic development.
Total Area covered by medium constrained designations (hectares)	169.16 (63%)	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. Development which is not proportionate to the existing settlement may effect its character.
Total Area covered by partly constrained designations (hectares)	24.46 (9%)	
Total unconstrained land (hectares)	90.16 (34%)	A significant amount of land surrounding Oakworth falls within the SPA 400m to 2.5km buffer zone. Subject to the outcome of the Councils on-going SPA work, should Green Belt development be required at Oakworth to meet identified housing needs and demand the locations should look to be in the east where environmental pressures and topographical constraints are lower. However, any releases to the east should look to maintain adequate separation distances between neighbouring settlements, particularly with Keighley. These locations will also need to be subject to more detailed assessment as part of the Local Plan to determine their suitability for allocation as housing sites.

Element Two: Green Belt Site Sustainability Analysis

The environmental, social, economic and overall total scores for the Oakworth 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
OA/001	26	29	0	55
OA/002	25	30	1	56
OA/007	25	34	0	59
Average Score	25	31	0	57

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

SHLAA Site Reference	Environmental	Social	Economic	Total
OA/004	22	25	0	47
OA/005	22	23	0	45
OA/014	21	24	0	45
Average Score	22	24	0	46

Strategic Parcel Reference	Environmental	Social	Economic	Total
OA/SP/001	18	28	2	48
OA/SP/002	21	22	2	45
OA/SP/003	21	23	2	46
Average Score	20	24	2	46

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

Strategic Parcel Reference	Environmental	Social	Economic	Total
OA/SP/004	19	26	1	46
OA/SP/005	21	20	1	42
OA/SP/006	19	24	1	44
OA/SP/007	19	27	2	48
OA/SP/008	21	22	1	44
Average Score	20	24	1	45

Oxenhope

Oxenhope is located at the head of the Worth Valley and is lies within the Worth Valley Ward.

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 Oxenhope area are set out below.

Oxenhope **Total Area: 359.10 Ha**

High Constraints	Ha	%
Flood Risk Zone 3	13.16	3.70%
Inert Waste Landfill	0.18	0.10%
Landfill	3.76	1.00%
SPA 400m Zone	8.81	2.50%
Total area (with high policy constraint overlap)	25.91	
Total (without high policy constraint overlap)	25.73	7.20%

Medium Constraints	Ha	%
Bradford Wildlife Areas	33.83	9.40%
Playing Fields	0.94	0.30%
Recreation Open space	1.33	0.40%
SPA 400m-2.5Km Zone	350.3	97.50%
Total area (with medium policy constraint overlap)	386.39	
Total (without medium policy constraint overlap)	351.53	97.90%

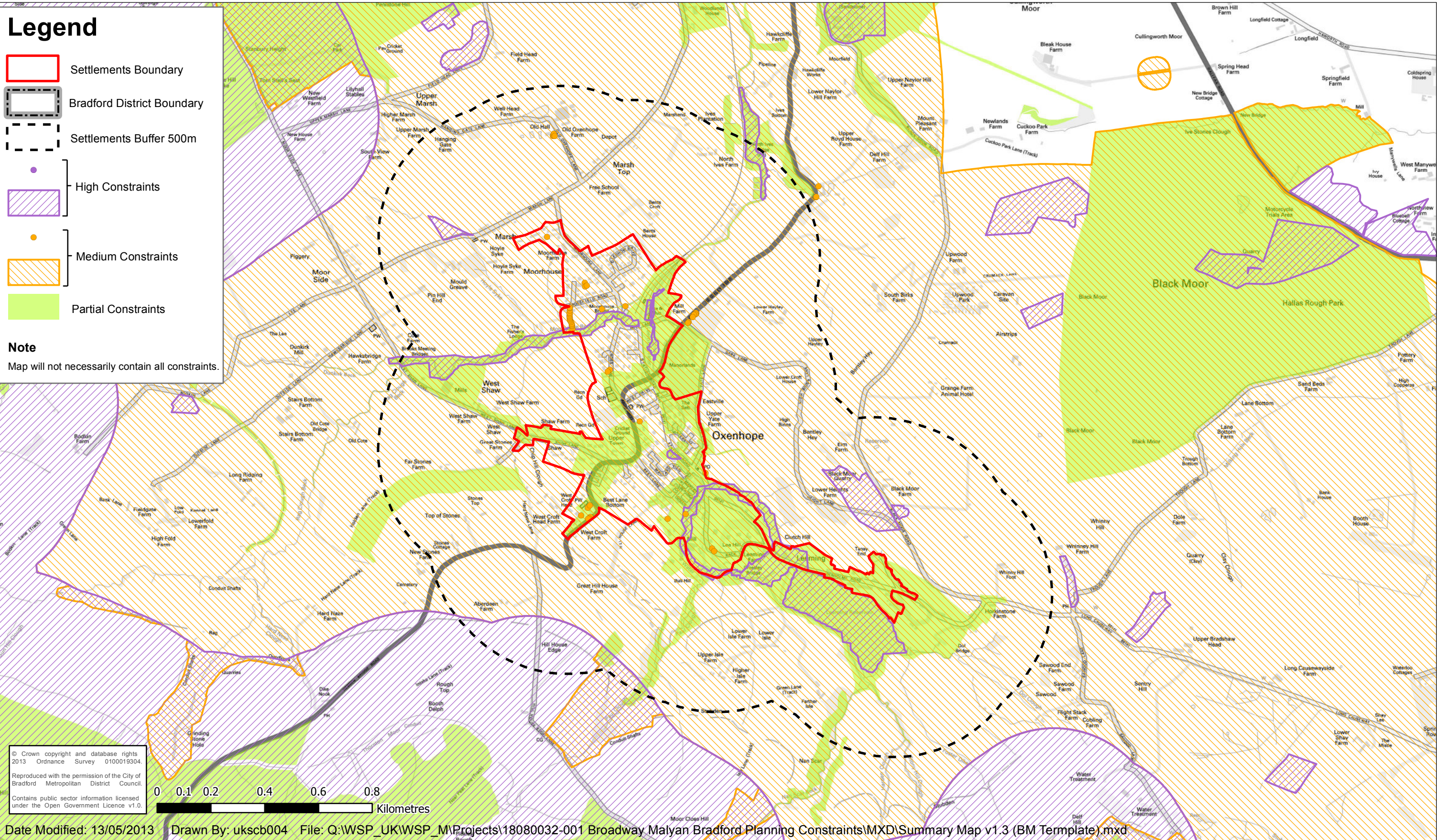
Partial Constraints	Ha	%
Conservation Areas	29.98	8.30%
Flood Risk Zone 2	14.17	3.90%
Heathland	4.45	1.20%
Wetland	11.08	3.10%
Woodland	7.18	2.00%
Total area (with partial policy constraint overlap)	20.76	
Total (without partial policy constraint overlap)	20.76	5.80%

Total unconstrained area (hectares)	0	0.00%
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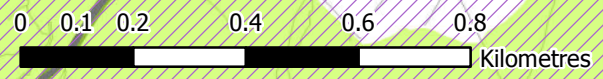
[The sum of the policy constraint areas do not necessarily sum to total search zone area due to policy designation overlap e.g. land can be covered by both partial and medium policy constraints. The total land area assessed under Element Two is set out within Appendix 1].

The following policy constraint mapping for Oxenhope includes:

- Oxenhope area covered by 'high constraints', 'medium constraints' and partial constraints.
- Oxenhope area covered by 'high constraints'.
- Oxenhope area covered by 'medium constraints'.
- Oxenhope area covered by 'partial constraints'.
- Map showing the Oxenhope 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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Date Modified: 13/05/2013 Drawn By: ukscb004 File: Q:\WSP_UK\WSP_M\Projects\18080032-001 Broadway Malyan Bradford Planning Constraints\MXD\Summary Map v1.3 (BM Template).mxd

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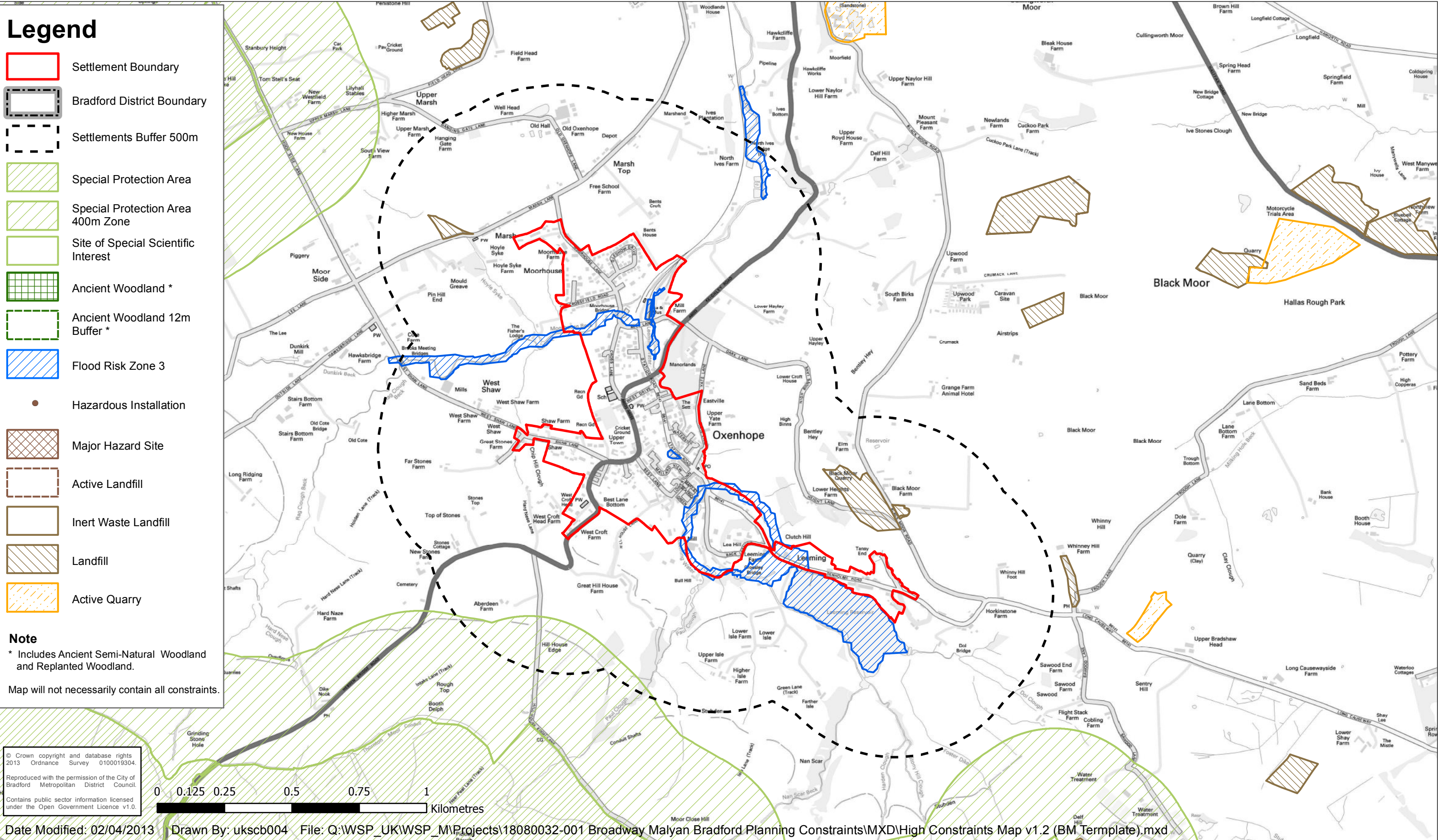
Project
Bradford Growth Study

Descriptions
Summary Map: Oxenhope

Status
FOR INFORMATION

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

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Descriptions
High Constraints: Oxenhope

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

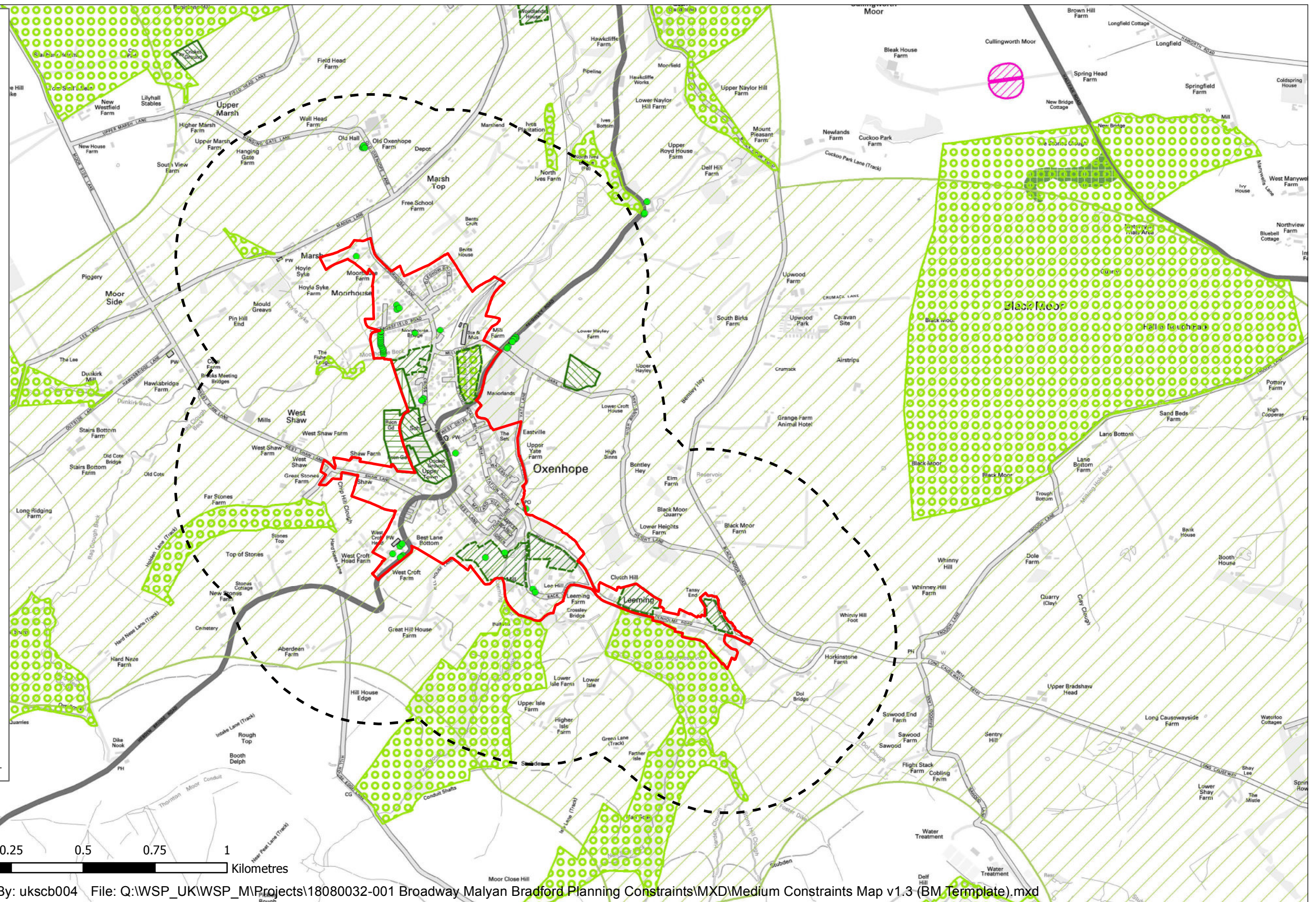
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Legend

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

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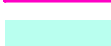
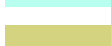
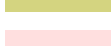




Descriptions
Medium Constraints: Oxenhope

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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

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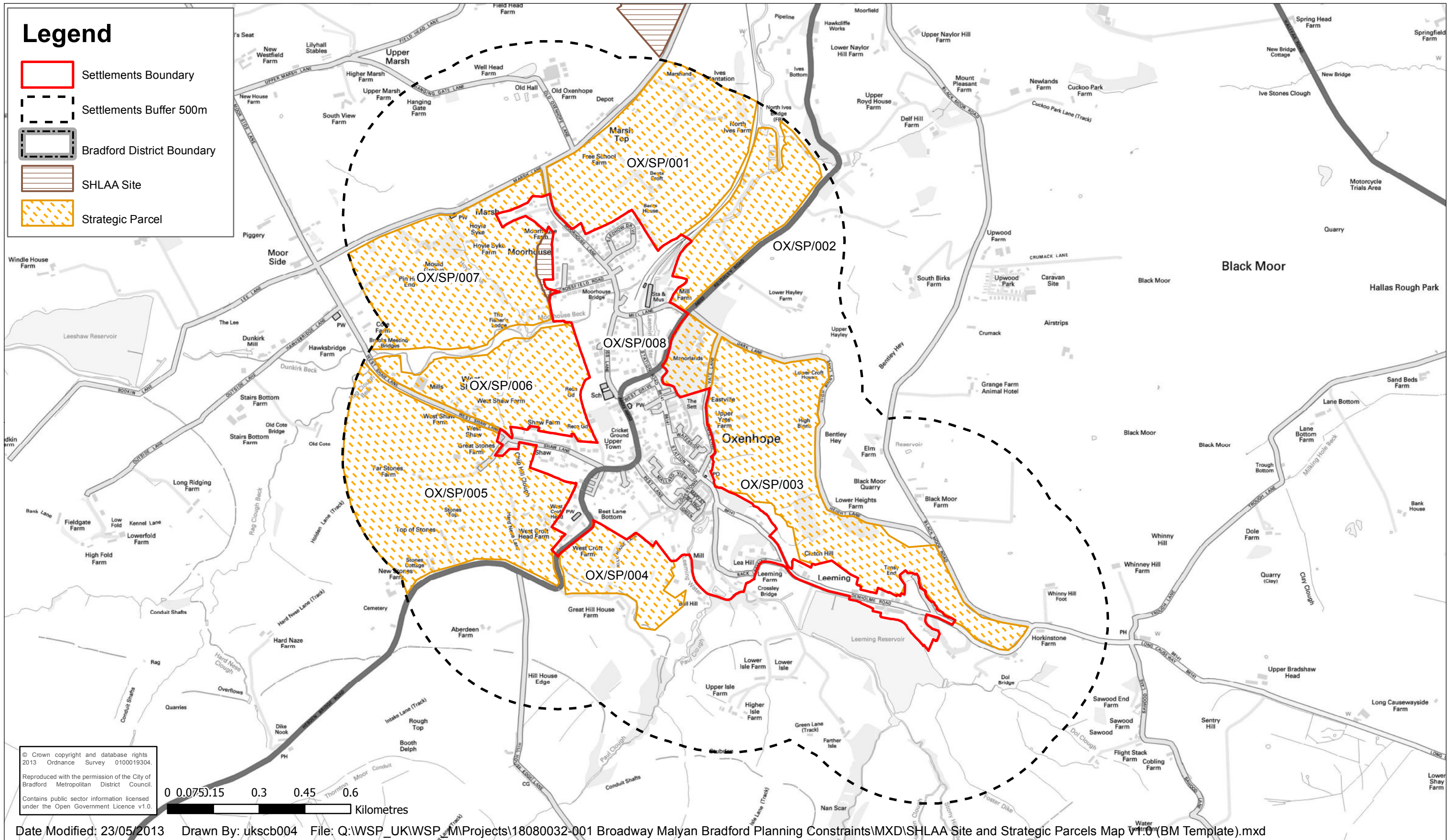
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Descriptions
**SHLAA Site and Strategic Parcels Map:
 Oxenhope**

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

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

Environmental Role Element	Provision/ Position	Comment
Green Belt	Limited contribution to the role of 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 performs a limited contribution to the role of the West Yorkshire Green Belt. Locally, surrounding Oxenhope the Green Belt provides a significant role in preventing unrestricted sprawl and ribbon development. • To the north the Green Belt contributes to preventing neighbouring towns from merging • 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	20	The Districts Strategic Housing Land Availability Assessment update outlines that there is limited PDL potential at Oxenhope
Landscape	High	The Bradford Landscape Assessment outlines that Oxenhope lies within the Worth and North Beck Valleys character area. This area is sensitive to any further development The character in this area is very vulnerable to major changes.
Topography	Varied	The floor of the Bridgehouse Beck valley and the gently undulating slopes surrounding Oxenhope to the west and east could provide suitable conditions for further development.
Archaeology and Heritage	High	There are four Conservation Areas within Oxenhope which comprise the majority of the settlement area. These abut or extend into the countryside. Only the far north western corner lies outside a Conservation Area. There are numerous Listed Buildings within and surrounding the settlement. These are mainly towards the south.
Nature Conservation	High	There are several Bradford Wildlife Areas surrounding Oxenhope, some of which abut the settlement boundary. Leeming Reservoir to the south east and the Paul Clough area to the south abut the settlement boundary. Oxenhope is wholly within the SPA 400 metre to 2.5km buffer zone.
Flood Risk	Medium	There are areas at risk of flooding along the east and south east boundary – along the Leeming Water and to the north where Moorhouse Beck passes through the settlement.
Renewable Energy	Low Potential	There may be potential for development to use low carbon or renewable energy sources.
Hazards and Contamination	Low	There are no active or former landfill sites within or surrounding Oxenhope.
Environmental Role Summary: The SPA, topography, heritage and flood risk are likely to significantly limit the development potential surrounding Oxenhope. Although the Green Belt surrounding Oxenhope provides limited contribution to the role of the West Yorkshire Green Belt it does contribute locally in preventing neighbouring settlements from merging.		

Bradford Growth Assessment: Local Service Centres Volume 2

Social Role Element	Provision/ Position	Comment
Population	1,872	Figure based on Census 2011 Population Counts at Output Area data for Oxenhope (area defined within the Core Strategy). This equates to approximately 0.4% of the total population within the Core Strategy settlement areas.
Population Growth (2002-2010)	3.2%	Analysis of Census data shows that the population of Oxenhope increased by 58 or 3.2% over the period. This is well below the average for all the Core Strategy settlement areas of 12.9%
Households	832	Figure based on MOSAIC HH Count data for Oxenhope (area defined within the Core Strategy). This equates to approximately 0.4% of the Districts total households.
Average Household Size	2.25	The average household size within Oxenhope (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 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 25.
Deprivation	Low	The Bradford Ward Economic Profiles outlines that the Worth Valley is ranked 26 th least deprived out of 30 in terms of average deprivation scores.
Convenience store	✓	Oxenhope village has a limited retail offer. Keighley is the closest town centre.
Type of retail centre	Village Centre	
Proximity to nearest Town Centre	6km	
Primary School	✓	
Secondary School	✗	Oxenhope has one primary school, the closest secondary school is Oakbank in Keighley. The Bradford Education Organisation Plan indicates that there is sufficient primary school capacity in the Keighley 2 catchment area. However, there is limited for secondary school within the 3 Valleys Confederation Area. Place shortfalls are predicated in 2015/16.
Higher/ Tertiary Education Facility	✗	
Hospital	✗	
Health Centre	✗	Oxenhope has limited existing community facilities and services.
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 provision for amenity green space, civic space and cemeteries. Minor gaps in provision for allotments was also identified at Oxenhope.
Sports and Recreation Facilities	Average	The Open Space, Sport and Recreation Study identified there was an overall shortfall across the District. However, no specific gap in provision was identified at Oxenhope.
Railway Station	✗	The nearest station is in Keighley.

Bradford Growth Assessment: Local Service Centres Volume 2

Bus Station	✘	Oxenhope has limited existing public transport services.
High Frequency Bus Service	✘	
Bus Service	✓	
Utilities and Telcoms Capacity	✓	The Bradford Infrastructure Plan confirms there is existing strategic electricity and gas infrastructure capacity. Local infrastructure may be required in the medium to long term. Oxenhope is also adequately served by broadband services.
Affordable Housing	Shortfall	The Bradford Strategic Housing Market Assessment (2010) outlines that the Keighley and Worth Valley sub area has a net balance of affordable housing provision against demand in the short term. However, the SHMA outlines there is a need to ensure delivery of affordable housing within rural areas of the Worth Valley.
Long term housing vacancy rate	3.4%	This is similar to the District average of 3.3%
Market supply and demand (Sub area)	Demand equals supply for most types of housing	The Strategic Housing Market Area Assessment (2010) outlines that within Keighley and the Worth Valley demand for most types of housing equals supply. However there is particular demand for three bed homes, and some pressure on detached and semi-detached houses. There are sufficient 1 bed properties to meet demand.
Social Role Summary: Oxenhope has a few local community facilities and service and poor public transport accessibility. There is an identified housing need and demand within the wider area.		

Economic Role Element	Provision/ Position	Comment
Job accessibility and travel to work area	Out commuting	The Bradford Ward Economic Profiles outline that 18.6% of workers commute outside of the District (of which 32.3% commute to Leeds, 26% in Calderdale and 23% in Kirklees). Worth Valley residents on average travel 11km to work, higher than the district average of 10.1km. The majority of journeys to work are by car (79.3%) which is higher than the District average of 69.2%.
Working population	10,874	Figure based on 2011 Census data and relates to the Worth Valley Ward area. This equates to approximately 3% of the District's total working population.
Total number of local jobs	1,800	Figure based on the Bradford Ward Economic Profiles for the Worth Valley Ward area.
Proportion of working age population to total local jobs	6 working age residents per local job	Figures based on Ward level data and calculated by dividing the working population by the total number of local jobs (above two rows).
Entrepreneurship	High	The Bradford Economic Profile for Worth Valley estimates that 1,090 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	325	Based on the Bradford Ward Economic Profiles.
Top 30 employers	✘	The Bradford Ward Economic Profile for Worth Valley outlines that there are no top 30 employers located within Oxenhope.
Employment Land	Low	The Bradford Employment Land Review indicates that there are limited employment land opportunities or demand within the village.

Regeneration Areas	*	There are no designated regeneration areas within Oxenhope.
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		Improve local bus services to Keighley and surrounding settlements.
<p>Economic Role Summary: Oxenhope 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 Oxenhope. With limited local employment opportunities significant potential new housing development is therefore likely to increase out commuting.</p>		

c) Objectively Assessed Consideration

Total area of 500m search area (hectares)	359.10	<p>New dwellings at Oxenhope has the potential to address any housing needs and demand in the settlement. New housing would help support local centre improvements and has the potential to provide new community facilities such as open space and school places.</p> <p>However Oxenhope has few local services and limited existing economic development and is unlikely to be an attractive location for significant new economic development. Development would therefore be likely to increase out commuting..</p> <p>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. Development which is not proportionate to the existing settlement may effect its character.</p> <p>The settlements proximity to the SPA to the west and south is potentially a significant policy constraint at Oxenhope. Subject to the outcome of the Councils on-going SPA work, should Green Belt development be required at Oxenhope to meet any identified housing needs and demand locations should look to maintain adequate minimum separation distances between neighbouring settlements. However any opportunities arising from this study would still need to be subject to detailed assessment as part of the Local Plan process.</p>
Total Area covered by highly constrained designations (hectares)	25.73 (7%)	
Total Area covered by medium constrained designations (hectares)	351.53 (97.90%)	
Total Area covered by partly constrained designations (hectares)	43.31 (5.80%)	
Total unconstrained area (hectares)	0.00 (0.00%)	

Element Two: Green Belt Site Sustainability Analysis

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

SHLAA sites within the SPA

SHLAA Site Reference	Environmental	Social	Economic	Total
OX/003	21	28	0	49
Average Score	21	28	0	49

Strategic Parcels within the SPA

Strategic Parcel Reference	Environmental	Social	Economic	Total
OX/SP/001	20	20	0	40
OX/SP/002	20	24	0	44
OX/SP/003	20	24	0	44
OX/SP/004	20	24	0	44
OX/SP/005	19	24	0	43
OX/SP/006	19	27	0	46
OX/SP/007	22	25	0	47
OX/SP/008	21	24	0	45
Average Score	20	24	0	44

Wilsden

Wilsden is located to the south west of Bingley and north west of Bradford. Wilsden is located in 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 Wilsden area are set out below.

Wilsden **Total Area 350.76 Ha**

High Constraints	Ha	%
Active Quarries	1.11	0.3%
Ancient Woodland	7.70	2.2%
Flood Risk Zone 3	4.19	1.2%
Landfill	2.32	0.7%
Total area (with high policy constraint overlaps)	15.32	
Total (without high policy constraint overlaps)	14.90	4.2%

Medium Constraints	Ha	%
Bradford Wildlife Areas	7.82	0.3%
Playing Fields	2.08	2.2%
Scheduled Monuments	0.55	1.2%
SEGIs/ RIGs	5.88	0.7%
Total area (with medium policy constraint overlaps)	16.34	
Total area (without medium policy constraint overlaps)	16.07	4.2%

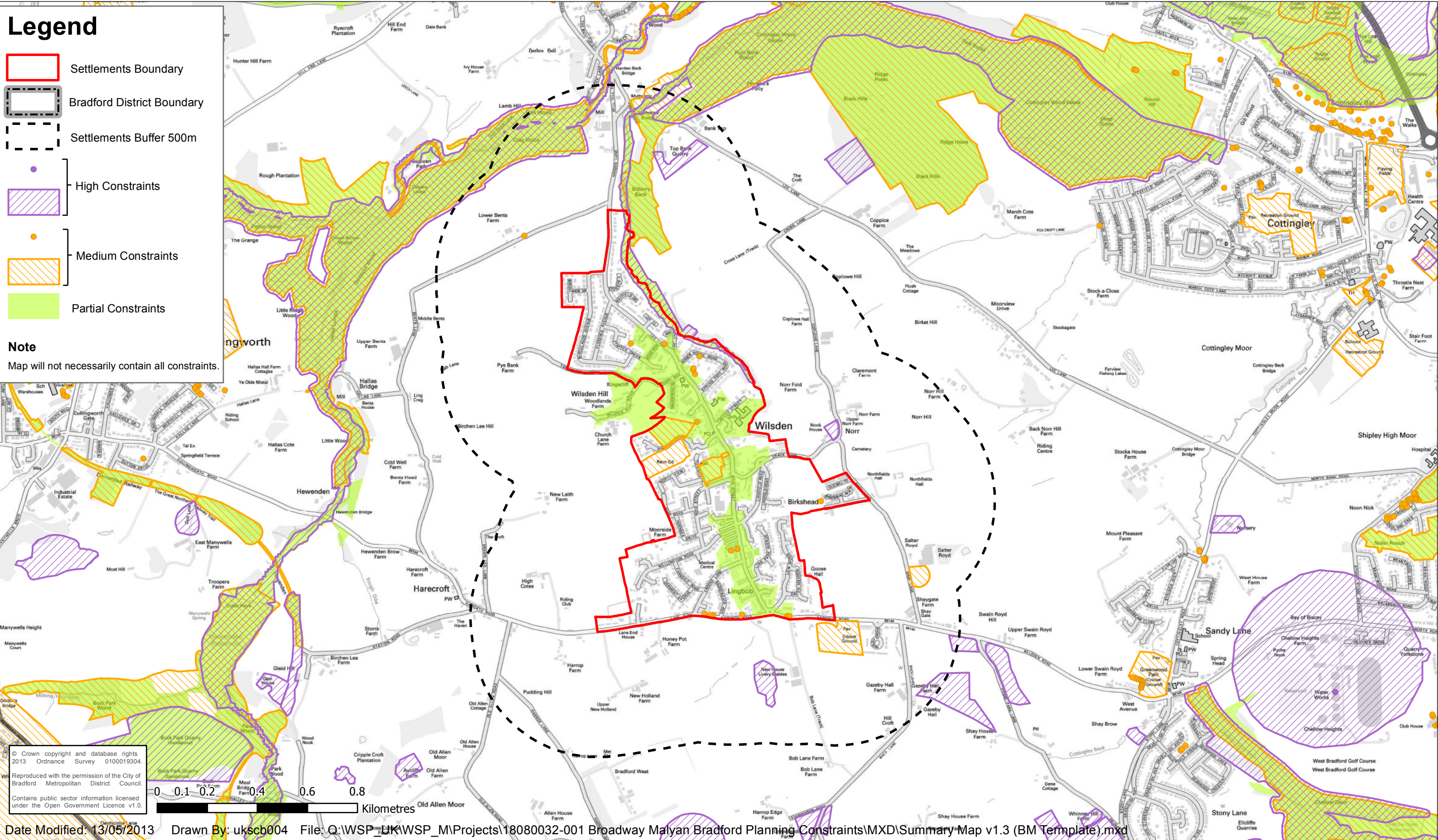
Partial Constraints	Ha	%
Conservation Areas	4.13	1.2%
Flood Risk Zone 2	4.45	1.3%
Other sites of Landscape or Wildlife Interest	5.88	1.7%
Wetland	0.40	0.1%
Woodland	11.88	3.4%
Total area (with partial policy constraint overlaps)	26.73	
Total area (without partial policy constraint overlaps)	19.78	5.6%

Total unconstrained area (hectares)	323.22	92.1%
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[The sum of the policy constraint areas do not necessarily sum to total search zone area due to policy designation overlap e.g. land can be covered by both partial and medium policy constraints. The total land area assessed under Element Two is set out within Appendix 1].

The following policy constraints mapping for Wilsden includes:

- Wilsden area covered by 'high constraints', 'medium constraints' and partly constraints.
- Wilsden area covered by 'high constraints'.
- Wilsden area covered by 'medium constraints'.
- Wilsden area covered by 'partial constraints'.
- Map showing the Wilsden 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
Summary Map: Wilsden

Status
FOR INFORMATION

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

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Legend

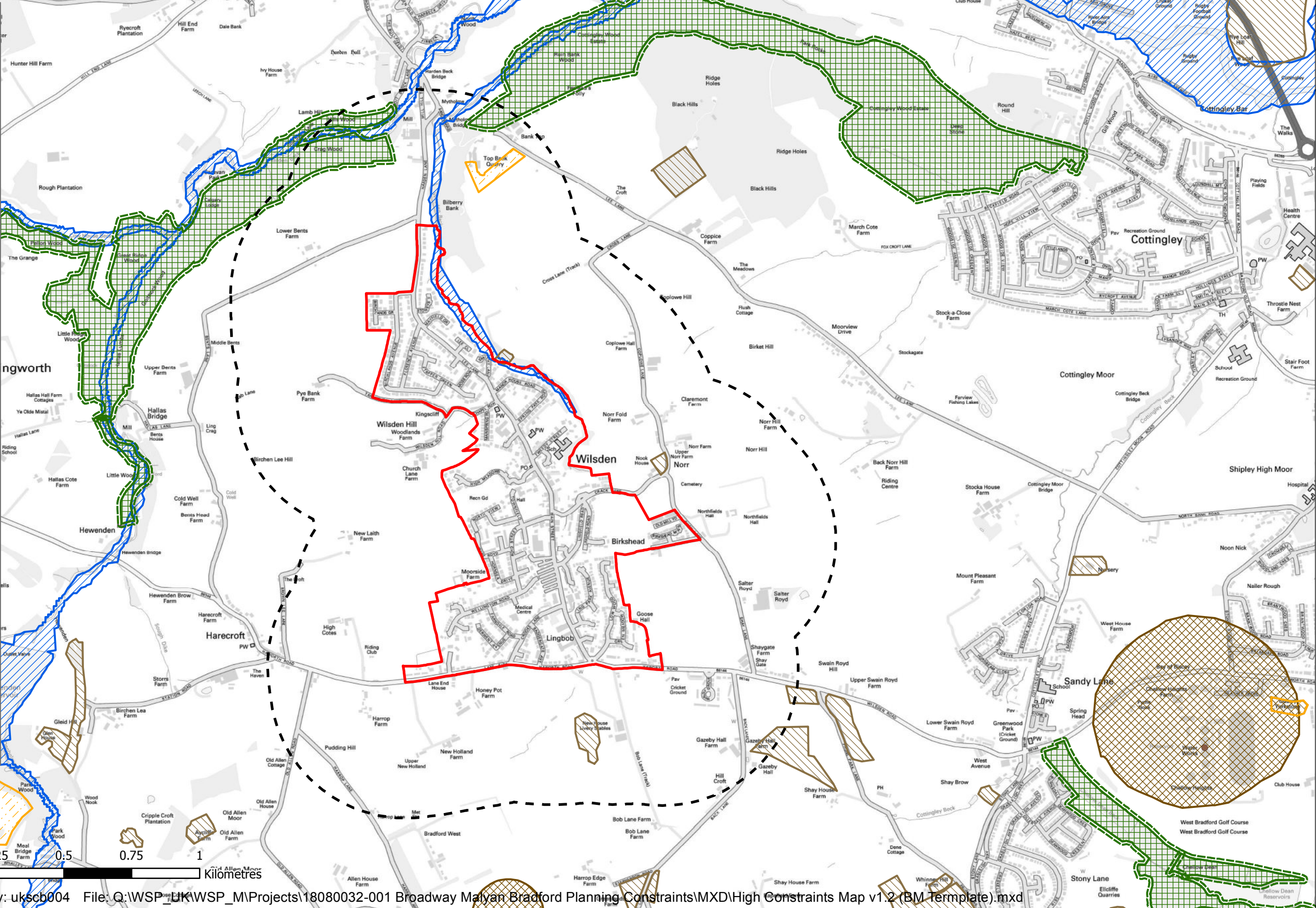
-  Settlement Boundary
-  Bradford District Boundary
-  Settlements Buffer 500m
-  Special Protection Area
-  Special Protection Area 400m Zone
-  Site of Special Scientific Interest
-  Ancient Woodland *
-  Ancient Woodland 12m Buffer *
-  Flood Risk Zone 3
-  Hazardous Installation
-  Major Hazard 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: uksch004 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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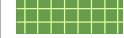
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Status
FOR INFORMATION

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

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Legend

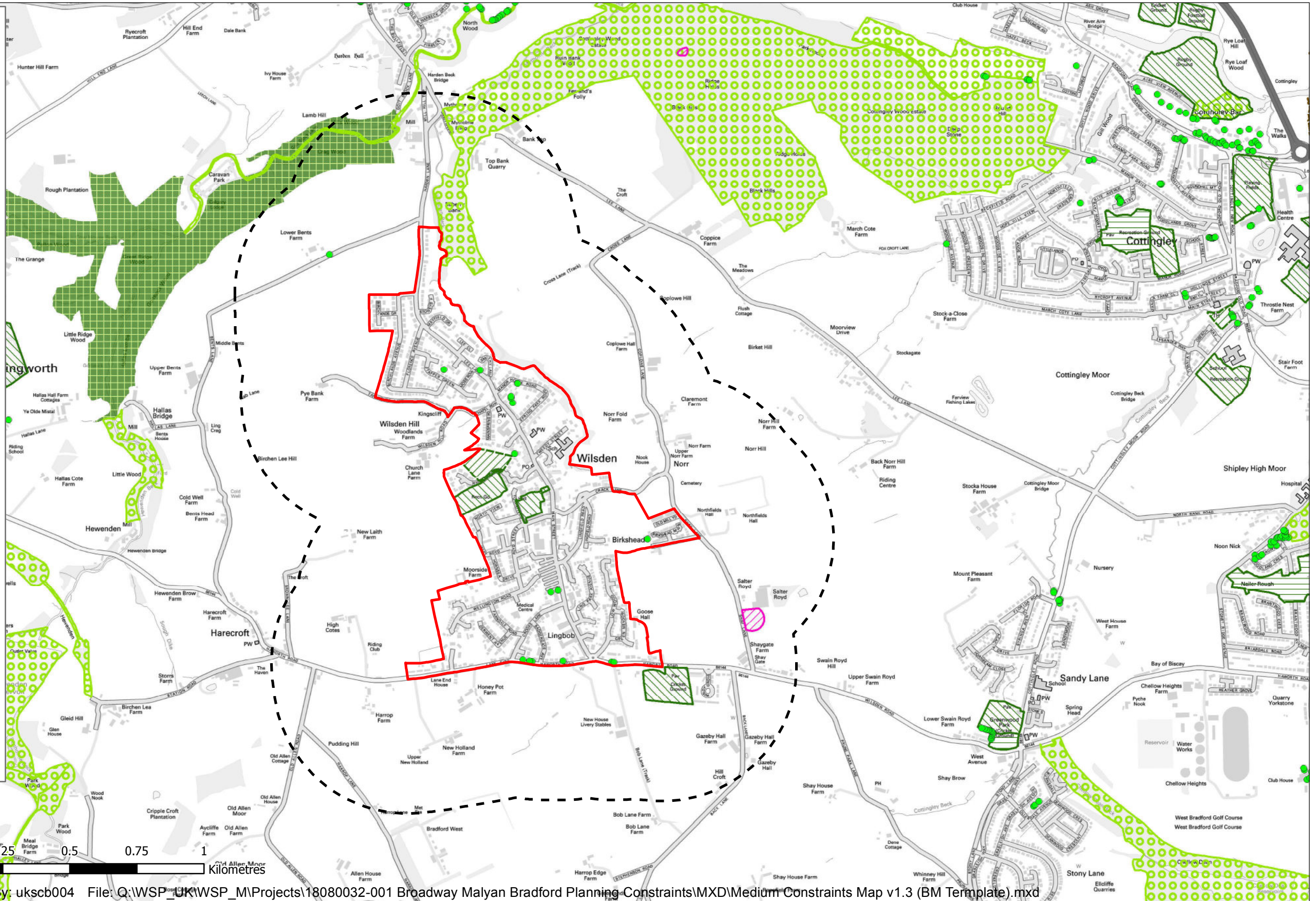
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-  Bradford District Boundary
-  Settlements Buffer 500m
-  Tree Preservation Order
-  Allotment
-  Scheduled Monuments
-  World Heritage Site
-  World Heritage Buffer Zone
-  Historic Battlefield
-  Historic Parks and Gardens
-  Playing Fields
- 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

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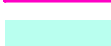
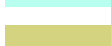
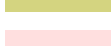




Descriptions
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Status
FOR INFORMATION

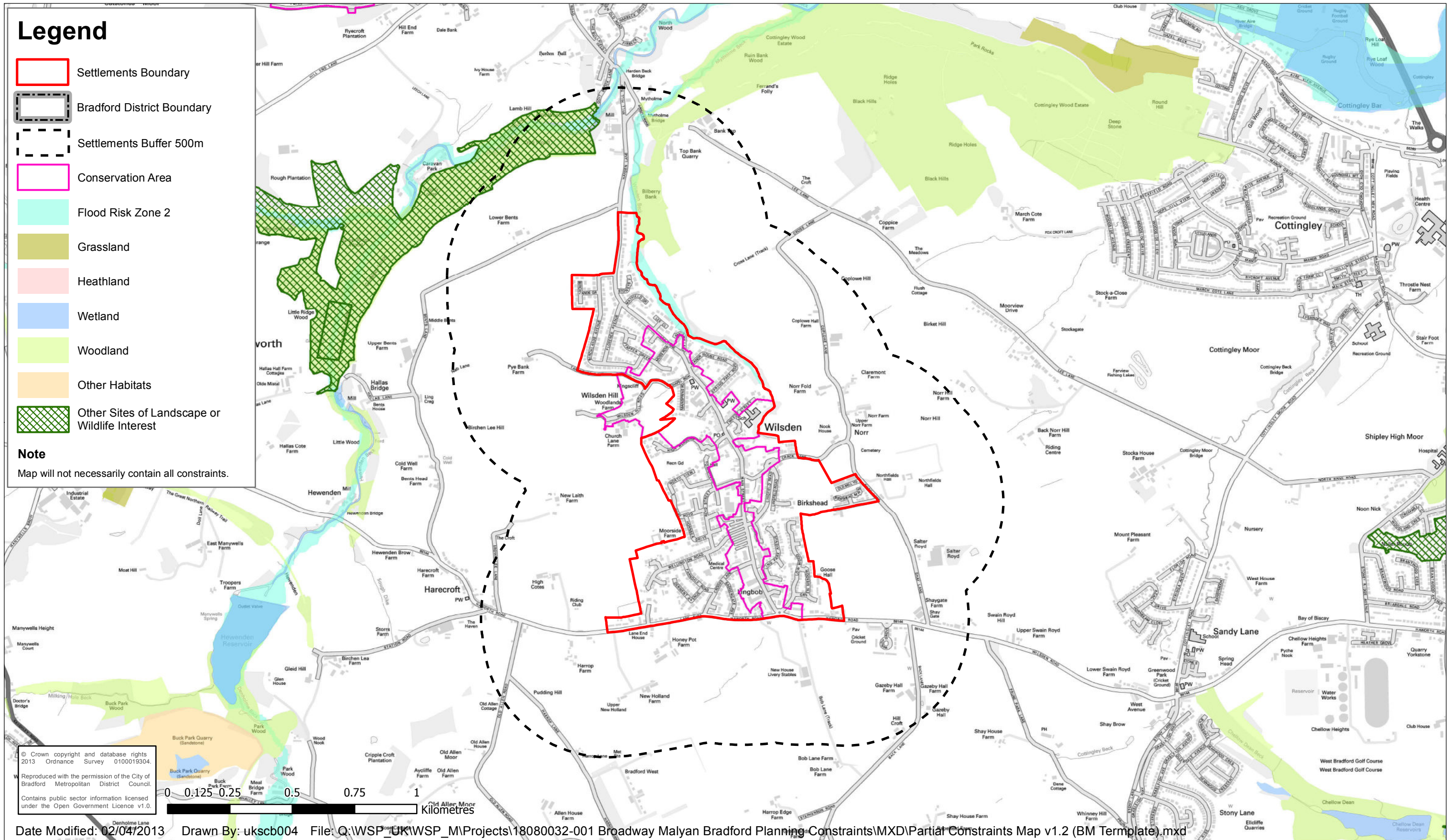
Scale N/A	Drawn WSP	Drawn 2013
Job Number 29232	Drawing Number -	Revision -

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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

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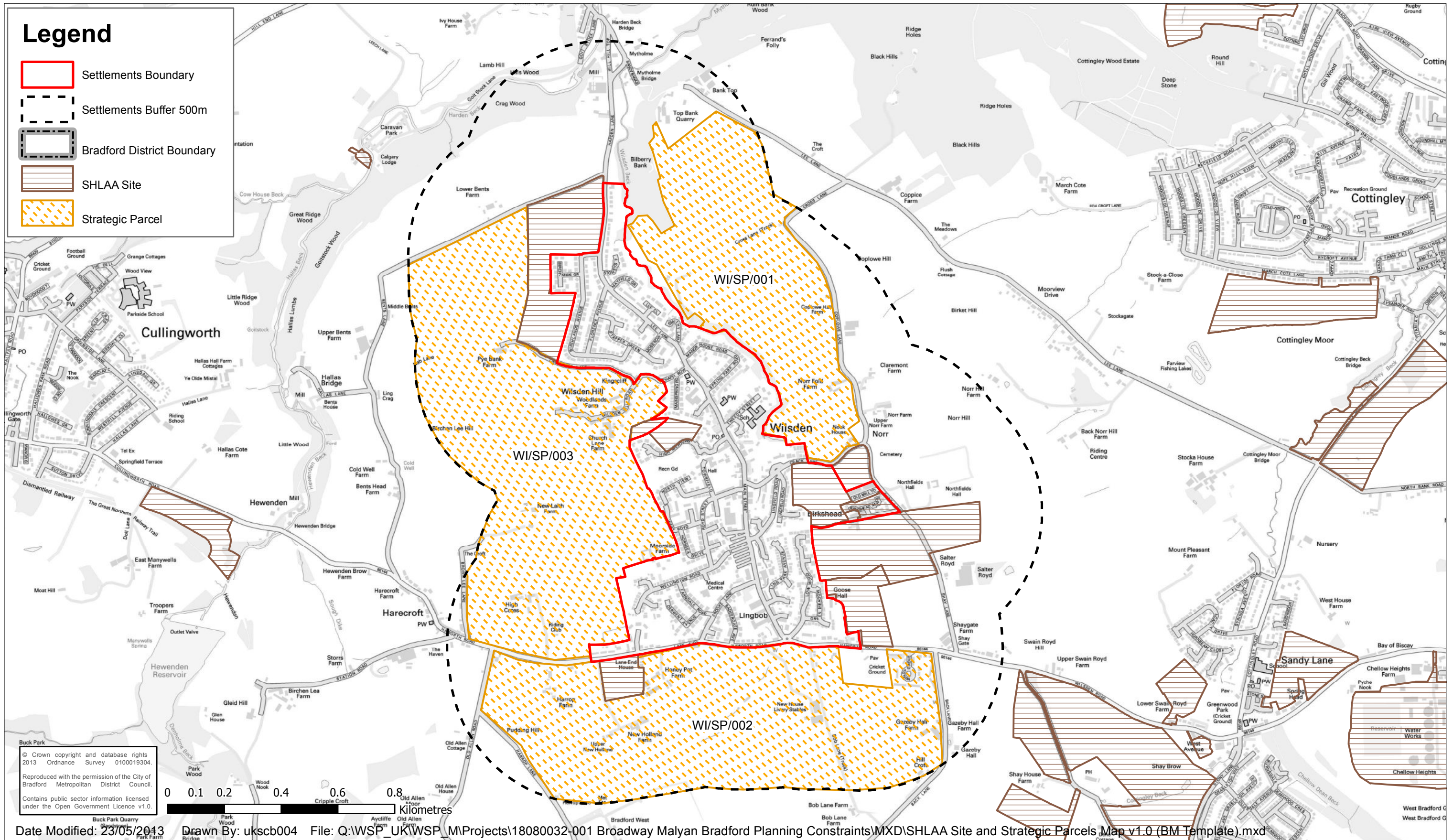
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Project
Bradford Growth Study
Descriptions
Partial Constraints: Wilsden

Status
FOR INFORMATION
Scale
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Job Number
29232
Drawn
WSP
Drawing Number
-
Drawn
2013
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-

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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:
 Wiltsden

Status

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

Environmental Role Element	Provision/ Position	Comment
Green Belt	Limited contribution to the role of 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 Wilsden provides a limited contribution to the role of the West Yorkshire Green Belt. However, locally the Green Belt locally provides a significant role in the restriction of sprawl and ribbon development. • The Green Belt contributes towards helping prevent the Wilsden merging with neighbouring settlements such as Harden, Cottingley, Bradford, Denholme and Cullingworth • The Green Belt performs a significant role in safeguarding the countryside from settlement encroachment. • The Green Belt does not contribute to the setting of a defined historic town. • As with all settlements within the District the Green Belt contributes towards encouraging efficient use of previously developed and derelict land within urban areas.
Previously Developed Land	28	The Bradford Strategic Housing Land Availability Assessment update indicates there is limited identifiable deliverable and developable PDL sites within Wilsden.
Landscape	Moderate	The Bradford Landscape Assessment outlines that Wilsden lies within the Wilsden character area. Within this area is mixed sensitivity with the higher ground being more sensitive than the lower valleys due to prominence in views from routes. Should further development be required in this character area there are potentially places where it could be relatively well accommodated and hidden.
Topography	Varied	The steeper slopes to the north of Wilsden and along Wilsden Beck and Nab Lane in the west are likely to limit development. However, the gently undulating slopes surrounding Wilsden could provide suitable conditions for further development.
Archaeology and Heritage	Medium	Within the centre of Wilsden there are a number of listed buildings, mainly located within the Wilsden Conservation Area. The Conservation Area abuts the settlement to the south and partly to the east. It also extends into the countryside to the west at Wilsden Hill. Surrounding the settlement there is only one listed building to the west and two to the east. To the south west a rock formation is listed as a Schedule Monument.
Nature Conservation	Low	Harden Beck to the north is a Bradford Wildlife Area.
Flood Risk	Low	To the north and west there are narrow areas at risk of flooding. The western area of flooding abuts the settlement boundary.
Renewable Energy	Potential	locally the Green Belt locally provides a significant role in the restriction of sprawl and ribbon development.
Hazards and Contamination	Low	There are no active landfill sites within the vicinity of Harden. However, there are two former landfill sites off Crack Lane to the east and numerous small sites to the south and south east of the settlement.
Environmental Role Summary:		
There are limited existing policy constraints surrounding Wilsden. Topography to the north and west is likely to limit development potential in these directions. Locally, the Green Belt performs a significant role in preventing urban sprawl and neighbouring settlements from merging.		

Bradford Growth Assessment: Local Service Centres Volume 2

Social Role Element	Provision/ Position	Comment
Population	3,924	Based on Census 2011 Population Counts at Output Area data for Wilsden (area defined within the Core Strategy). This equates to approximately 0.8% of the total population within the Core Strategy settlements.
Population Growth (2002-2010)	6.0%	Analysis of Census data shows that the population of Wilsden increased by over 200 or 6% over the period. This is well below the average for all the Core Strategy settlement areas of 12.9%
Households	1,646	Figure based on MOSAIC HH Count data for Wilsden (area defined within the Core Strategy). This equates to approximately 0.8% of the District's total households.
Average Household Size	2.38	The average household size within Wilsden (area defined within the Core Strategy) is lower than the District average of 2.48.
Age structure	Slightly aging	The Bradford Settlement Study indicated that Wilsden has a higher than District average elderly population.
Deprivation	Low	The Bradford Ward Economic Profiles outline that the Bingley Rural Ward is 25 of 30 least deprived Ward within the District.
Convenience store	✓	Wilsden was recommended within the District's Retail and Leisure Survey as being designated as a Local Service Centre. The purpose of this designation is to attract and expand the retail and town centre offer. The nearest Town Centre is Bingley, which is approximately 4km to the north east.
Type of retail centre	Local Service Centre	
Proximity to nearest Town Centre	Bingley	
Primary School	✓	
Secondary School	✗	Wilsden is located within the Bingley 2 catchment area. The District Education Organisation Plan identified that there is likely to be primary school capacity shortfall within this catchment area by 2013. Belle Vue is the nearest secondary school. The Education Organisation Plan indicated there is currently sufficient capacity for secondary school places within the central confederation area. However, demand is likely to exceed capacity by 2016.
Higher/ Tertiary Education Facility	✗	
Hospital	✗	
Health Centre	✓	Wilsden has a good range of existing services and facilities.
Post Office	✓	
Library	✓	
Community Centre and Hall	✓	
Green Infrastructure, Open Space and Public Space	Poor	The District's Open Space Study identified there are gaps in parks and gardens, allotments, civic space, cemeteries.
Sports and Recreation Facilities	Average	The District has an overall shortfall in sports and recreation facilities. However, no specific gap has been identified within the Open Space and Recreation Study for Wilsden.

Railway Station	✘	Bingley Station is the nearest railway station. This is approximately 4km to the north east. Bingley station provides frequent service to Bradford.
Bus Station	✘	Wilsden only has local bus services.
High Frequency Bus Service	✘	
Bus Service	✓	
Utilities and Telcoms Capacity	✓	The Bradford Local Infrastructure Study outlines there is sufficient strategy capacity to meet future demand within the Pennine Towns and Villages. However, some localised infrastructure may be required to facilitate development. Harden has broadband.
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 5.8. The sub-area has a net affordable housing need shortfall of 103 households.
Long term housing vacancy rate	1.7%	The Bingley Rural Ward has a long term vacancy rate which is below the district average of 3.3%
Market supply and demand	High Demand	The Strategic Housing Market Area Assessment 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.
<p>Social Role Summary: Wilsden 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 wider area and gaps in open space and recreation provision. New housing would also help facilitate localised utilities and telecom infrastructure improvements. New housing would support the village centres vitality and viability and could improve bus services.</p>		

Economic Role Element	Provision/ Position	Comment
Job accessibility and travel to work area	Out-commuting	The District Economic Profile for the Bingley Rural Ward indicates that commuting distances are similar to the District average – approximately 10km. However, 80.3% of journeys to work are by car. This is a higher than the District average of 69.2%.
Working population	13,236	Figure based on 2011 Census data. Figure is based on the Bingley Rural Ward. This equates to approximately 3.6% of the District's total working population.
Total number of local jobs	3,700	Figure is based on Bradford Ward Economic profiles for the Bingley Rural Ward area. The District Settlement Study outlines that there are limited local job opportunities within the settlement.
Proportion of working age population to total local jobs	3.4 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	Medium	In 2011 the Bingley Rural Ward had a new start up rate of 98 starts per 10,000 adults. This is below the District rate of 100 starts. However, the Ward does have a higher than average number of self-employed or business owing households – 17.1% compared to the District average of 13.6%. Based on Bradford Ward Economic profiles
Number of local business units	Low	The Bradford Ward Economic profile and Settlement Study outlines that there are only a handful of small businesses within the village
Top 30 employers	x	The Bradford Ward Economic profiles outline that Damartex UK Lit in Bingley is the closest top 30 employer.
Employment Land	Low	Wilsden has a few small allocations of employment land which have been allocated primarily to meet the needs of existing users and allow for small-scale employment expansion.
Regeneration Areas	x	Wilsden is not within a regeneration 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		Improvement to the bus service to Bingley, Bradford and Keighley, including the railway station
<p>Economic Role Summary: Wilsden 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 Wilsden. 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)	350.76	New dwellings at Wilsden has the potential to address any identified local housing needs and demand. New housing would help support local centre improvements and has the potential to provide new community facilities such as open space and school places. New housing would also help deliver localised utilities and telecoms infrastructure improvements. Wilsden has limited existing economic development and is unlikely to be an attractive location for significant new economic development. With limited local employment opportunities, significant new housing development is therefore likely to increase out commuting. 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. Development which is not proportionate to the existing settlement may effect its character. Wilsden has limited existing policy constraints surrounding the settlement. Within the search area there is a considerable amount of land that has been identified as 'partially constrained' or 'unconstrained', Subject to the
Total Area covered by highly constrained designations (hectares)	14.90 (4%)	
Total Area covered by medium constrained designations (hectares)	16.07 (5%)	
Total Area covered by partly constrained designations (hectares)	19.78 (6%)	
Total unconstrained area (hectares)	323.22 (92%)	

		<p>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 Wilsden to meet identified housing needs and demand the locations should look maintain adequate minimum separation distances between neighbouring settlements.</p>
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Element Two: Green Belt Site Sustainability Analysis

The environmental, social, economic and overall total scores for the Wilsden 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
WI/001	24	20	3	47
WI/005	22	28	5	55
WI/006	24	26	4	54
WI/008	22	29	5	56
WI/009	24	23	4	51
WI/010	22	25	4	51
Average Settlement Score	23	25	4	52

Strategic Parcel Reference	Environmental	Social	Economic	Total
WI/SP/001	26	24	4	54
WI/SP/002	25	27	4	56
WI/SP/003	25	28	4	57
Average Score	25	26	4	56

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 1 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	%
<i>Addingham</i>	318.35	25.21	8%	263.51	83%	44.40	14%	54.06	17%
<i>Baildon</i>	522.87	97.62	19%	391.10	75%	256.51	49%	90.72	17%
<i>Cottingley</i>	316.28	83.26	26%	92.98	29%	101.84	32%	181.05	57%
<i>Cullingworth</i>	285.69	24.97	9%	32.95	12%	30.69	11%	243.79	85%
<i>Denholme</i>	276.00	22.00	8%	219.23	79%	36.00	13%	43.79	16%
<i>East Morton</i>	241.53	50.29	21%	207.45	86%	46.01	19%	0.00	0%
Harden	242.68	40.10	17%	67.15	28%	73.48	30%	158.16	65%
Haworth	473.47	34.87	7%	305.61	65%	102.12	22%	140.45	30%
Oakworth	268.10	6.74	3%	169.16	63%	24.46	9%	90.16	34%
Oxenhope	359.10	25.73	7%	351.53	98%	43.31	12%	0.00	0%
Wilsden	350.76	14.90	4%	16.07	5%	19.78	6%	323.22	92%

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

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

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