

Bradford Growth Assessment

The Principal Towns: Keighley,
Bingley and Ilkley

November 2013

BroadwayMalyan^{BM}

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Appendix 1: The Total Land Area assessed under Element Two

1. INTRODUCTION

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

- Keighley
- Bingley
- Ilkley.

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.

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Element Two: Sustainability Testing of Green Belt sites. This element subjects the Green Belt sites promoted for housing development through the Bradford Strategic Housing Land Availability Assessment (SHLAA) and other potential strategic Green Belt locations identified through Element One, which are contiguous to existing settlement boundaries and comprise land as being either 'partly constrained' or 'unconstrained' by existing policy designations against a set of environmental, social and economic sustainability testing criteria. A comprehensive schedule of the methodology and assumptions used is contained within the 'Introduction and Methodology' document.

1.4 For each of the Principal Town settlement areas the remainder of this Growth Assessment document follows the following structure:

Element One: Directions for Growth

- a) Existing policy constraint designations and sieve mapping. The sieve mapping comprises:
 - Map showing the area covered by 'high constraints', 'medium constraints' and 'partial constraints'
 - Map showing the area covered by 'high constraints'
 - Map showing the area covered by 'medium 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 testing.
- b) The settlements existing environmental, social and economic role
- c) Objectively assessed consideration.

Element Two: Green Belt Site Sustainability Testing

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

Overall Summary of the Principal Towns

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

2. THE PRINCIPAL TOWNS GROWTH ASSESSMENT OUTCOMES

Keighley

Keighley is the second largest settlement within the District. It lies at the confluence of the River Worth and the River Aire. The settlements northern boundary comprises Riddlesden and the suburb of Utley. The southern edge extends towards Oakworth. To the west the area advances up the hill toward Braithwaite and extends eastwards towards the neighbourhoods of Thwaites , Long Lee and Crossflatts. The area comprises the Wards of Keighley Central, Keighley East and Keighley West.

Element One: Directions for Growth

a) Existing Policy Constraint Designations and Sieve Mapping

Schedules and maps of the amount of land (hectares) covered by high constraints', 'medium constraints' and 'partial constraints' within the 500 metre zone surrounding the Keighley area are set out below.

Keighley **Total Area: 1,221.57Ha**

High Constraints	Ha	%
Active Landfill	6.41	0.5%
Ancient Woodland	18.94	1.6%
Flood Risk Zone 3	144.13	11.8%
Inert Waste Landfill	6.41	0.5%
Landfill	29.30	2.4%
Major Hazardous Sites	3.07	0.3%
Total area (with high policy constraint overlaps)	208.26	
Total area (without high policy constraint overlaps)	191.75	15.7%

Medium Constraints	Ha	%
Allotments	0.03	0.0%
Bradford Wildlife Areas	70.18	5.7%
Playing Fields	26.30	2.2%
Recreation Open space	1.44	0.1%
Scheduled Monuments	0.02	0.0%
SEGIs - RIGS	14.32	1.2%
SPA 400m-2.5Km Zone	472.45	38.7%
Total area (with medium policy constraint overlaps)	584.75	
Total area (without medium policy constraint overlaps)	531.55	43.5%

Bradford Growth Assessment: The Principal Towns

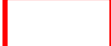





Partial Constraints	Ha	%
Conservation Areas	28.38	2.3%
Flood Risk Zone 2	184.07	15.1%
Heathland	1.14	0.1%
Other sites of Landscape or Wildlife Interest	14.32	1.2%
Other habitats	8.04	0.7%
Wetland	147.46	12.1%
Woodland	60.70	5.0%
Total area (with partial policy constraint overlaps)	444.09	
Total area (without partial policy constraint overlaps)	276.45	22.6%
Total unconstrained area	625.05	51.2%

[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].

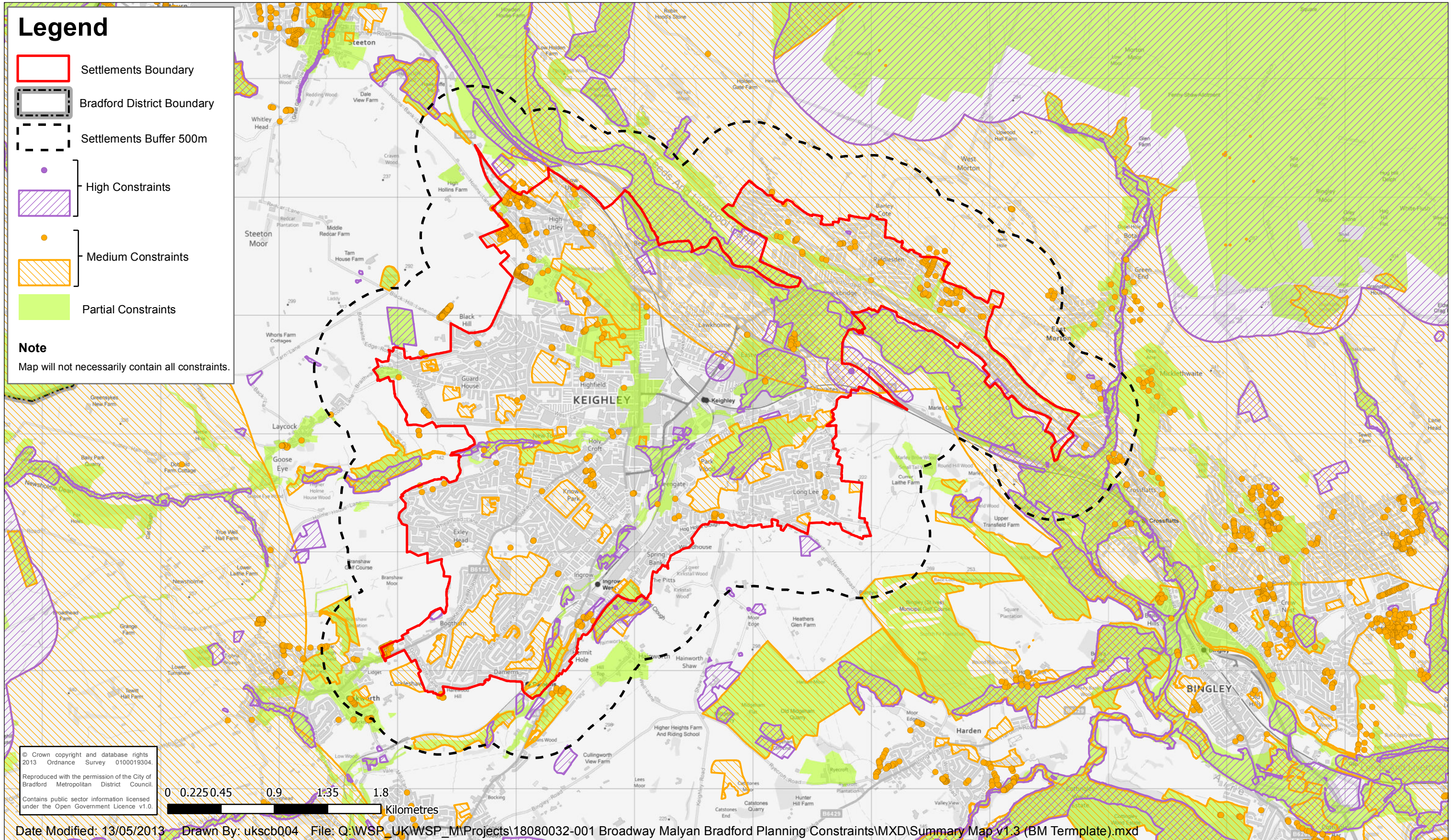
The policy constraint mapping for Keighley comprises the following maps:

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

Legend

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

Note
Map will not necessarily contain all constraints.



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0 0.225 0.45 0.9 1.35 1.8
Kilometres

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Client
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Project
Bradford Growth Study

Descriptions
Summary Map: Keighley

Status
FOR INFORMATION

Scale
N/A

Job Number
29232

Drawn
WSP

Drawing Number
-

Drawn
2013

Revision
-

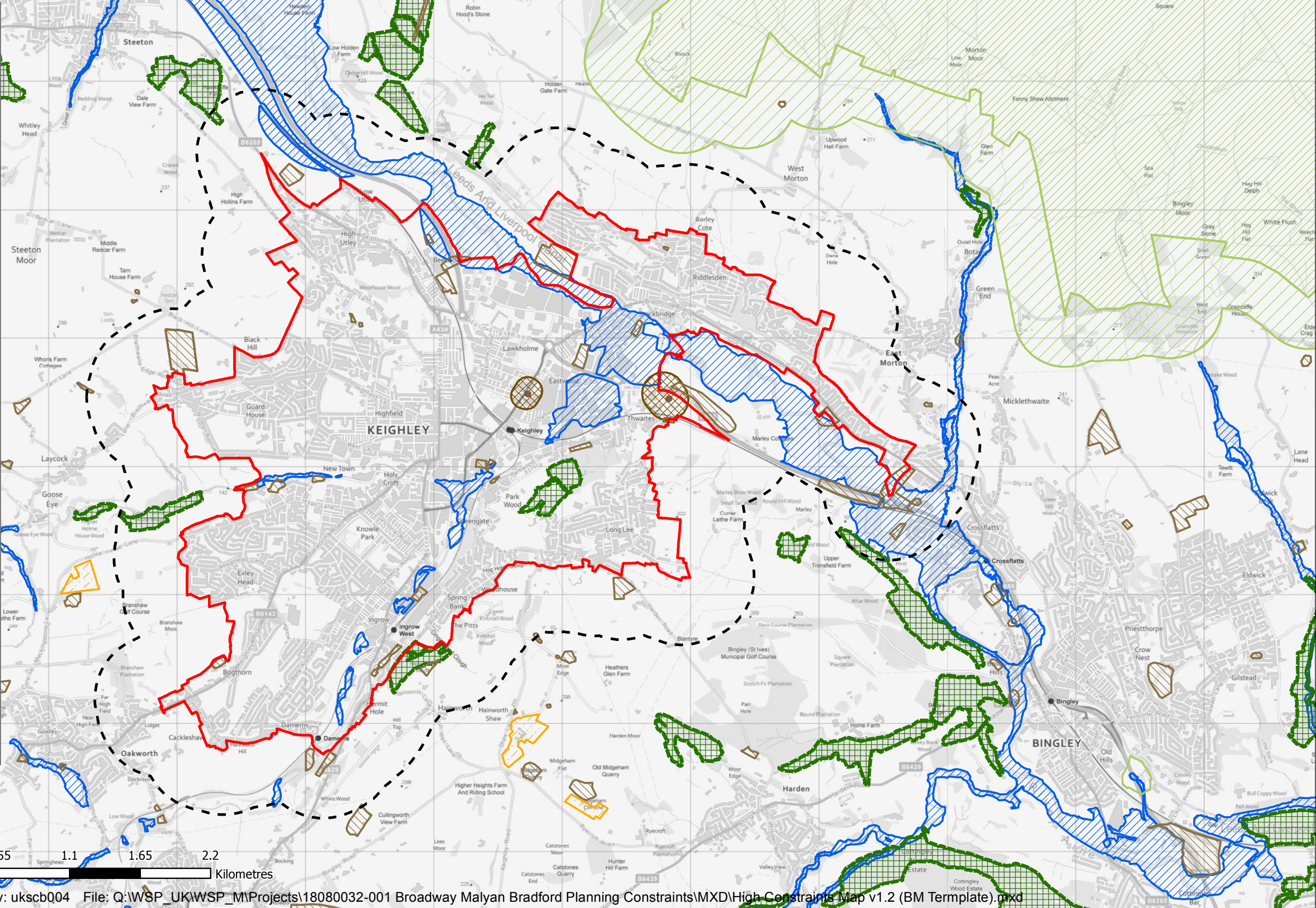
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Legend

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

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

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Descriptions
High Constraints: Keighley

Status
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Job Number 29232	Drawing Number -	Revision -

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Legend

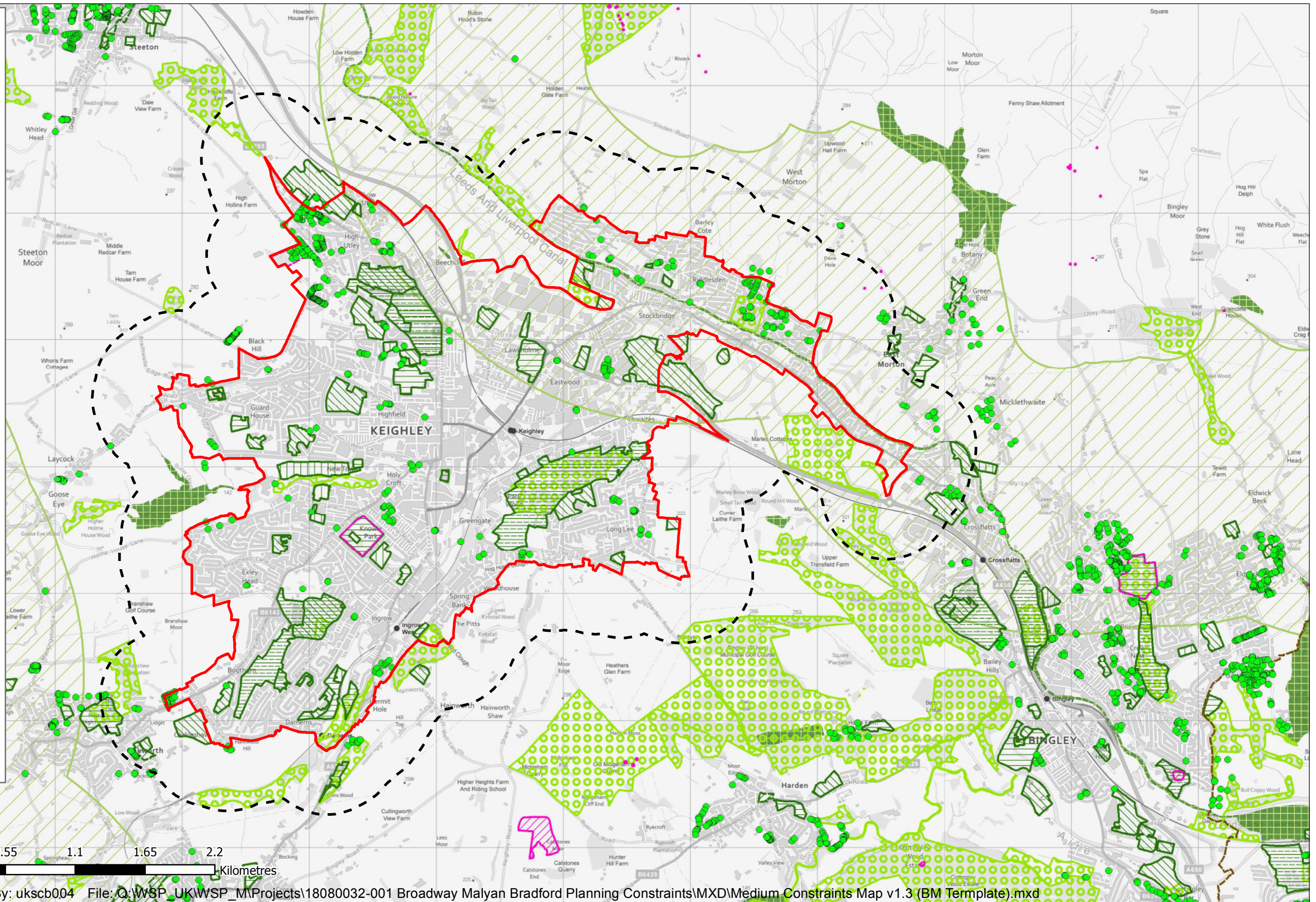
-  Settlements Boundary
-  Bradford District Boundary
-  Settlements Buffer 500m
-  Tree Preservation Order
-  Allotment
-  Scheduled Monuments
-  World Heritage Site
-  World Heritage Buffer Zone
-  Historic Battlefield
-  Historic Parks and Gardens
-  Playing Fields
-  Recreation Open Space
-  Urban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

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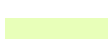
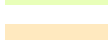

Descriptions
Medium Constraints: Keighley

Status
FOR INFORMATION

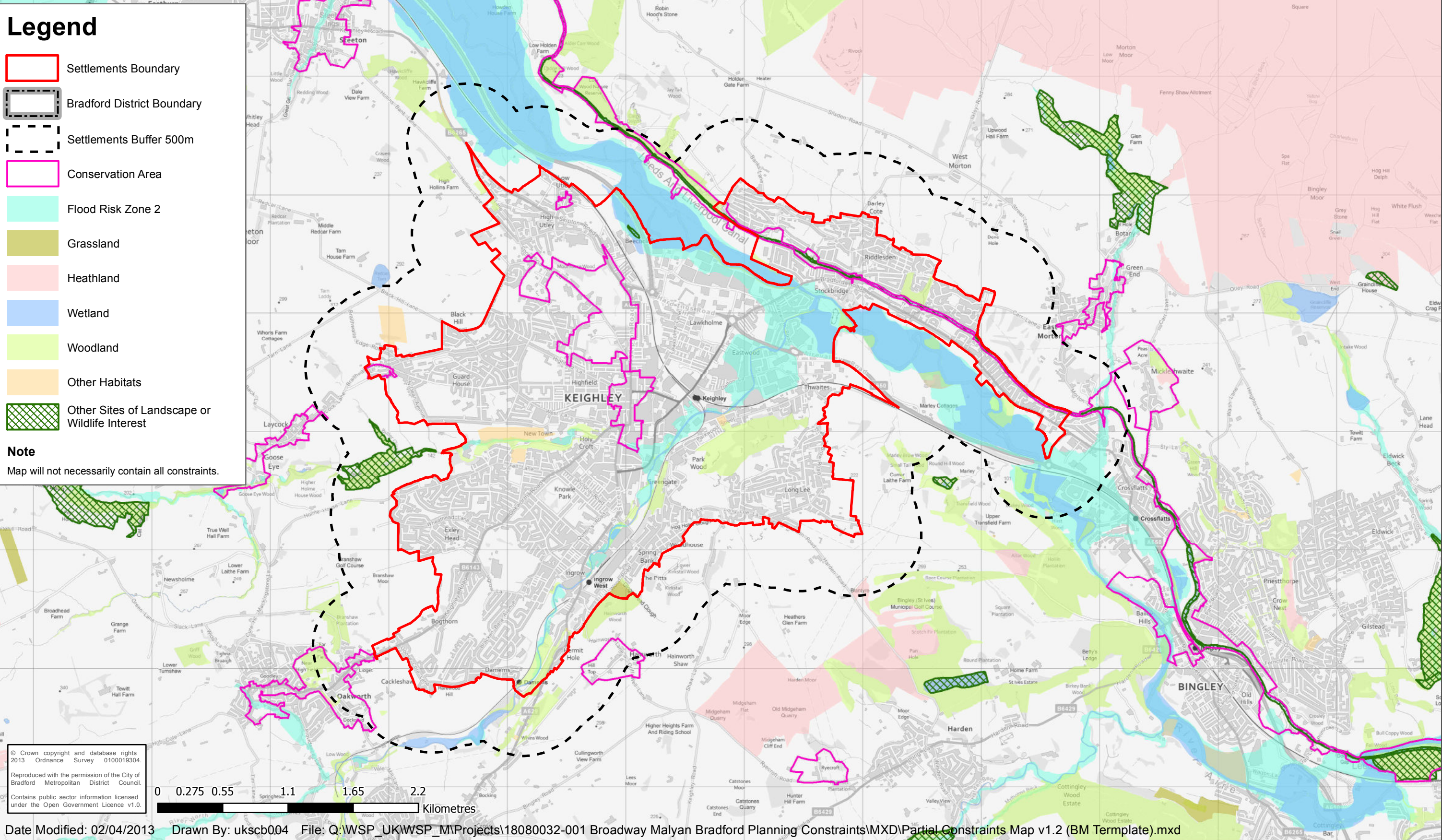
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N/A	WSP	2013
Job Number	Drawing Number	Revision
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Legend

-  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
Map will not necessarily contain all constraints.



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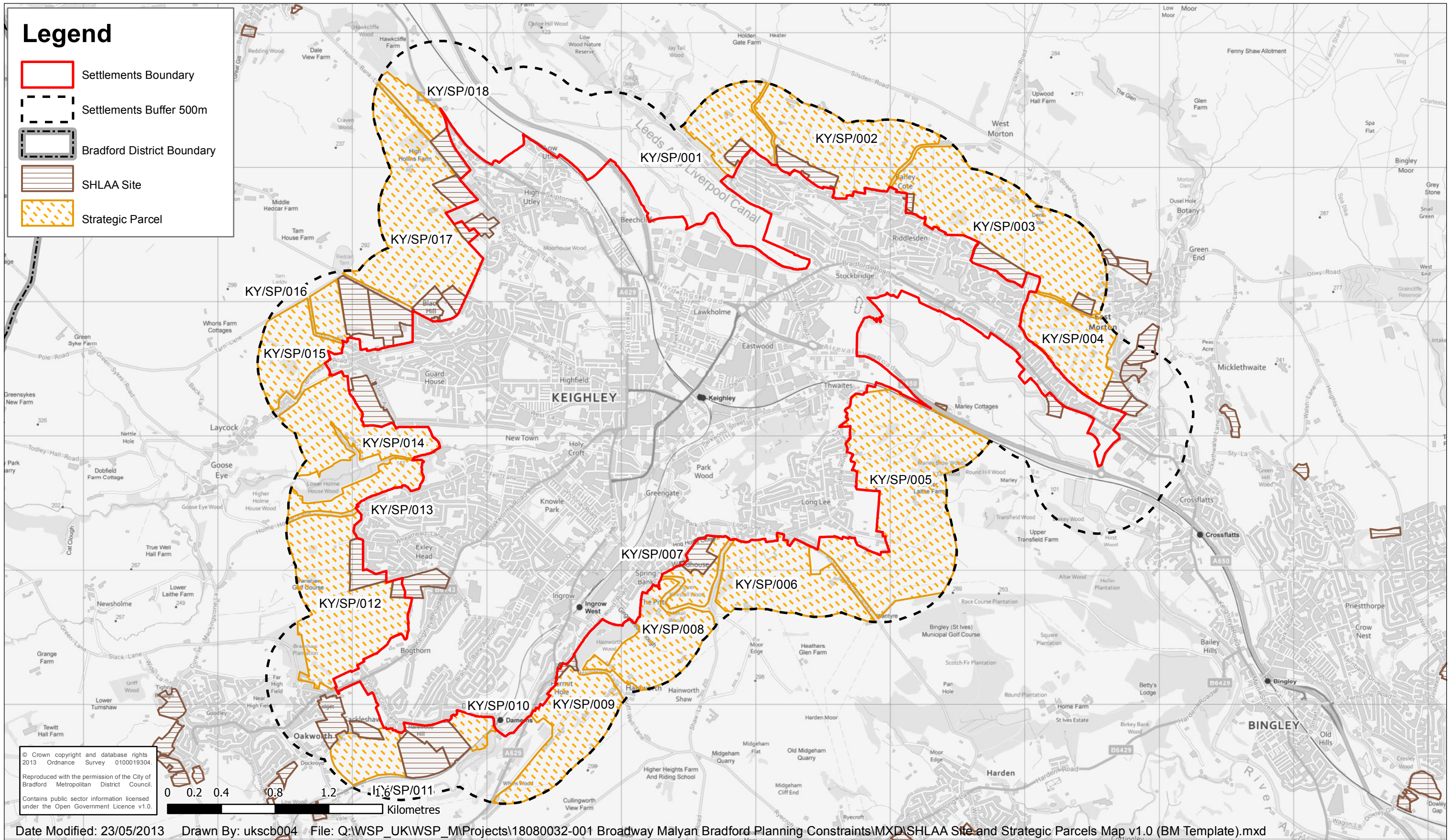
Project
Bradford Growth Study

Descriptions
Partial Constraints: Keighley

Status
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Job Number 29232	Drawing Number -	Revision -

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Client
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Project
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Descriptions
**SHLAA Site and Strategic Parcels Map:
 Keighley**

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 environmental, social and economic position of Keighley

Environmental Role Element	Provision/ Position	Comment
Green Belt	Contributes to the role of the West Yorkshire Green Belt	<p>In the main 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 Keighley provides a limited contribution to the role of the West Yorkshire Green Belt in respect of preventing Bradford from sprawling. However, at the local level the Green Belt in this location provides a significant contribution towards preventing unrestricted sprawl of Keighley to the north west, south west and south east along key transport corridors. • The Green Belt surrounding Keighley plays a significant role in preventing neighbouring settlements from merging to the south west and south east and contributes towards preventing the merging of settlements to the south and north west. The Green Belt does not contribute towards preventing settlements from merging to the north east. • The Green Belt surrounding Keighley performs a significant role in preventing encroachment into the countryside. However, due to topographical and landscape variations surrounding the settlement some contained Green Belt development could potentially be accommodated without having a significant impact on the function of the Green Belt. • The Green Belt provides a limited role in maintaining and preserving the character of a 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	1,854	The Districts Strategic Housing Land Availability Assessment update outlines that Keighley contains previously developed sites with a capacity to deliver just under 1,900 dwellings. This is a significant contribution but still falls well below the expected need for new homes in the area as set out in the Council's Core Strategy.
Landscape	Moderate	<p>The Bradford Landscape Assessment outlines that to the north and east of Keighley is the Airedale character area. Within this area there is currently a balance between the proportions of industry, settlement, woodland cover, and pastoral land uses. However, this balance could easily be jeopardised by the encroachment of development further up the valley sides. General guidelines are to conserve the current balance. Any new development should be carefully considered in terms of its impact, not only on the immediate landscape but also on the wider environment.</p> <p>To the west lies the Pennine Upland area where there is a need to conserve the visual and perceptual qualities of openness, remoteness and wildness associated with the South Pennine moorland and the surrounding moorland fringe and upland pasture elements. Upland pasture is also to the west of Keighley. The Worth and North Beck Valleys character area lies to the south west of Keighley. Within this area the character is vulnerable to major changes.</p>

Bradford Growth Assessment: The Principal Towns

Topography	Varied	The steeper slopes of the plateau of Harden Moor to the east, the Aire valley inclines to the northeast and northwest, and the North Beck and River Worth valley sides to the south and west would limit the extent of further development. However, the floor of the River Worth and Aire valleys and the more gentle slopes extending to the southwest, west, north east of Keighley would potentially provide more suitable conditions for development.
Archaeology and Heritage	Medium	There are several Conservation Areas within the existing urban area of Keighley. There are also numerous Listed Buildings within and surrounding the settlement to the north, east, south and west. Within the settlement boundary Lund Park is a registered park and garden. Whinburn School to the north and the St Ives Estate to the south east are also registered parks and gardens.
Nature Conservation	Low	To the north the Leeds Liverpool Canal is a designated Site of Ecological or Geological Importance. There are a number of Bradford Wildlife Areas and SEGI's to the west within the North Beck area and south west along the River Worth. The SPA 400m to 2.5km buffer zone covers the area to the north east.
Flood Risk	Medium	Keighley is located in the valley bottom with the River Worth. There are areas within the Flood Zone to the north along the River Aire and through the town along the River Worth.
Renewable Energy	Potential	There may be potential for development to use low carbon or renewable energy sources.
Hazards and Contamination	Medium	There are no active landfill sites within or surrounding Keighley. However, there are numerous former landfill sites surrounding the settlement.
Environmental Summary: The Green Belt is performing a significant role locally in preventing Keighley from merging with neighbouring settlements to the south west and south east. However, there is likely to be potential for some contained Green Belt development to the west, north east and south east, while still maintaining sufficient separation distances between settlements. The extent of development within these locations is likely to be constrained by topography and landscape setting.		

Social Role Element	Provision/ Position	Comment
Population	49,031	Figure taken from Census 2011 Population Counts at Output Area data. This equates to approximately 9.7% of the total population within the Core Strategy settlement areas.
Population Growth (2001-2011)	11.6%	Analysis of Census data shows that the population of Keighley increased by nearly 5,100 or 11.6% over the period. This is a little below the average for all the Core Strategy settlement areas of 12.9%
Households	19,888	Figure taken from MOSAIC HH Count data for Keighley. This equates to approximately 9.7% of the District's total households.
Average Household Size	2.46	The average household size within Keighley is slightly below the District average of 2.48
Age structure	Balanced	The Bradford Economic Profile for the Keighley Wards indicates that the settlement has a broadly balanced population structure.

Bradford Growth Assessment: The Principal Towns

Deprivation	Medium	The Bradford Economic Profile outlines that deprivation varies significantly across the three Keighley Wards. Keighley East is the least deprived, ranked 20 out of 30 most deprived wards in the District. Keighley West ranked 12 th and Keighley Central 5 th . Almost half the population of Keighley West and just over 80% of Keighley Central fall within the 20% most deprived neighbourhoods in England.
Convenience store	✓	Keighley is the largest town centre outside of the City Centre. The Districts Retail Study concluded that the town centre had vitality and viability with a good range of services and retail offer. The town centre could be improved through environmental enhancement and reducing vacancy rates.
Type of Town Centre	Town Centre	
Proximity to nearest Town Centre	0km	
Primary School	✓	
Secondary School	✓	There are 17 primary schools, 3 secondary schools and a college. The Bradford Education Organisation Plan indicates that within the Keighley 1 primary school catchment area (north east) is likely to have sufficient capacity until 2014. However, capacity by 2013 is only likely to be 1%. Within the Keighley 2 primary school catchment area (south west) there is sufficient capacity. In 2015 surplus spaces are at 3.1%. The Bradford Education Organisation Plan indicates that within the 3 Valleys confederation area there is sufficient secondary school capacity until at least 2018.
Higher/ Tertiary Education Facility	✓	
Hospital	✘	
Health Centre	✓	
Post Office	✓	As the largest town in the District, Keighley has a very good range of community services and facilities. Airedale General Hospital is located in nearby Steeton With Eastburn.
Library	✓	
Community Centre and Hall	✓	
Green Infrastructure, Open Space and Public Space	Shortage	
Sports and Recreation Facilities	Average	The Bradford Open Space and Recreation Study identifies there are gaps in amenity greenspace to the north of the town; play space to the north east and south and civic space and cemeteries for the whole of the town.
Railway Station	✓	The Bradford Open Space and Recreation Study identifies a shortage across the District. However, no specific shortfall was identified at Keighley.
Bus Station	✓	
High Frequency Bus Service	✓	
Bus Service	✓	
Utilities and Telecommunications Capacity	Capacity	Keighley has high quality public transport services with both frequent rail and bus services to Bradford.
Affordable Housing	Overall net balance	The Bradford Local Infrastructure Plan did not identify any strategic utilities infrastructure capacity issues. Any additional capacity can be achieved through upgrades or new facilities.
		The Bradford Strategic Housing Market Area Assessment (2010) for the Keighley and Worth market area identifies a current net balance in affordable housing provision in the short term. However, the assessment does identify a shortfall of 4-bedroom properties.

Bradford Growth Assessment: The Principal Towns

Long term housing vacancy rate	3%	Average figure based on the three Ward areas: Central 4.4%, East 2.6% and West 2.0%. East and West are below the District average of 3.3%
Market supply and demand (Sub area)	Demand	The Bradford Strategic Housing Market Area Assessment (2010) for the Keighley and Worth Valley sub area identifies a shortage of owner occupied detached and semi-detached properties, particularly 3-bedroom properties. There is limited demand for 1-bed flatted accommodation.

Social Summary:

Keighley has an excellent range of existing community and social facilities and services. The settlement also has good public transport services with a railway station and high frequency bus services. Since there are relatively high levels of deprivation in much of this area, there is a clear need for investment and regeneration. New housing development could make a significant contribution to this. As in many locations within the District, due to an expanding population, investment to provide additional education capacity, health facilities and open space is needed. Carefully planned new housing development in this location may provide a contribution to the investment needed to help to address these shortfalls and support enhanced public transport services. There is also an identified housing demand within the settlement. New housing would also support the vitality and viability of Keighley town centre and its redevelopment and environmental improvements.

Economic Role Element	Provision/ Position	Comment
Travel to work area and job accessibility	Fairly self-contained	The Bradford Economic Profile for all three Ward areas the average commuting distance is below the District average of 10.1km. Commuting by car is also the same or below the District average. Commuting by sustainable modes is higher than the district average for all modes.
Working population (aged 16-64)	35,820	Figure based on Census 2011 data. This equates to approximately 9.9% of the District's total working population.
Total number of local jobs	16,300	Figure based on the Bradford Economic Ward Profile.
Proportion of working age population to total local jobs	2.1 working age residents per 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	Mixed	In 2011 the rate of new business start up within the Keighley East and Central Wards was higher than the District average. The rate for Keighley Central was significantly higher at 137 starts per 10,000 population compared to the District average of 100. The rate for Keighley West was only 48 start ups per 10,000 population. A rate less than half the District average. However, Keighley West has a higher than District average number of residents who are self-employed or are business owners. Keighley Central and East have a lower than District average number of self-employed or business owning residents.
Number of local business units	1,311	Based on the Bradford Economic Ward Profile Keighley Central contains 62% of the towns local business units (825 units). Keighley West contains the fewest units – 136. Keighley East has 350 units.

Bradford Growth Assessment: The Principal Towns

Top 30 employers	✓	The Bradford Economic Ward Profile outlines that Kone Plc, one of the District top 30 employers is located in Keighley.
Employment Land	Shortage B2 and B8 space	The Bradford Employment Land Review outlines that there is limited office space provision within the town centre. The existing stock is of poor quality and above retail units or in converted Mill buildings. However, demand for office space is low. However, there is high demand for B2 and B8 premises.
Regeneration Areas	✓	Keighley lies within the Airedale Regeneration Priority Area.
Transport Capacity	Capacity issues	Keighley has excellent transport connections. However, the Bradford Wide Transport Study did identify potential network capacity issues. A number of highway measures are identified investment priorities. The Bradford Local Infrastructure Plan outlines there is significant pockets of highway congestion around Keighley, especially the A650 Hard Ings Road.
Potential transport measures		The Bradford Wide Transport Study concluded that there were limited options for highway improvements within the Airedale corridor. To improve public transport connections the study identified a Park and Ride and bus priority measures on A650. The Bradford Local Infrastructure Plan also identifies a new railway station could be identified at Beechcliffe
<p>Economic Summary: New housing development would assist with regeneration and deliver improved public transport services, including a park and ride and railway station. New housing may help to attract new employment opportunities to Keighley. New homes will also provide economic benefits to Keighley town centre to help support its vitality and viability.</p>		

c. Objectively Assessed Consideration

Total area of 500m search area (hectares)	1,221.57	New homes would assist with addressing the identified social issues and support the local Keighley and wider Bradford economy.
Total Area covered by highly constrained designations (hectares)	191.75 (16%)	The land surrounding Keighley has a fairly low level of highly constrained policy designations (16%).. However, within the search area there is a considerable amount of land that has been identified as 'partially constrained' or 'unconstrained', Subject to the outcome of further detailed assessments as part of the Local Plan, some of these areas could potentially accommodate significant amount of development with appropriate and available mitigation and avoidance measures.
Total Area covered by medium constrained designations (hectares)	531.55 (44%)	
Total Area covered by partly constrained designations (hectares)	276.45 (23%)	Should Green Belt locations be required surrounding Keighley, these should focus in locations to the north east, west and south east where environmental pressures are lower and there is existing good accessibility to social and economic facilities and services. Green Belt locations are likely to be small scale sites due to topography and landscape sensitivity.
Total unconstrained area (hectares)	625.05 (51%)	

Element Two: Green Belt Site Sustainability Testing

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

SHLAA Site Reference	Environmental	Social	Economic	Total
KY/001	21	27	4	52
KY/002	24	26	4	54
KY/003	22	29	4	55
KY/009	22	18	2	42
KY/021	24	28	2	54
KY/023	25	32	3	60
KY/068	25	27	7	59
KY/084	22	35	5	62
KY/105	23	26	3	52
KY/106	24	26	2	52
KY/109	23	25	3	51
KY/110	25	32	5	62
KY/112	27	27	2	56
Average Score	24	28	4	55

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

SHLAA Site Reference	Environmental	Social	Economic	Total
KY/038	21	24	8	53
KY/039	20	25	6	51
KY/042	26	21	4	51
KY/046	23	27	2	52
KY/048	21	20	6	47
Average Score	22	23	5	51

Strategic Parcel Reference	Environmental	Social	Economic	Total
KY/SP/005	24	24	6	54
KY/SP/006	26	28	4	58
KY/SP/007	24	31	7	62
KY/SP/008	22	29	7	58
KY/SP/009	21	32	5	58
KY/SP/010	21	30	3	54
KY/SP/011	21	24	2	47
KY/SP/012	23	26	2	51
KY/SP/013	21	27	4	52
KY/SP/014	23	25	4	52
KY/SP/015	21	22	2	45
KY/SP/016	22	21	2	45
KY/SP/017	24	27	2	53
KY/SP/018	19	26	4	49
Average Score	22	27	4	53

Bradford Growth Assessment: The Principal Towns

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

Strategic Parcel Reference	Environmental	Social	Economic	Total
KY/SP/001	19	23	8	50
KY/SP/002	19	26	6	51
KY/SP/003	19	28	2	49
KY/SP/004	19	29	4	52
Average Score	19	27	5	51

Bingley

Bingley is a market town located to the north west of Bradford. it is defined by Eldwick to the north and east, Crossflatts to the west and the River Aire to the south.

Element One: Directions for Growth

a) Existing Policy Constraint Designations and Sieve Mapping

Schedules and maps of the amount of land (hectares) covered by 'high constraints', 'medium constraints' and 'partial constraints' within the 500 metre zone surrounding the Bingley area are set out below.

Bingley **Total Area: 618.18 Ha**

High Constraints	Ha	%
Ancient Woodland	59.92	9.7%
Flood Risk Zone 3	88.08	14.2%
Landfill	20.86	3.4%
Total area (with high policy constraint overlaps)	168.87	
Total area (without high policy constraint overlaps)	161.94	26.2%

Medium Constraints	Ha	%
Allotments	1.22	0.2%
Bradford Wildlife Areas	115.06	18.6%
Historic Parks and Gardens	7.40	1.2%
Playing Fields	17.51	2.8%
Recreation Open Space	16.38	2.6%
Scheduled Monuments	0.21	0.0%
SEGIs - RIGS	27.22	4.4%
SPA 400m-2.5Km Zone	324.92	52.6%
World Heritage Site Buffer Zone	101.10	16.4%
Total area (with medium policy constraint overlaps)	611.03	
Total area (without medium policy constraint overlaps)	500.86	81.0%

Partial Constraints	Ha	%
Conservation Areas	38.66	6.3%
Flood Risk Zone 2	112.36	18.2%
Grassland	1.89	0.3%
Heathland	1.83	0.3%
Other sites of Landscape or Wildlife Interest	27.22	4.4%
Other habitats	8.67	1.4%
Wetland	67.89	11.0%
Woodland	11.77	1.9%
Total area (with partial policy constraint overlaps)	370.29	
Total area (without partial policy constraint overlaps)	251.50	40.7%

Total unconstrained area (hectares)	68.38	11.1%
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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].

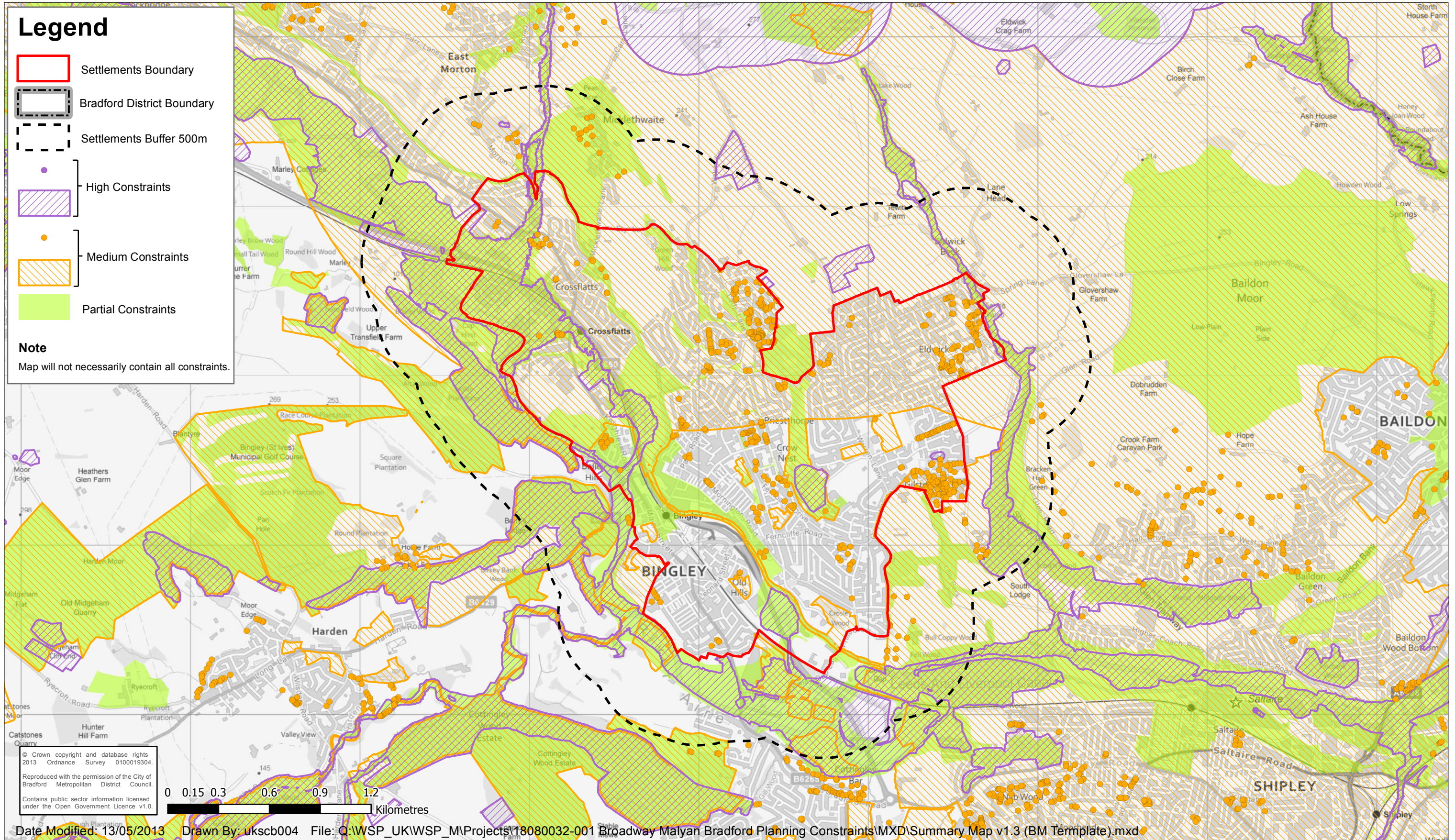
The policy constraint maps for Bingley comprise the following:

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

Legend

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

Note
Map will not necessarily contain all constraints.



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0 0.15 0.3 0.6 0.9 1.2
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Client
Bradford Metropolitan District Council

Project
Bradford Growth Study

Descriptions
Summary Map: Bingley

Status
FOR INFORMATION

Scale
N/A

Job Number
29232

Drawn
WSP

Drawing Number
-

Drawn
2013

Revision
-

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Legend

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

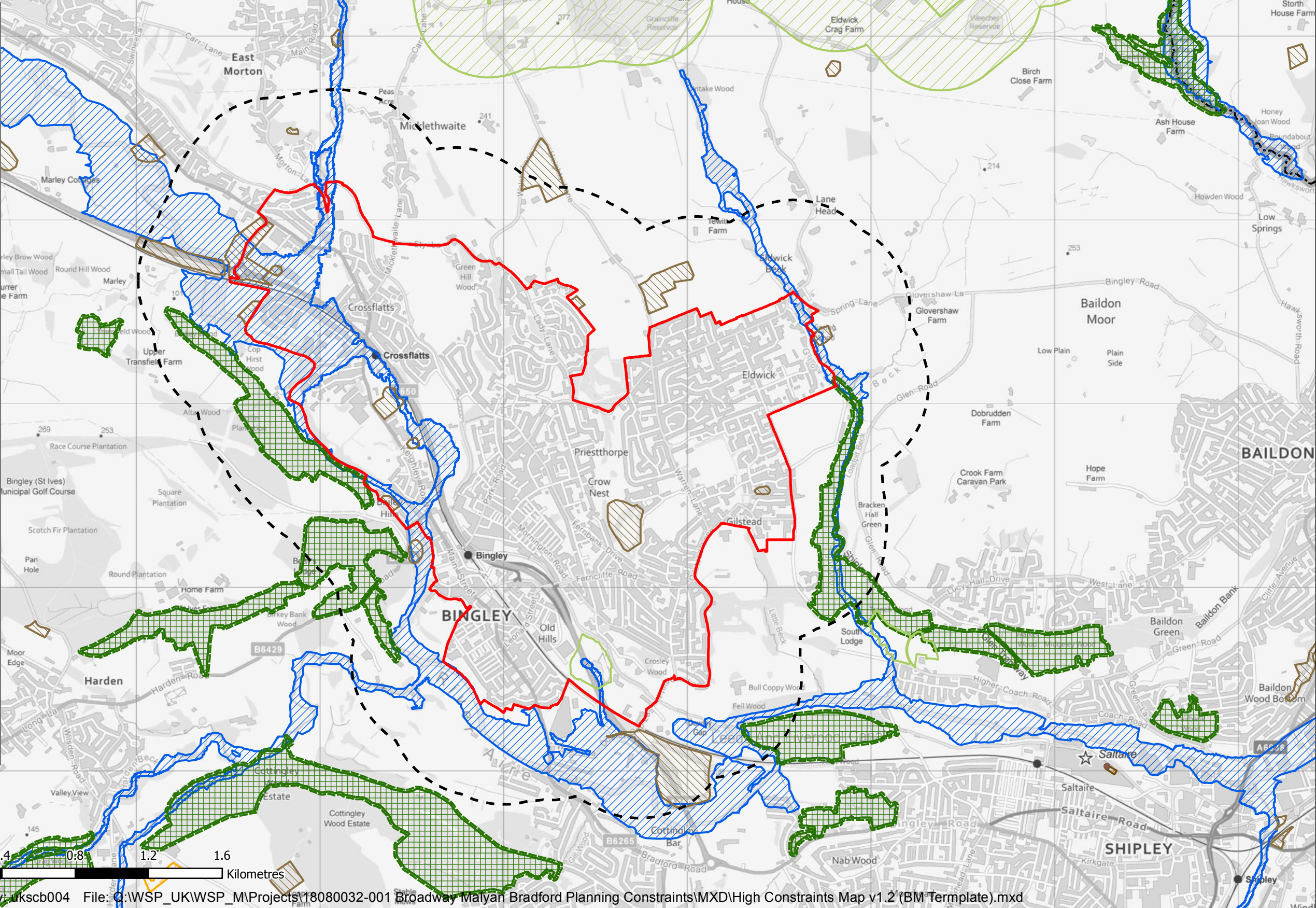
Note
* Includes Ancient Semi-Natural Woodland and Replanted Woodland.

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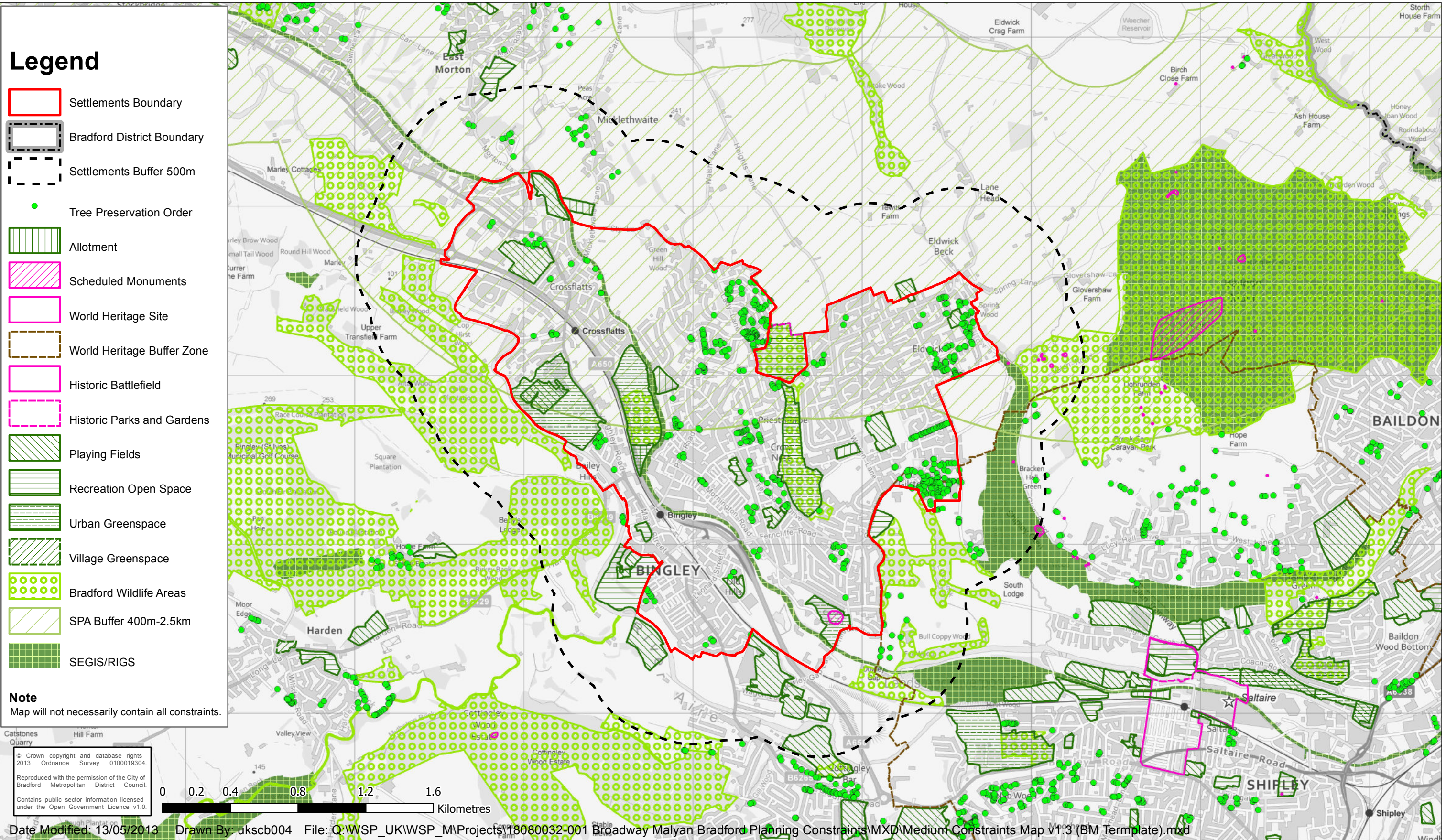
Project
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Descriptions
High Constraints: Bingley

Status
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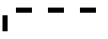

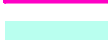

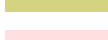

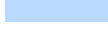
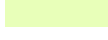

Descriptions
Medium Constraints: Bingley

Status
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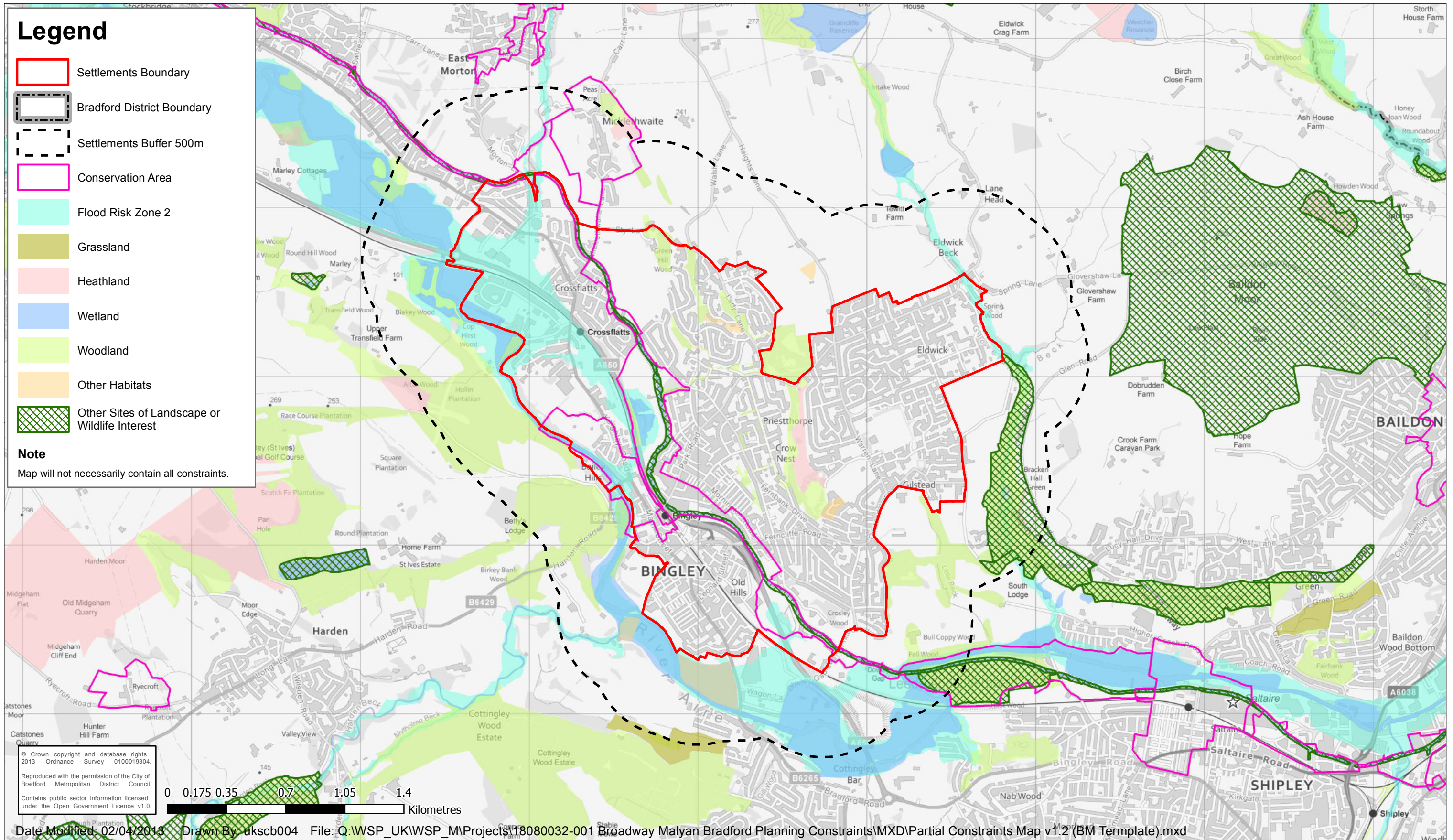
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Job Number 29232	Drawing Number -	Revision -

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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

Note
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Descriptions
Partial Constraints: Bingley

Status
FOR INFORMATION

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

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

Environmental Role Element	Provision/ Position	Comment
Green Belt	Significant contribution to the role of the West Yorkshire Green Belt	<p>The Green Belt performs well in this location with regards to the purposes set out in the National Planning Policy Framework (NPPF):</p> <ul style="list-style-type: none"> • The Green Belt contributes to preventing unrestricted sprawl to the east, north and south. The river to a large extent prevents sprawl to the west. • To the south, south east, east and north west the Green Belt performs a significant role in preventing the urban area of Bingley from merging with neighbouring settlements, namely Baildon, Shipley, Keighley and Cottingley. The Green Belt also contributes to preventing settlements, such as Harden, from merging to the west. • The Green Belt to the north and north west significantly contributes to safeguarding the countryside from encroachment and contributes to preventing encroachment to the west and south west. However, due to landscape and topographical variations surrounding the settlement there is still likely to be potential for some contained Green Belt development which would have a limited impact on the function and role of the Green Belt. • The Green Belt to the south east provides a significant contribution to preserving the setting of the World Heritage site. • As with all settlements within the District the Green Belt contributes towards encouraging efficient use of previously developed and derelict land within urban areas.
Previously Developed Land	618	The Bradford Strategic Housing Land Availability Assessment update indicates there is PDL potential. Bingley contains previously developed sites with a capacity to deliver just over 600 dwellings. This is a significant contribution but still falls well below the expected need for new homes in the area as set out in the Council's Core Strategy.
Landscape	Medium	The Bradford Landscape Assessment outlines that Bingley to the north west, south and south east lies within the Airedale character area. Within the Airedale area there is currently a balance between the proportions of industry, settlement, woodland cover, and pastoral land uses throughout Airedale. However, this balance could be jeopardised by the encroachment of development further up the valley sides. General guidelines are to conserve the current balance. Any new development should be carefully considered in terms of its impact, not only on the immediate landscape but also on the wider environment.
Topography	Varied	The steeper inclines of the Aire valley to the northwest and west of Bingley, and the crags of Shipley Glen in the east are potentially likely to limit further development. However, the flat valley floor to the south and east of Bingley and the gently undulating slopes to the north of Bingley would provide suitable conditions for further development. There are also small pockets of gently undulating slopes to the east of Bingley, which would potentially provide suitable conditions for development.

Bradford Growth Assessment: The Principal Towns

Archaeology and Heritage	Medium	The south east area is within the Saltaire World Heritage 500m buffer zone. St Ives Estate to the west and the Prince of Wales Park are both registered Parks and Gardens. There are also Conservation Areas within Bingley and numerous Listed Buildings. Micklethwaite Conservation Area extends into the countryside to the north.
Nature Conservation	Medium	There are a significant number of local nature conservation designations surrounding the settlement boundary of Bingley. A large Bradford Wildlife Area abuts the western and north eastern boundary to the north west. There is a SEGI to the east and there are Bradford Wildlife Areas between Bingley and Shipley – a number of which abut the settlement boundary. The northern half of the area lies within the SPA 400m to 2.5km buffer zone.
Flood Risk	Medium	The River Aire flood zone runs along the western boundary. Loadpit Beck runs parallel with the eastern boundary and touches the far eastern tip of the settlement. These flood zone areas converge to the south.
Renewable Energy	Potential	There may be potential for development to use low carbon or renewable energy sources.
Hazards and Contamination	Low	Gilstead Filtration Works landfill site lies within the settlement boundary towards the south and Bingley Brickworks landfill site is located to the north of the settlement. There are also a number of former landfill sites to the north west.
<p>Environmental Summary: There are numerous local nature conservation constraints surrounding Bingley. To the south and west topography, flood risk, archaeology and heritage are likely to limit development potential. To the north west, south and south east the Green Belt is also performing a significant function in preventing settlements from merging. However, there are still likely to be some potential for Green Belt development surrounding Bingley. These Green Belt locations should look to ensure that sufficient minimum separation distances between neighbouring settlements are maintained.</p>		

Social Role Element	Provision/ Position	Comment
Population	17,726	Figure based on the Census 2011 Population Counts at Output Area data for Bingley (Bingley area as defined within the Core Strategy). This equates to approximately 3.5% of the total population within the Core Strategy settlement areas.
Population Growth (2001-2011)	17.5%	Analysis of Census data shows that the population of Bingley increased by over 2,600 or 17.5% over the period. This is well above the average for all the Core Strategy settlement areas of 12.9%
Households	8,188	Figure based on MOSAIC HH Count data for Bingley (Bingley area as defined within the Core Strategy). This equates to approximately 4.0% of the Districts total number of households.
Average Household Size	2.16	The average household size within Bingley is lower than the District average of 2.48.
Age structure	Aging Population	The Bingley Ward Economic Profile outlines that the Ward has an older age profile than the District average.
Deprivation	Low	The Bingley Ward Economic Profile outlines that the Ward is ranked 24 out of 30 most deprived Wards in the District.

Bradford Growth Assessment: The Principal Towns

Convenience store	✓	Bingley is a Town Centre within the District's retail hierarchy. The Bradford Retail and Leisure Study recommended improving the quality of the local centre to improve vitality and viability. Eldwick local centre is located towards the far east of the settlement.
Type of Town Centre	Town Centre	
Proximity to nearest Town Centre	0km	
Primary School	✓	There are 6 primary schools and 2 secondary schools within the town and surrounding area. The Bradford Education Organisation Plan indicates that there is already limited surplus primary school places within the Bingley 1 catchment area. Capacity will be exceeded in 2013. Within the Bradford Central confederation area capacity is predicated to be exceeded in 2015/16.
Secondary School	✓	
Higher/ Tertiary Education Facility	✗	
Hospital	✗	
Health Centre	✓	As a principal town within the District Bingley has a wide and diverse variety of community facilities and services.
Post Office	✓	
Library	✓	
Community Centre and Hall	✓	
Green Infrastructure Open Space and Public Space	Shortfall	The Bradford Open Space and Recreation Study identified gaps in provision for amenity green space, particularly in the centre; play areas; civic spaces and cemeteries.
Sports and Recreation Facilities	Average	The Bradford Open Space and Recreation Study identifies a shortfall in sports provision across the District. However, Bingley was not specifically identified for a gap in sports or recreation facilities
Railway Station	✓	One centrally located railway station which serves the town centre. Crossflatts railway station serves the western end of the Bingley area and outlying suburbs of Keighley. Services to Leeds and Skipton run approximately 3 times an hour on weekdays (journey time approximately 20 minutes). There is also a service to Bradford every half hour with a journey time of approximately 20 minutes. Bingley has frequent bus services to Keighley, Shipley, Bradford and Halifax.
High Frequency Bus Service	✓	
Bus Service	✓	
Utilities and Telecommunications Capacity	Capacity	The Bradford Local Infrastructure Plan confirms there is no existing strategic electricity and gas infrastructure capacity issues. Local infrastructure may be required in the medium to long term. Bingley has Broadband.
Affordable Housing	Shortfall	The Bradford Strategic Housing Market Area Assessment (2010) indicates that within the Bingley and Shipley sub area there is an annual net shortfall of 103 dwellings. This equates to approximately 14% of the Districts total need.
Long term housing vacancy rate	2.4%	This is a rate below the District average of 3.3%
Market supply and demand (Sub area)	High demand	The Bradford Strategic Housing Market Area Assessment (2010) indicates that there is high demand for all tenures. There is high demand for family sized 3+ bedroom properties. There is high demand for all property types, with the exception of terraced houses.

Social Summary:

Bingley has an excellent range of existing community and social facilities and services. New homes would support the vitality and viability of Bingley town centre. The settlement also has good public transport services. As in many locations within the District, due to an expanding population, investment to redress shortfalls in education and open space is needed. Carefully planned new housing development in this location may provide a contribution to the investment needed to help to address these shortfalls and support enhanced public transport services. There is also an identified housing need and demand within Bingley.

Economic Role Element	Provision/ Position	Comment
Travel to work area and job accessibility	Average	The Bradford Ward Economic Profile outlines that the average distance travelled to work is broadly the same as the District average. Travel rates by car and train are higher than the District average.
Working population (aged 16-64)	13,412	Figure taken from Census 2011 data. This equates to approximately 3.7% of the District's total working population.
Total number of local jobs	5,600	Figure based on the Bradford Ward Economic Profile.
Proportion of working age population to total local jobs	2.4 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	High	The Bradford Ward Economic Profile outlines that in 2011 the Ward had a rate of 121 new business states per 10,000 adults. This is significantly higher than the District average of 100. The Ward has broadly the District average number of households with at least one person being self-employed or a business owner.
Number of local business units	460	Figure based on the Bradford Ward Economic Profile.
Top 30 employers	✓	Two of the Districts top 30 employers are located within Bingley. There are also at least three companies employing between 50 to 249 employees. Based on the Bradford Ward Economic Profile.
Employment Land	Capacity	The Bradford Employment Land Review outlines that Bingley has a strong employment base. The main employment areas are located along the A650 corridor to the west.
Regeneration Areas	✓	Bingley is located within the Airedale Regeneration Priority Area.
Transport Capacity	Existing capacity	The Bradford District Wide Transport Study identified potential highway capacity issues within the Airedale corridor. However, the Bradford Local Infrastructure Plan outlined that the recent Bingley relief road has unlocked some capacity on the A650, which benefits the town centre. There is therefore currently existing network capacity at Bingley.
Potential transport measures		Planned highway junction improvements, increased bus and rail service provision, including an interchange. Extend bus priority measures on the A650 where possible.

Economic Summary:

New housing development would assist with regeneration and deliver improved public transport services. New housing may help to attract new employment opportunities to Bingley which will assist with regeneration and support increased settlement containment. There would also be an economic benefit to the local economy through increasing footfall within Bingley town centre.

Bradford Growth Assessment: The Principal Towns

c) Objectively Assessed Consideration

Total area of 500m search area (hectares)	618.18	New homes would assist with addressing the identified social issues and support local and wider economic growth and regeneration.
Total Area covered by highly constrained designations (hectares)	161.94 (26%)	
Total Area covered by medium constrained designations (hectares)	500.86 (81%)	The land surrounding Bingley has a moderate level of land within the high constraints category (26%). The area has a very high level of land covered by medium constraints (81%). The most notable being the SPA 400m to 2.5km zone.
Total Area covered by partly constrained designations (hectares)	251.50 (41%)	Only around 11% of the land surrounding Bingley is 'unconstrained'. Subject to the outcome of further detailed assessments as part of the Local Plan, some of these areas could potentially accommodate development with appropriate and available mitigation and avoidance measures. However, a significant proportion of the partially constrained land is covered by multiple policy constraints, including medium constraint policy designations, which may require a complex package of mitigation and avoidance measures.
Total unconstrained area (hectares)	68.38 (11%)	If Green Belt land surrounding Bingley is required to meet identified housing needs and demand, the search for sites should primarily focus in locations to the south and east where environmental pressures are lower and there is good accessibility to existing social and economic services and facilities. However, development in this location would need to consider impacts on the World Heritage Site and look to ensure that adequate separation distances between neighbouring settlements are maintained, particularly between Cottingley, Shipley and Baildon.

Element Two: GreenBelt Site Sustainability Testing

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

SHLAA Site Reference	Environmental	Social	Economic	Total
BI/027	27	32	4	63
BI/036	24	31	4	59
BI/037	27	31	4	62
Average Score	26	31	4	61

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

SHLAA Site Reference	Environmental	Social	Economic	Total
BI/011	18	16	4	38
BI/013	24	27	4	55
BI/016	28	27	2	57
BI/018	25	29	2	56
Average Score	24	25	3	52

Bradford Growth Assessment: The Principal Towns

Strategic Parcel Reference	Environmental	Social	Economic	Total
BI/SP/005	24	24	4	52
Average Score	24	24	4	52

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

Strategic Parcel Reference	Environmental	Social	Economic	Total
BI/SP/001	16	23	6	45
BI/SP/002	16	23	5	44
BI/SP/003	20	26	2	48
BI/SP/004	21	27	2	50
Average Score	18	25	4	47

Ilkley

Ilkley is located to the north of the District and predominantly lies on the south bank of the River Wharfe. The town's southern edge is defined by the steep slopes up to the South Pennine Moors.

Element One: Directions for Growth

a) Existing Policy Constraint Designations and Sieve Mapping

Schedules and maps of the amount of land (hectares) covered by 'high constraints', 'medium constraints' and 'partial constraints' within the 500 metre zone surrounding the Ilkley area are set out below.

Ilkley **Total Area: 602.48 Ha.**

High Constraints	Ha	%
Ancient Woodland	66.13	11.0%
Flood Risk Zone 3	79.13	13.1%
Landfill	0.24	0.0%
SPA	186.20	30.9%
SPA 400m Zone	57.21	9.5%
SSSI	186.20	30.9%
Total area (with high policy constraint overlaps)	575.11	
Total (without high policy constraint overlaps)	387.83	64.4%

Medium Constraints	Ha	%
Bradford Wildlife Areas	44.37	7.4%
Playing Fields	24.18	4.0%
Scheduled Monuments	8.20	1.4%
SEGIs - RIGS	44.94	7.5%
SPA 400m-2.5Km Zone	359.06	59.6%
Total area (with medium policy constraint overlaps)	480.75	
Total (without medium policy constraint overlaps)	381.37	63.3%

Partial Constraints	Ha	%
Conservation Areas	21.88	3.6%
Flood Risk Zone 2	89.37	14.8%
Heathland	185.68	30.8%
Other sites of Landscape or Wildlife Interest	44.94	7.5%
Wetland	77.01	12.8%
Woodland	84.96	14.1%
Total area (with partial policy constraint overlaps)	503.84	
Total (without partial policy constraint overlaps)	361.28	60.0%

Total unconstrained area	0.00	0.0%
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[The sum of the policy constraint areas do not necessarily sum to total search zone area due to policy designation overlap e.g. land can be covered by both partial and medium policy constraints. The total land area assessed under Element Two is set out within Appendix 1].

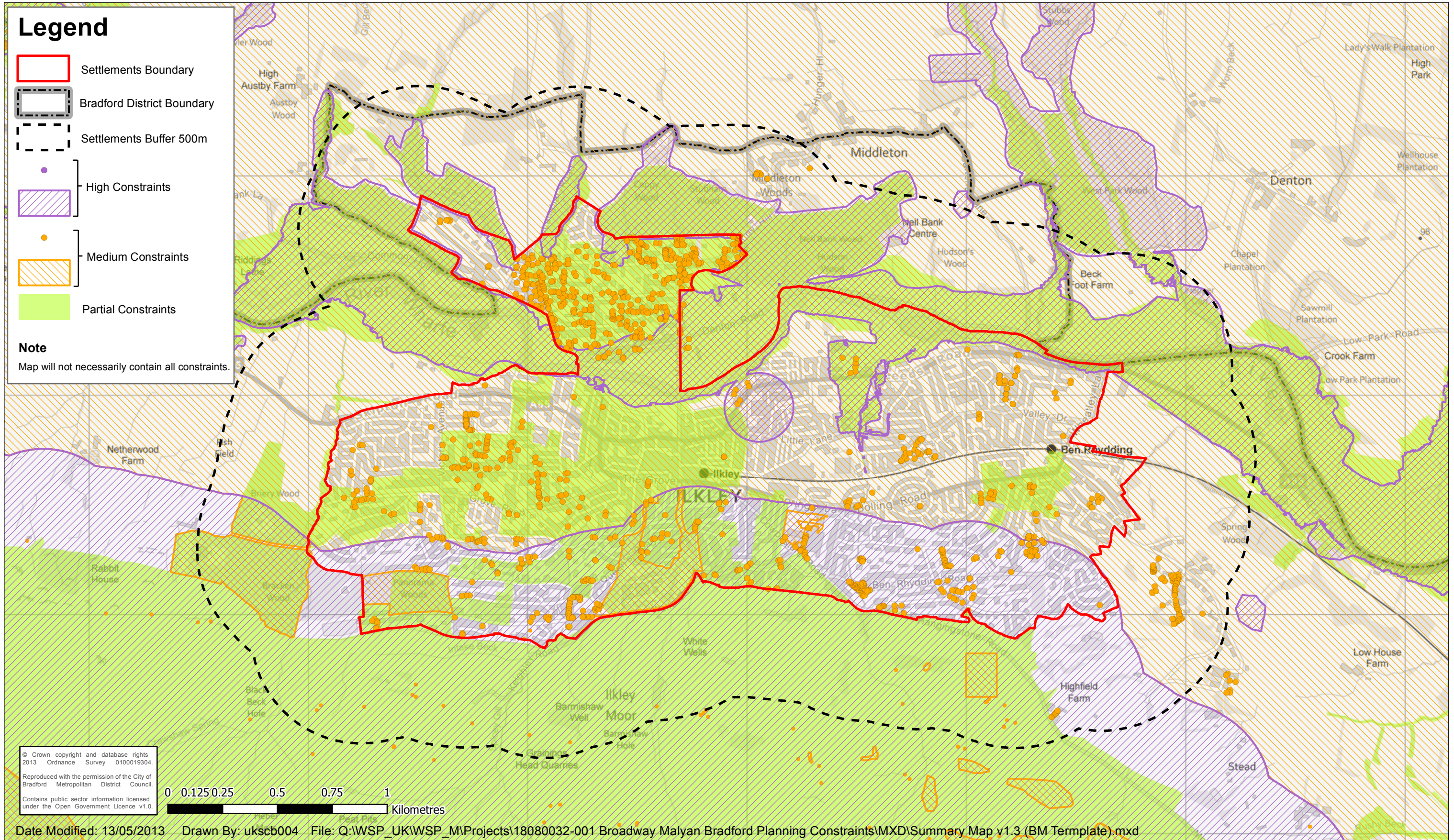
The policy constraint maps for Ilkley comprise:

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

Legend

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

Note
Map will not necessarily contain all constraints.



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Descriptions
Summary Map: Ilkley

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-

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Legend

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

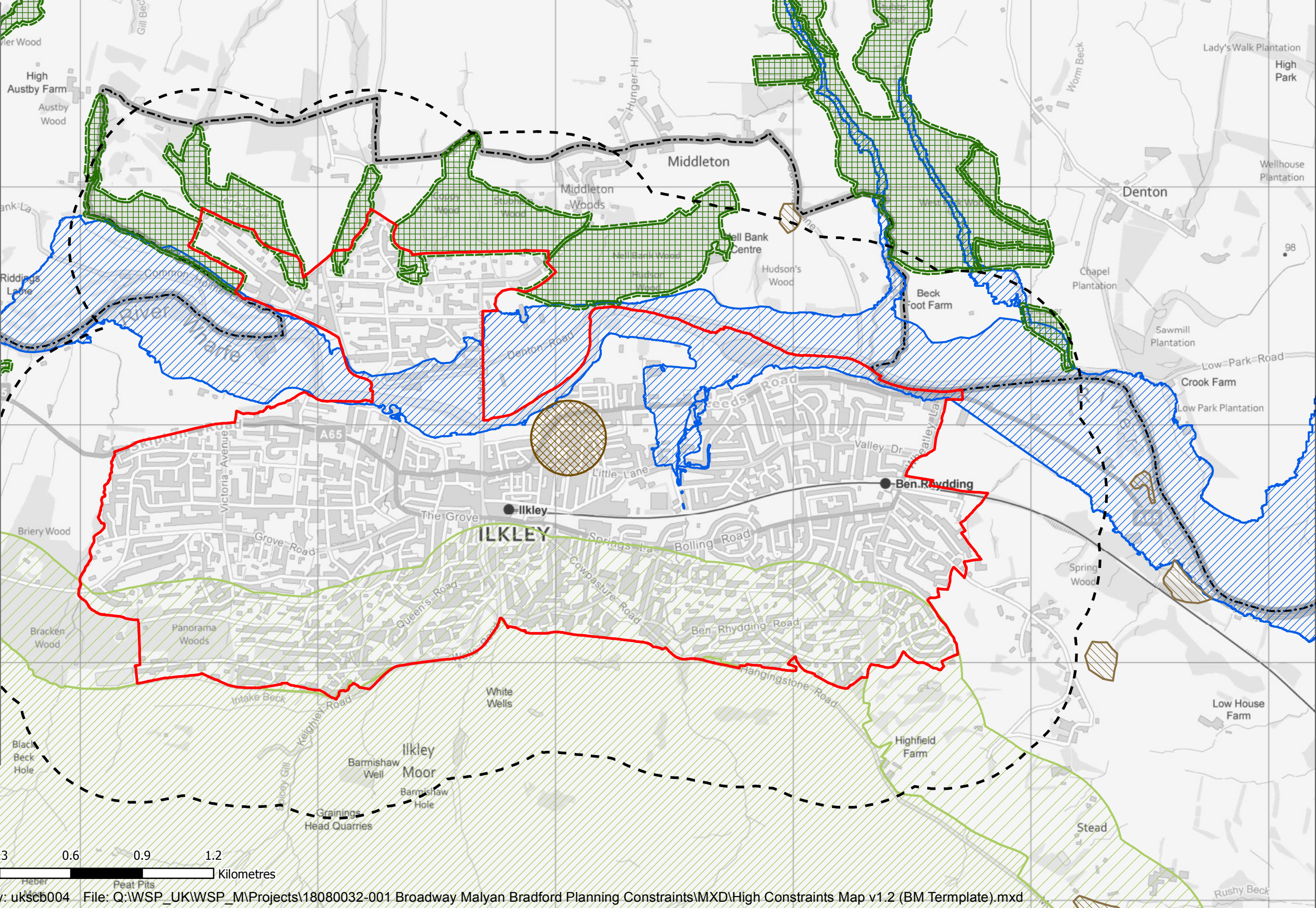
Note
 * Includes Ancient Semi-Natural Woodland and Replanted Woodland.

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Project
Bradford Growth Study

Descriptions
High Constraints: Ilkley

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Legend

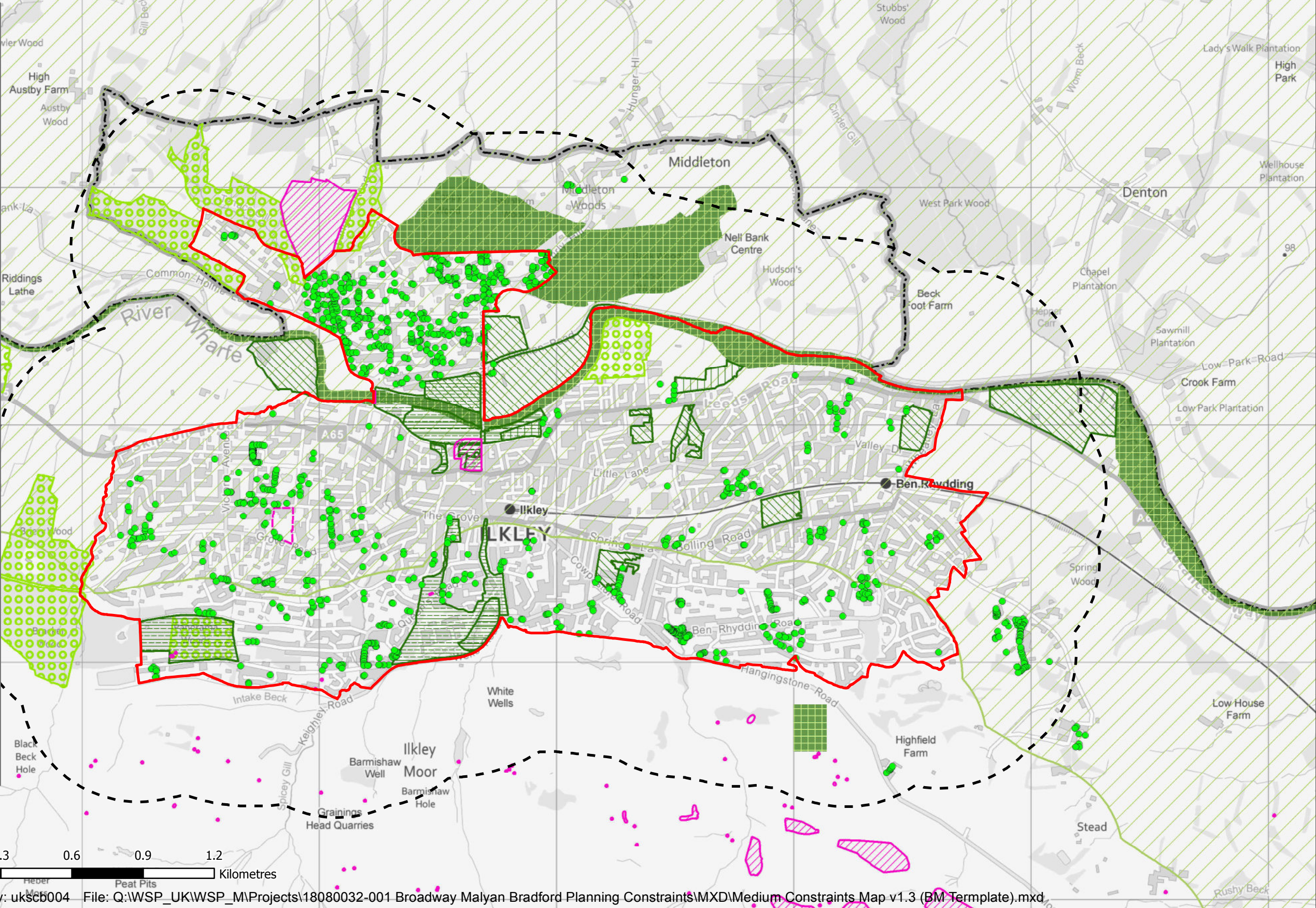
-  Settlements Boundary
-  Bradford District Boundary
-  Settlements Buffer 500m
-  Tree Preservation Order
-  Allotment
-  Scheduled Monuments
-  World Heritage Site
-  World Heritage Buffer Zone
-  Historic Battlefield
-  Historic Parks and Gardens
-  Playing Fields
-  Recreation Open Space
-  Urban 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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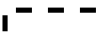

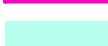

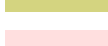




Descriptions
Medium Constraints: Ilkley

Status
FOR INFORMATION

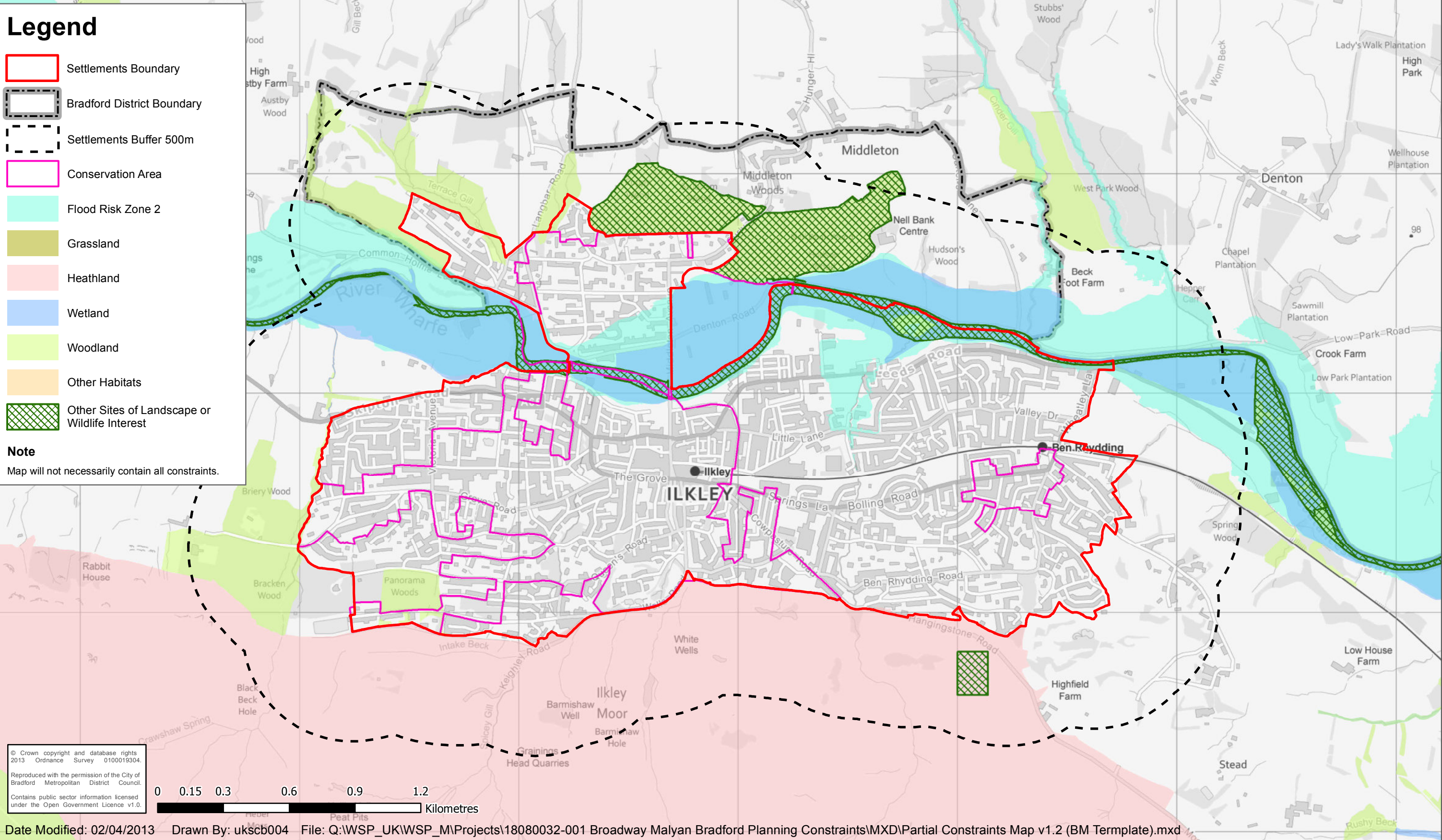
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Legend

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

Note
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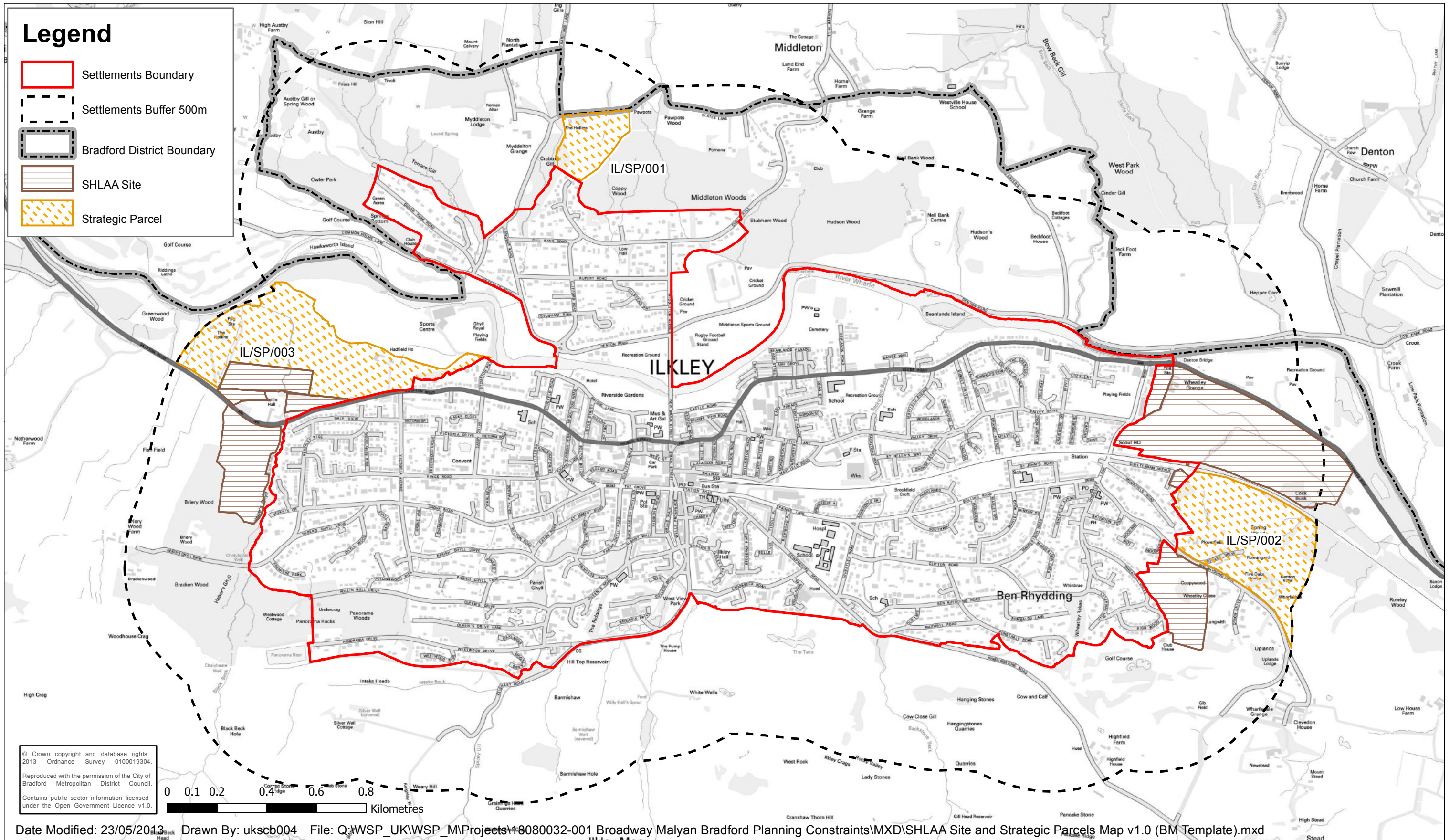
Project
Bradford Growth Study

Descriptions
Partial Constraints: Ilkley

Status
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Job Number 29232	Drawing Number -	Revision -

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

Status
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Job Number 29232	Drawing Number -	Revision -

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

Environmental Role Element	Provision/ Position	Comment
Green Belt	Limited contribution to the role of the Leeds/ Bradford Green Belt	<p>The Green Belt performs well in this location with regards to the purposes set out in the NPPF:</p> <ul style="list-style-type: none"> • The Green Belt surrounding Ilkley has a limited role in restricting the sprawl of the Leeds/ Bradford urban area. However, locally the Green Belt has a significant role in restricting the sprawl of Ilkley to the east and west, along the A65 road corridor and Wharfedale valley floor. • The Green Belt contributes to maintaining a separation gap between Ilkley and the neighbouring settlements of Addingham and Burley-in-Wharfedale. However, the gap remains significant. • The Green Belt performs a significant role in safeguarding the countryside from settlement encroachment. However, given landscape and topographical variations surrounding the settlement some contained Green Belt development could potentially be achieved without significant impact on the function or role of the Green Belt. • The Green Belt has a limited contribution to the setting of a historic town. • As with all settlements within the District the Green Belt contributes towards encouraging efficient use of previously developed and derelict land. However, there is very limited previously developed land potential within Ilkley.
Previously Developed Land	375	The Bradford Strategic Housing Land Availability Assessment update outlines that there are limited opportunities in the town for development intensification on existing large residential plots, but there are still some small opportunities on PDL sites.
Landscape	Medium – High	<p>The Bradford Landscape Assessment outlines that the landscape to the north and west of Ilkley comprises woodland cover, which largely consists of broadleaved species with occasional coniferous trees. It includes large areas of Ancient Woodland. To the south of Ilkley the dominating landscape types are moorland (Ilkley Moor) and upland pastures.</p> <p>The Special Protection Area (SPA)/ Special Area for Conservation (SAC) South Pennine Moors cover most areas of Rombalds Ridge including Ilkley Moor which is located to the South of Ilkley. A strong visual connection to the Yorkshire Dales National Park and Nidderdale Area of Outstanding Natural Beauty has been recorded. The valley of Wharfedale has largely retained its rural and agricultural character. River Wharfe and its floodplains dissect the town of Ilkley. The sharp edges of the town’s settlement area contribute to the overall landscape character. The mature tree cover throughout the settlement adds to the historic value of Ilkley.</p>
Topography	Varied	Ilkley is located on the floor of the Wharfe Valley. Gentle slopes extend to the North and reach a height of 100-200m above ordnance datum (AOD) The Southern slopes are rising steeply to the moorland edge and feature distinct crags. The level change encompasses a rise from 75m AOD to 400m AOD from the valley floor to the heights of Rombalds Ridge, which landscape is defined by a high moorland plateau with distinct terraces or plateaux. It contains distinct millstone grit cliffs or escarpment ridges.

Bradford Growth Assessment: The Principal Towns

Archaeology and Heritage	Medium	There are three Conservation Areas within Ilkley (Ilkley, Middleton and Ben Rhydding) covering more than half of the settlement area. There are numerous listed buildings, a historic garden and a scheduled ancient monument within the urban area. A number of these are located on or towards the settlement boundary, particularly to the north. To the south of the town there are numerous rock formations which are scheduled ancient monuments within the Moors.
Nature Conservation	High	The Special Protection Area (SPA)/ Special Area for Conservation (SAC) South Pennine Moors cover most areas of Rombalds Ridge including Ilkley Moor which is located to the south of Ilkley. The southern edge of the town lies within the 400 metre protection buffer zone and the remainder of the settlement lies within the 400 metre to 2.5km buffer zone. A significant proportion of the area to the north is covered by Bradford Wildlife Area designations. These designations largely abut the settlement boundary. The woods to the south east of the settlement and the river corridor to the north west of the settlement are also designated as Bradford Wildlife Area.
Flood Risk	Medium	River Wharfe forms the northern boundary of Ilkley and separates Ilkley from Middleton to the north. The River has a wide flood risk area.
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 Ilkley. However, to the east of the town there are three historical landfill sites, to the west one historical site and to the north a small historical site within the grounds of Middleton Hospital. None of these historical sites directly abut the settlement boundary. There is a small hazardous installation within the centre of Ilkley.

Environmental Role Summary:

The settlement and potential Green Belt locations adjoining it are wholly within the 2.5km SPA buffer zone currently being assessed by consultants. In combination with other environmental constraints, the results of this work could significantly limit the potential for development in this area.. However there may be some potential for Green Belt development to the east and west, where landscaping could contribute to providing a settlement boundary.

Social Role Element	Provision/ Position	Comment
Population	14,394	Figure based on Census 2011 Population Counts at Output Area data for Ilkley (Ilkley area as defined within the Core Strategy). This is approximately 2.8% of the total population within the Core Strategy settlement areas.
Population Growth (2001-2011)	9.3%	Analysis of Census data shows that the population of the Ilkley settlement area increased by just over 1,200 or 9.3% over the period. This is below the average for all the Core Strategy settlement areas of 12.9% To a certain extent this reflects the policy approach of the current and previous development plans not to allocate much development land within this area.
Households	6,495	Figure taken from MOSAIC HH Count data for Ilkley (Ilkley area as defined within the Core Strategy). This is approximately 3.2% of the District's total population.
Average Household Size	2.21	The average household size within Ilkley (area as defined within the Core Strategy) is below the District's average household size of 2.48.

Bradford Growth Assessment: The Principal Towns

Age structure	Aging Population	25.2% of the population are 65 and over, which is almost twice the District average (13.2%), and is lower than District population under the age of 44. Based on the Bradford Ward Economic Profiles.
Deprivation	Low	The Bradford Ward Economic Profiles outline that the majority of the Ward is 11-20% or 10% least deprived LSOA in England. Ben Rhydding (central) is the least deprived neighbourhood in the District. Five of the District 10 least deprived LSOAs are within Ilkley: Middleton, Ben Rhydding (East), Ilkley (Central), Ilkley (west) and Ben Rhydding (central).
Convenience store	✓	Ilkley is a Town Centre within the District's retail hierarchy. The Bradford District Retail and Leisure Survey concluded that Ilkley was a healthy, vital and viable town centre. The Study identified potential opportunities for further town centre expansion, refurbishment and upgrading.
Type of retail centre	Town Centre	
Proximity to nearest Town Centre	0 km	
Primary School	✓	Ilkley has 4 primary schools and 1 secondary school. The Bradford District Education Organisation Plan (December 2012) indicates there is sufficient existing capacity within both primary and secondary schools (Wharfe Valley and 3 Valleys areas) to meet forecast need. However, capacity is broadly equal to demand towards the end of the Education Plan period – 2015 for primary and 2018 for secondary. Ilkley Grammar School is also specifically identified as having capacity issues towards 2018.
Secondary School	✓	
Higher/ Tertiary Education Facility	✗	
Hospital	✗	
Health Centre	✓	As a principal town within the District, Ilkley has a wide and diverse variety of 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 parks and gardens to the east, amenity green space, play areas and civic space. Minor shortfall in allotment space was also identified.
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	✓	There are two railway stations at Ilkley – Ilkley and Ben Rhydding to the east of the town. These provide approximately half hourly services to both Bradford and Leeds (journey times are also approximately 30 minutes).
High Frequency Bus Service	✗	Ilkley has good bus services to key settlements within the District and local services to the surrounding smaller settlements. However, this is not a high frequency service.
Bus Service	✓	
Utilities and Telcoms Capacity	✓	The Bradford Local Infrastructure Plan confirms there is existing strategic electricity and gas infrastructure capacity. Local infrastructure may be required in the medium to long term. Wharfedale is also adequately served by broadband services.

Bradford Growth Assessment: The Principal Towns

Affordable Housing	Shortfall	The Bradford Strategic Housing Market Assessment (2010) outlines that Wharfedale sub-area has a net annual shortfall of 120 affordable houses. This equates to 16% of the total District average.
Long term housing vacancy rate	2.5%	This is below the District average of 3.9%
Market supply and demand (Sub area)	Low supply with high demand	The Strategic Housing Market Area Assessment (2010) outlines that demand exceeds supply for detached houses of 3+ bedrooms; and private rented properties. There is limited demand for one bed properties.
<p>Social Role Summary: Ilkley is a principal town within the Districts settlement hierarchy and has a vital and viable town centre with potential for further expansion and redevelopment. New housing development would help to support the existing town centre and create new footfall to facilitate the town centres expansion and redevelopment. There is identified housing need and demand within Ilkley. There are also gaps in primary and secondary school places and open space and recreation facilities. New housing may provide new and enhanced education and open space facilities. New housing would also help to support and possibly improve existing bus services through creating a high frequency service.</p>		

Economic Role Element	Provision/ Position	Comment
Job accessibility and travel to work area	Out commuting	The District Wide Transport Study outlines that the minimum and maximum journey times by sustainable transport modes from potential development areas to employment is between 0 and 30 minutes. The Bradford Ward Economic Profiles outline that the town has significant out commuting levels compared to the District average, including outside the District – 18.2% commute to Leeds, 4.8% to Craven.
Working age population	9,951	Figure based on Census 2011 data. This is approximately 2.7% of the District’s working population.
Total number of local jobs	6,000	Figure based on the Bradford Ward Economic Profiles.
Proportion of working age population to total local jobs	1.65 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). However, given the significant level of out commuting of residents, this indicates that local jobs are potentially not being filled by local residents, but people commuting into Ilkley.
Entrepreneurship	High	The Bradford Economic Profile for Ilkley outlines that in 2011 there were 134 new business starts per 10,000 working age. This rate is above the District average of 100. The Ilkley Ward also has a higher than District average number of households (18.3%) who 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	686	Based on the Bradford Ward Economic Profiles.
Top 30 employers	x	The Bradford Ward Economic Profiles outlines that the nearest top 30 District employer is at Steeton – Acorn Mobility Services.

Bradford Growth Assessment: The Principal Towns

Employment Land	Demand for small to medium high value space	As a Principal Town Ilkley is a focus of economic growth within the District. The Bradford Employment Land Review Update 2011 identified future demand for office and employment land for small to medium high value, high quality enterprises. Given the towns high levels of entrepreneurship the review recommend provision of live-work units. Ilkley is identified has having an opportunity to provide high quality employment land within close proximity to Ben Rhydding Railway Station and to Leeds/ Bradford Airport.
Regeneration Areas	None	There are no designated regeneration areas within Ilkley.
Transport Capacity	Capacity Limited	The District Wide Transport Study outlined that there is limited potential for provision of extra highways capacity on the existing network. It would also be difficult to reduce bus journey times as there are limited opportunities for providing bus priority. The Bradford Local Infrastructure Plan outlines that the A65/ A6038 corridor is congested at peak times and that there are severe delays at junctions in Ilkley. There are also some capacity issues on the rail network at peak times.
Potential transport measures		The District Wide Transport Study recommended focusing on making best use of the existing rail services on the Wharfedale line, including the provision of Park and Ride facilities at stations. With sufficient demand there is potential for additional service provision on the Wharfedale line. Public transport improvement could also be made through better bus connections between Ilkley and Leeds/ Bradford Airport.
<p>Economic Role Summary: Ilkley has a high economic activity rate and has potential for further local economic development, particularly high value industries. The settlements proximity to Leeds Bradford Airport is also a potential asset that Ilkley, with improved public transport connections, could benefit from.</p>		

c) Objectively Assessed Consideration

Total area of 500m search area (hectares)	602.48	New dwellings would assist with addressing the identified social issues and support Ilkley's role as a Principal Town.
Total Area covered by highly constrained designations (hectares)	387.83 (64%)	
Total Area covered by medium constrained designations (hectares)	381.37 (63%)	However, the area surrounding Ilkley is covered by a significant level of land within the 'high constraints' category (64%). The most notable constraint being the SPA and the SPA 0 to 400 metre buffer zone. Beyond the 400 metre buffer zone there is an additional large area of land covered by the 400 metre to 2.5km zone.
Total Area covered by partly constrained designations	361.28 (60%)	
Total unconstrained area (hectares)	0.00 (0%)	Subject to the outcome of the Councils on-going SPA work, to meet identified housing needs and demand if Green Belt development surrounding Ilkley is required, development should primarily look to locations to the east and west along the valley floor, where environmental pressures are lower and robust new settlement boundaries can be created.

Element Two: Green Belt Site Sustainability Testing

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

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

SHLAA Site Reference	Environmental	Social	Economic	Total
IL/009	21	28	1	50
IL/011b	27	25	2	54
IL/012	21	20	1	42
IL/013	24	33	2	59
IL/014	22	32	2	56
Average Score	23	28	2	52

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

Strategic Parcel Reference	Environmental	Social	Economic	Total
IL/SP/001	24	22	2	48
IL/SP/002	22	28	1	51
IL/SP/003	22	31	3	56
Average Score	23	27	2	52

The Principal Towns Summary

A summary table of the Element One land areas (hectares) covered by existing policy constraint within the 500m search areas surrounding each of the Principal Town areas.

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

Summary table of the average environmental, social, economic and overall total scores for the Principal Town settlement areas SHLAA and Strategic Parcels that were subjected to the Element Two sustainability testing:

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

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

Keighley has a significant amount of ‘unconstrained land’, whereas Bingley and Ilkley have comparatively little ‘unconstrained land’. Due to Ilkley’s proximity to the Special Protection Area, the settlement does not currently have any ‘unconstrained land’.

The average sustainability assessment scores for the non-SPA SHLAA and Strategic Parcel sites surrounding Bingley and Keighley were on average above the overall settlement averages across the study area. The Element One and Element Two assessments demonstrate the suitability of Keighley and Bingley to accommodate future growth. Subject to the development implications of the SPA 400

Bradford Growth Assessment: The Principal Towns

metre to 2.5km buffer zone, Ilkley may also be considered suitable to accommodate some limited future growth.

Appendix 1

The Total Land Area assessed under Element Two

Settlement	Strategic Land Parcels (ha.)	SHLAA Sites (ha.)	Total (ha.)
Keighley	708.80	72.06	780.86
Bingley	128.57	17.07	145.64
Ilkley	49.94	43.10	93.04
Total Principal Town Area (ha.)	887.31	132.24	1019.55