

Local Plan for the Bradford District

Allocations Development Plan Document

Issues and Options

PENNINE TOWNS AND VILLAGES SUB AREA

Strategic Context, Land Supply and Consultation Questions



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1. INTRODUCTION

- 1.1 The Council is preparing a new Local Plan for the district. The plan will shape key decisions such as where new homes, jobs and infrastructure are located and which areas and green spaces are protected.
- 1.2 The Council are currently conducting consultation and engagement on the one of these documents – the Allocations Development Plan Document (DPD).
- 1.3 This paper is one of several which have been published by the Council. It sets out some of the strategic policies which will shape the content of the Allocations DPD and some of the key studies and evidence which have been prepared so far. However its main purpose is to show, for each settlement;
- a list and maps of possible development sites which might be allocated as housing, gypsy & traveller or employment sites, and seek views on the most appropriate future use of these sites;
 - maps of current employment zones (where applicable) and seek views on whether these zones and their boundaries are appropriate;
 - maps of currently designated green spaces and seek views on whether these spaces should continue to be protected and whether there are other spaces which need protecting;

The document lists a number of questions on which the Council are seeking views.

- 1.4 Further papers and consultation resources are available to view on the Council's website at:
https://www.bradford.gov.uk/bmdc/the_environment/index
then click;
- The Development Plan for Bradford
 - Development Plan Documents

These include requests for additional evidence which people think may be relevant and consultation dates. An Interactive map which shows sites and boundaries in more detail is also available which also provides the opportunity to comment on these areas by using the comment tool provided. A further paper comment form is also available.

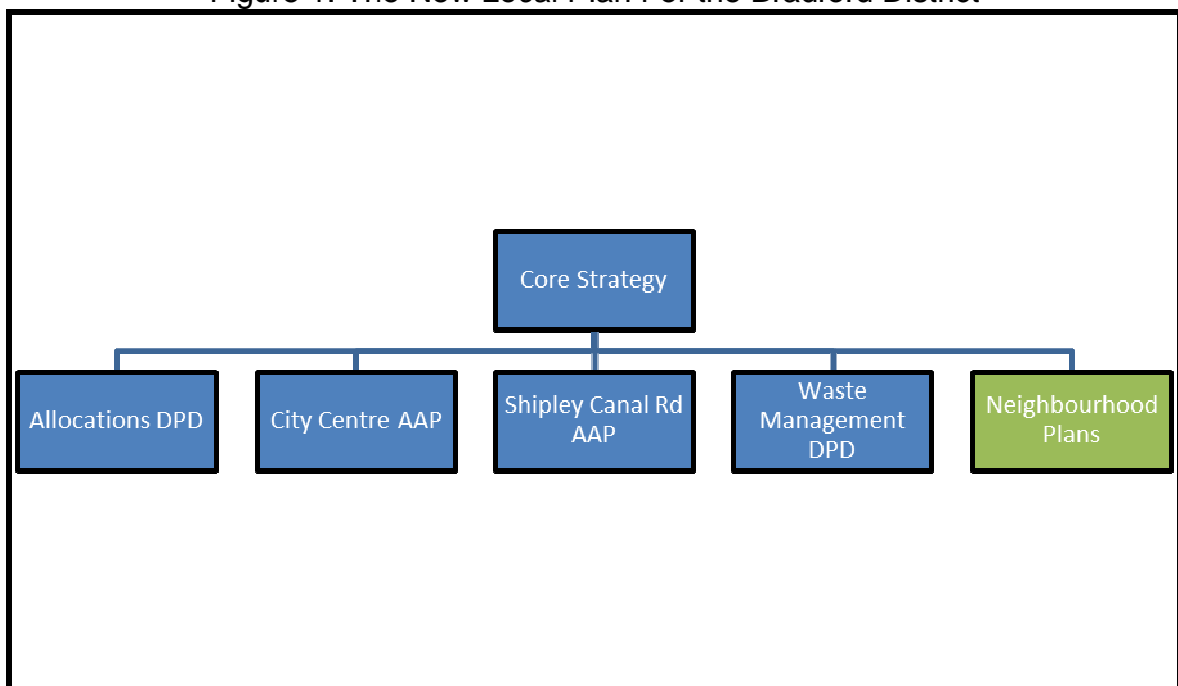
2. BACKGROUND – THE NEW LOCAL PLAN FOR THE BRADFORD DISTRICT

- 2.1 Planning involves making decisions about the future of our cities, towns and countryside – where we work, where we live, where we play and how we are able to get to these destinations. It involves planning ahead to ensure that services, utilities and infrastructure are available where they are needed and attempting to balance different needs and goals ranging from our desire for development, growth and regeneration to our desire to protect and conserve and enhance our built and natural environment.
- 2.2 In order to achieve these objectives, all Councils are required by law to produce a statutory development plan for their area. The Government requires that all such Plans are:
- Positively prepared i.e. meeting the development needs of the area;
 - Justified i.e. the most appropriate approach when considered against the reasonable alternatives, based on proportionate evidence ;
 - Effective i.e. deliverable
 - Consistent with national policy i.e. including National Planning Policy Framework (NPPF)
- 2.3 Plan making involves the process of combining research and analysis with engagement and consultation with all who have a stake in making our district a great place and in the process producing a framework of policies and proposals to guide future decisions on where development will take place and in what form. Ultimately, plan making is aimed at creating sustainable and vibrant communities and places.
- 2.4 The last plan that the Council produced – the Replacement Unitary Development Plan (RUDP) – was adopted in 2005 and is still in force but is being gradually replaced by a suite of new plans over the next few years which will together be known as the **Local Plan**. This new Local Plan will address the needs of the district over the period to 2030.
- 2.5 The different components of the new Local Plan for the Bradford District are outlined below. The strategic part of the Local Plan – the **Core Strategy** – is nearing completion and determines the overall strategy for the district. This includes making an assessment of how many new homes will be needed and outlining the broad pattern and distribution of housing and economic growth and development across the district*.
- 2.6 The Council are preparing 4 additional Local Plan documents which will implement and develop the policies within the Core Strategy (see figure 1). Most significantly these 4 documents will identify or allocate sites for development and designate areas of environmental value such as green spaces which will be protected from development.

2.7 This paper and the current consultation concerns the Allocations Development Plan Document (DPD). This document concerns the Pennine Towns of Queensbury, Thornton, Cullingworth, Denholme, Harden, Haworth, Oakworth, Oxenhope and Wilsden.

***It is important to stress that the Allocations DPD is not re-assessing strategic policies contained within the Core Strategy. The Council are therefore not consulting on the district wide housing requirement of 42,100 new homes and is not consulting on the housing development targets within each settlement. It is however consulting on how and where those development levels should be accommodated.**

Figure 1: The New Local Plan For the Bradford District



2.8 In addition to the Local Plan documents being prepared by the Council, some local communities are in the process of preparing Neighbourhood Development Plans. These Plans, once adopted by the Council, have the same legal status as the Local Plan. Neighbourhood Plans are required to plan positively to support the needs of their areas and their content must be in conformity with the strategic policies within the Local Plan.

3. THE ALLOCATIONS DPD

- 3.1 The Allocations DPD once adopted will need to ensure it has allocated sufficient development sites to meet the housing and employment targets set out within the Core Strategy. It will also identify where key infrastructure improvements such as schools necessary to support development are required and identify a network of green spaces important for their visual, recreational, landscape and biodiversity value. It will also identify sufficient appropriate sites to meet the needs of Travellers and Travelling Show persons in accordance with Core Strategy Policy HO12 and outline those areas which will be protected for economic growth. In achieving this it will need to review and amend the current Green belt boundary, existing employment zone boundaries and review and update the current network of greenspaces identified in the RUDP.
- 3.2 This current consultation seeks to gauge public view on which sites should be chosen for development and which should not. While in many cases concerns will focus on the issue of where new housing and employment development may be located, the Council is equally keen to receive comments on how best to ensure that each area retains the most important areas of greenspace and also whether there is a need for new facilities to support growth.
- 3.3 Four sub areas are defined by the Core Strategy and are shown in figure 2. These are:
1. The **Regional City** - which includes, the main urban extent of the city of Bradford and its suburbs including Shipley and Lower Baildon but excluding, the City Centre and the Shipley and Canal Road Corridor which includes Shipley town centre
 2. **Airedale** – which includes the towns, Keighley and Bingley, larger settlements of Silsden and Steeton with Eastburn and the smaller villages of East Morton, Cottingley and Baildon.
 3. **Wharfedale** –Ilkley, Burley in Wharfedale, Menston and Addingham
 4. The **Pennine Towns** of Thornton and Queensbury, together with the smaller villages of Cullingworth, Denholme, Wilsden, Harden, Haworth, Oakworth and Oxenhope.
- 3.4 This background paper sets out the key issues which the Allocations DPD will need to address with regard to the settlements within the Pennine Towns sub area. With this in mind the Issues and Options consultation is seeking views on the following questions:
- Whether the proposed scope of the Allocations DPD is correct. Does it contain the right subjects and policy areas;
 - Where new homes, traveller accommodation, employment, retail use or community facilities should be located *i.e. what are the best site options to meet the development targets and policy requirements set out within the Core Strategy;*
 - Whether there are any sites which should be prioritised for development in the early part of the plan period, or alternatively

whether any should held back for development later in the plan period (which runs to 2030);

- Whether there are any other suitable development sites which are not on the Council's initial lists and database - a separate '*Call for Sites suggestion form*' form is available for landowners, developers and members of the public to propose such additional sites;
- Whether the best way of meeting development targets within a given settlement or sub area would be to focus on a few large sites or spread and disperse development among a larger number of smaller sites;
- Whether local density targets should be set for some settlements;
- If any changes need to be made to how current employment zones are defined;
- Whether the areas currently protected as open space are still important and whether there are other areas which should also be protected.

3.5 On receipt of comments a report on the consultation will be produced. The Council will consider all the comments received and will gather evidence, and undertake technical appraisal of sites and options, before producing a preliminary draft of the Allocations DPD on which it will conduct further public engagement.

Figure 2

The District Settlements



Key	
	Regional City of Bradford
	Airedale
	Wharfedale
	South Pennines Towns and Villages

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4. EVIDENCE BASE

4.1 Introduction

4.1.1 The following section contains an outline of some of the key items of evidence which the Council have produced so far and which have informed the Core Strategy and which have assisted in the compilation of the site options which form part of this consultation. It is important to stress however that they are only part of the Council's evidence base and further evidence will be gathered to inform the Allocations DPD. Further information can be obtained by referring to the evidence base section of the Council's Local Plan web pages at:

http://www.bradford.gov.uk/bmdc/the_environment/index

then click:

- The Development Plan for Bradford
- Evidence Base

4.1.2 In addition the Council has issued a 'Call For Evidence' and thus welcomes submission of any information, data, studies, or site proposals and plans which people consider relevant to the Allocations DPD.

4.2 The Strategic Housing Land Availability Assessment (SHLAA)

4.2.1 The SHLAA is a technical study which looks at the availability of land in the District and how much of this land would be suitable and viable (developable), for new homes. Its purpose is to make a calculation of the possible number of new homes that could be provided in each settlement, the type of land and the constraints affecting this supply. The SHLAA provides background evidence to inform both the strategic element of the Local Plan - the Core Strategy, and the Allocations DPD. It is not a policy document in its own right but a study that has helped to inform the decisions made regarding the number of new homes which each settlement will be asked to accommodate up to 2030. The SHLAA was undertaken with the help of a working group with expertise in housing delivery.

4.2.2 The SHLAA identified a number of sites as *suitable now*, this includes sites both with planning permission for new homes and other sites which could come forward under the RUDP, subject to planning permission. No assumption will be made to automatically allocate any of these SHLAA sites for housing or other uses in the Local Plan without further assessment and consultation unless they are already under construction. Other sites were assessed in the SHLAA as *potentially suitable* where local policy constraints such as greenspace or green belt designations affected all or a significant part of their areas. All such potentially suitable sites will be considered for allocation. Some SHLAA sites were categorised as unsuitable or not achievable. These sites will also be considered as the reasons and circumstances which led to their SHLAA categorisation could have changed.

4.2.3 This Allocations DPD consultation therefore includes **all** available sites assessed within the SHLAA process including those which were ruled out not

developable or not suitable by the SHLAA. There are two reasons for this – firstly because the SHLAA analysis is a snapshot in time and the circumstances behind each site such as site availability can change. Secondly their inclusion will allow full and proper consideration by the community of all potential options and test and review the validity of the assessments made in the SHLAA.

4.3 **Gypsy & Traveller Accommodation Needs Assessment**

4.3.1 The Gypsy and Traveller Accommodation Assessment, completed by consultants arc4 in July 2015, assesses and analyses the housing needs of Gypsies and Travellers and Travelling Show people across the district. Having undertaken a range of analysis and interviews with stakeholders and community members the study concluded that there was the following need for new accommodation:

- 39 pitches for gypsy and traveller communities; and
- 7 pitches for transit accommodation; and
- 45 plots for travelling show people

4.3.2 Although the study indicates that sites in a variety of locations and of a range of types and tenures will be required it does not examine in detail where provision would be best located. The Council are therefore keen to hear the views of communities and stakeholders on the type and size of sites and the areas where need would best be provided in addition to any suggested specific sites which should be considered.

4.4 **Economy and Jobs**

4.4.1 The Government requires that all Local Plans are informed by evidence and understanding of the local economy. To this end the Council produced an Employment Land Review (ELR). This analysed the Districts current land supply and provided an overview of the economic structure to determine future need and demand. The study reviewed market and property trends and provided a projected figure of future jobs growth and related employment land needs. The ELR informed the formulation of policies and targets within the Core Strategy and also provided an initial steer on the types of development and locations which should be accommodated within the Allocations DPD.

4.4.2 The ELR distinguished between need and supply of the following types of land:

- B1 – Business Uses, Offices and Light Industry
- B2 - General Industry
- B8 – Storage and Distribution (wholesale warehouses and distribution centres)

4.4.3 The Employment Land Review and its update used the projected jobs growth outputs from the Yorkshire & Humber Regional Econometric Model (REM) to assess the likely scale of need for new employment land. Over a period the outputs and results produced widely differing results. The Council have therefore also assessed average take up rates for employment land as an

indicator of the most appropriate levels of future land release. On this basis it is estimated that the district will need to allocate 135 ha of employment land for the period to 2030.

4.4.4 The key conclusions of the latest ELR (October 2011) were that:

- The remaining supply of employment land (107ha) was not entirely suitable for modern economic development requirements as many sites are too small, have difficult physical constraints or are located in those areas of the District where there is little demand for new employment uses.
- Future economic development will be focused in the main urban area of Bradford, particularly in the southern sector of the city, in Airedale and in proximity to the Principal towns of Keighley and Ilkley.

4.4.5 Undeveloped sites in the ELR, has informed the list of possible development sites in this consultation. As with other sites already assessed in the SHLAA as potential housing sites, no assumption will be made to allocate them for employment use, if an alternative more appropriate use is suggested.

4.5 **City, Town, District and Local Centres**

4.5.1 An analysis of the District's Retail Portfolio was undertaken by consultants White Young and Green (WYG) and the latest update was published in May 2013. The Council also produces a Retail Floorspace Monitoring Report of all centres across the District on an annual basis. It is concluded that overall, the District has a relatively healthy retail portfolio. The RUDP recognised that there are a number of areas across the District with a retail focus and has protected these areas from being lost to other uses. The Allocations DPD will continue with this role and will engage with the public outside of this current consultation.

4.6 **Green Infrastructure (GI)**

4.6.1 Natural England have carried out work to produce a consistent evidence base for GI in the Region. This starts to define multi-functional networks of spaces and identifies the river corridors of the Aire and the Wharfe as regional GI corridors and the South Pennine Moors as a strategic asset.

4.6.2 At the sub-regional scale, the Leeds City Region has published in September 2010, a Green Infrastructure Strategy to ensure that future growth is underpinned and supported by high quality green infrastructure. The strategy maps existing aspects of the natural environment and suggests how this can be enhanced and new features added in order to increase the number of benefits. The Council will undertake further work as appropriate to inform the detailed approach within the Allocations DPD.

4.7 **Recreation, Sport and Open Space**

4.7.1 The Core Strategy's policies and approach to greenspace was informed by:

1. Natural England's accessible natural greenspace standards (ANGst) – see Core Strategy Appendix 9 - they are also so health related and

based on the premise that everyone should have access to natural greenspace near to where they live.

2. The Bradford Open Space, Sport and Recreation Study - produced by Knight Kavanagh and Page (KKP) on behalf of Bradford Council. The assessment sets out the results of research and analysis of open space, sport and recreational facilities provision within Bradford and addresses the quantity, quality and accessibility of provision. The assessment identifies whether provision is adequate or whether there are gaps in provision and deficiencies in the quality of existing areas of open space.

The Council has commissioned and recently adopted an updated Playing Pitch Strategy Assessment Report and Strategy/Action Plan for 2014 -2021.

4.8 **Green belt**

- 4.8.1 It has already been established within the Core Strategy that exceptional circumstances exist for a review of the green belt and releases of green belt land in order to provide sufficient land for the number of new homes and in order to provide sufficient employment land of the right type and location*.
- 4.8.2 The Allocations DPD will therefore be informed by a review of the green belt the broad methodology for which will be set out in a separate consultation paper in due course. The Green Belt review will carry forward and build on the strategic green belt review already undertaken as part of the **Bradford Growth Assessment** carried out by consultants Broadway Malayan in November 2013. The aim of the Bradford Growth Assessment was to inform the Local Plan on the most appropriate and sustainable locations for the development of urban extensions and local green belt releases where required to meet development needs and settlement housing targets. The Growth Assessment comprises two distinct elements:
 1. Directions for Growth
 2. Sustainability Testing of potential Green Belt Sites
- 4.8.3 Element one used a specific range of criteria to map topographical, landscape and other constraints in a 500m zone around each settlement. Areas of relatively unconstrained land were identified and mapped as having potential for accommodating growth.
- 4.8.4 Element two took this a stage further. It subjected the parcels of land identified within element one, together with some of the green belt sites within the SHLAA, to a series of environmental, social and economic sustainability testing criteria, thereby providing broad commentary on the potential, (or not) of the land parcels to accommodate future growth. A number of the parcels considered to have the greatest potential were surveyed further by officers, which resulted in some sites being identified and assessed further in the latest SHLAA.

***It is important to stress that the Council are NOT consulting on the need for green belt land releases or the need for a green belt review. It is however happy to receive comments and views on any areas of green belt which are felt to offer sustainable opportunities for development or the converse) and comments on the methodology which should underpin the green belt review.**

5.
SOUTH PENNINE TOWNS AND VILLAGES
STRATEGIC PLANNING CONTEXT

5.1 Settlement Roles & Hierarchy

5.1.1 The use and articulation of a settlement hierarchy in guiding and controlling the distribution of growth and development is a key element of the Core Strategy.

5.1.2 The South Pennine Towns and Villages sub area contains 2 Local Growth Centres, the settlements of Queensbury and Thornton. The Core Strategy explains that these are sustainable local centres situated on key public transport corridors. Local Growth Centres as a whole are required to make a significant contribution to meeting the district's needs for housing and employment.

5.1.3 Within the South Pennine Towns and Villages sub area, there are 7 designated Local Service Centres. These are the villages of Cullingworth, Denholme, Harden, Haworth, Oakworth, Oxenhope and Wilsden. The emphasis in such settlements is on a smaller scale of development which supports those centres while protecting and enhancing their environmental, social and economic conditions and character.

5.2 Housing

5.2.1 The Core Strategy states that a minimum of 42,100 new homes should be provided in the period between April 2013 and 2030 of which the South Pennine Towns and Villages will see the provision of 3,400 new homes apportioned as follows:

Queensbury	1000
Thornton	700
Cullingworth	350
Denholme	350
Harden	100
Haworth	400
Oakworth	200
Oxenhope	100
Wilsden	200

5.2.2 The Core Strategy makes clear that the district wide housing requirement has been reduced to take account of a reduction in the number of vacant homes. The Core Strategy also makes it clear that land will be allocated in full to ensure that the housing requirement in each settlement is met which means that no allowance for windfall development will be made. However the amount of land to be finally allocated will depend on two further factors:

1. The number of new homes already built on sites of 5 or more units since April 2013 which can count towards the settlement requirements;

2. The need to allocate additional land to reflect projected losses to the existing housing stock from clearance and change of use (as required by Core Strategy Policy HO1/C).

5.2.3 The broad approach to identifying and allocating sites for housing is defined in a range of Core Strategy policies, most notably:

- Policy SC5 – which gives first priority to the re-use of deliverable and developable previously developed land and buildings within the Principal Towns and Local Growth Centres and advocates the use of public transport accessibility as a key site appraisal criterion;
- Policy SC7 - which states that exceptional circumstances exist to justify a review of the green belt in the District, and for the release of land to deliver the required homes and jobs; the Council will therefore be carrying out a green belt review around each of the 9 South Pennine Towns and Villages settlements;
- Policy HO6 – seeks to maximise the use of deliverable and developable brownfield land.
- Policy HO7 – which sets out a number of criteria for selecting the most sustainable options for housing development;

A separate paper which sets out the data to be collected, the criteria to be used and the approach to comparing and selecting the most sustainable housing sites will be published and consulted upon shortly.

5.2.4 There are two further strategic policies within the Core Strategy which will shape the provision of housing. The first is Core Strategy Policy HO4 which states that site release will be phased. This will allow sites to be promoted for early release where there is significant current need or where those sites would secure regeneration. It also allows sites to be held back to the second half of the plan period for example where a key and necessary piece of infrastructure is not initially expected to be in place. Large or complex sites will be considered for early release particularly where this would assist with master planning, infrastructure planning and securing of funding or where necessary to ensure that they make a full contribution to meeting housing quantum within the plan period.

5.2.5 The second is Core Strategy Policy HO5 which states that land should be used efficiently meaning that in most cases a minimum of 30 dwellings per hectare should be achieved. The policy allows for the Allocations DPD to set higher or lower density targets where justified by local circumstances. The Council therefore welcomes comments on whether specific density targets should be set for all of parts of the South Pennine Towns and Villages area. Respondents should bear in mind that setting lower density targets means a larger land release overall will be required.

5.2.6 In addition to providing land for conventional housing for the settled community, the Core Strategy also requires land to be allocated to provide for the needs of travellers and travelling show people. District wide sites will need to be allocated to allow for an additional 39 traveller pitches, 7 transit pitches, and 45 show persons plots. The Council considers that new sites may be required in a number of locations but that they should be focused close to areas of local need, close to local services. The Council therefore welcomes

suggestions as to suitable sites for travellers or show people within the Pennine Towns area.

- 5.2.7 The Interactive map shows the distribution of those possible development sites which could be used for new housing and allows comments to be made on them. It also asks whether there are other sites, not on these lists, which should also be considered.

6.3 **Economy & Jobs**

- 5.3.1 Core Strategy Policies SC4, SC7, WD1, WD2 and EC1, EC3, & EC4 provide the main strategic planning elements relevant to the consideration of employment site allocations and employment zones within the Allocations DPD. Some of the key elements within those policies are summarised below.

- 5.3.2 The Core Strategy indicates that the South Pennine Towns and Villages will see significant new residential development over the plan period thus providing the additional potential for economic growth and prosperity. It also stresses that a balanced and sustainable approach will require planning for an element of new, small scale employment opportunities in addition to the planned housing growth.

- 5.3.3 The Employment Land Review recognised that there was market for smaller business enterprises to provide opportunities and premises for emerging local entrepreneurs. There is also the potential for new small scale service industries to accommodate the needs of a growing population thus reducing the reliance on trips by private and general commuting to larger centres. However, the area is not perceived as a location for the larger B2 (Industry) and B8 (Distribution) type uses which require sites in close proximity to the Districts principal highway network which serves the main Bradford urban area.

- 5.3.4 The Core strategy proposes the designation of strategic employment zones in the District. These are zones which can encompass a number of new development sites along with established industrial or commercial operations and within which, only employment related developments are permitted. There are currently no employment zones designated within the Pennine towns, but the allocation of new employment clusters may provide the opportunity for their introduction.

- 5.3.5 The Interactive Map shows the location of possible development sites which may be suitable for employment use and current employment zones in other locations and invites comments on them. It also asks whether there are other sites, which should also be considered.

5.4 **Green Infrastructure**

- 5.4.1 The NPPF supports an approach which recognizes the multiple benefits that open land can provide, particularly in relation to habitats for wildlife and opportunities for recreation, water management and food production. Green Infrastructure offers benefits for physical and mental health by encouraging outdoor recreation, exercise and relaxation. It aims to improve accessibility to

the countryside and green space for people who live within the main built up areas.

- 5.4.2 Core Strategy Policy SC6 requires plans and strategies to support the maintenance and enhancement of networks of multi-functional open spaces. It identifies the South Pennine Moors, which lies on the western edge of the sub area as a strategic green infrastructure asset.

5.5 **Environment, Recreation & Open Space**

- 5.5.1 A wide variety of different types of open space, ranging from parks and gardens, natural and semi-natural greenspaces, green corridors, amenity greenspace, outdoor sports facilities, provision for children and civic spaces, exist within the district and are valued by local communities. They make a significant contribution towards local amenity or offer opportunities for recreation and make a significant contribution towards character and distinctiveness, the setting of a settlement and visual quality. They also have a key role in promoting healthy living and physical activity.
- 5.5.2 In line with Core Strategy Policy EN1, it is essential that the Allocations DPD maintains and enhances this network of spaces. This is particularly the case given the levels of population and housing growth envisaged. Policy EN1 also emphasises that new sites for recreation may need to be identified in conjunction with green field or green belt developments.
- 5.5.3 At the moment, the areas which have been defined and protected within the statutory development plan are those within the Replacement Unitary Development Plan (RUDP). These are now somewhat out of date and will be reviewed as part of the Allocations DPD. The Interactive Map shows where these currently defined areas are and invites comments on them. It also asks whether there are other new areas within the districts towns and villages which should be identified and protected.
- 5.5.4 The NPPF (paragraph 77) introduces the concept of a Local Green Space Designation, so that communities can identify for special protection through local and neighbourhood plans, green areas of particular importance to them. The criteria identified for Local Green Spaces are that they should be in reasonable close proximity to the community they serve, local in character and have a particular significance, due to beauty, historic significance, recreational value, tranquillity or richness of wildlife.
- 5.5.5 Core Strategy Policy EN1, criteria D therefore states that the Council will work with local communities either within the Local Plan or as part of Neighbourhood Plans to identify areas which should be identified as Local Green Space. The Council invites submissions on this matter which can be done via the Interactive map and comment tool or by completing a paper questionnaire or filling in a call for sites suggestion form. Suggested areas may be ones which already have some form of recreation or open space designation within the RUDP or may be entirely new areas.
- 5.5.6 The settlements on the western side of the sub area, in particular Oakworth, Haworth, Oxenhope and Denholme lie in close proximity to the South Pennine Moors Special Protection Area (SPA) and Special Area of Conservation.

These European sites provide ecological infrastructure for the protection of rare, endangered or vulnerable natural habitats and species of exceptional importance within the European Union.

- 5.5.7 Policy SC8 of the Core Strategy therefore emphasises the importance of ensuring that development is not permitted where it would be likely to lead, directly or indirectly, to an adverse effect (either alone or in combination with other plans or projects), which cannot be effectively mitigated, upon the integrity of the SPA or the SAC.
- 5.5.8 The Council considers it essential that the Allocations DPD and the policies and site choices within it ensure that the district's built and historic environment is protected and wherever possible enhanced. This also applies to areas and sites designated due to their wildlife, biodiversity or geological value. The Core Strategy contains policies to ensure that key assets such as its conservation areas, historic parks and gardens, and Bradford Wildlife Areas are recognised, protected and where possible enhanced. The Council will work closely with stakeholders and key agencies such as Historic England and Natural England as work on the Allocations DPD progresses.
- 5.5.9 Managing flood risk pro-actively and ensuring that the sequential approach to development site selection is embedded within the preparation of the Plan is also key and the Council will work closely with the Environment Agency and other relevant bodies such as Yorkshire Water to gather appropriate evidence, appraise and bring forward the most appropriate development options and identify management, mitigation and investment required to support development and growth.

6.1 Possible Development sites

- 6.1.1 The following table sets out the current available site options for Queensbury. An illustrative map is also provided.
- 6.1.2 Each site is given a unique reference number. As most of the sites listed in the table have been assessed in the 3rd SHLAA the SHLAA reference number has been used. Other sites listed may include those which were submitted by landowners too late to be assessed in the latest SHLAA, sites with more recent planning permission for residential development and undeveloped sites taken from the Councils employment land register. Where this is the case those sites have been given a reference number in the same style / convention as used within the SHLAA.
- 6.1.3 The table will also include some sites which in the latest SHLAA were not considered either developable or suitable. They have been included firstly as the SHLAA represents a snapshot of the circumstances at the time of production of the study and those circumstances may have since changed. Secondly to enable all stakeholders to scrutinise, assess and comment on all available sites and any assumptions that have been made by the Council as to their suitability and deliverability thus far.
- 6.1.4 The table includes sites equal or greater to 0.20ha, but also includes any smaller sites where they are capable of accommodating at least 5 homes. These sites will usually have planning permission in place or have had permission previously. The table includes information on site area, land type and current land designation from the RUDP; and also sites which had planning permission or were under construction at April 2013 for new homes. For completeness it also includes sites granted permission for residential use after April 2013 and before October 2015.
- 6.1.5 The Council would welcome your views on whether the sites listed should be considered for residential development, but also whether any could also be locations for employment, retail or community uses such as schools or health centres or for gypsies and traveller sites or sites for travelling show people.
- 6.1.6 The target for new homes in Queensbury is a minimum of 1000 homes. Some of the sites listed already have planning permission for residential use. Provided that these sites can be shown to be deliverable, fewer new and additional sites will be required to meet the target. As work on the Allocations DPD progresses any further sites which gain permission for residential use over the site threshold will be included in the table of site options.
- 6.1.7 The table includes sites of various sizes including large and small site options, some of which are on land currently protected for other uses the RUDP, including sites currently allocated as Green Belt.
- 6.1.8 The Council need your views not only on which sites would be best suited to being developed but also whether the required development quantum would

best be delivered, through concentration of development on a small number of large sites or a greater number of small sites spread across the area. Alternatively a mix of small and larger sites might be considered appropriate. In choosing whether to concentrate development on fewer larger sites or disperse development consideration needs to be given to which options would minimize any adverse impacts or which would offer the most benefits. In particular communities need to consider which option could offer the most scope for planning and securing improvements to open space and infrastructure such as schools and highways. In some but not all cases more of such improvements can be secured via larger sites than if developments are spread and dispersed.

6.1.9 For new housing sites, the Core Strategy seeks to ensure that in most cases a minimum net density of 30 dwellings per hectare is achieved but also allows for lower or higher densities to be applied where justified. In particular it suggests that higher densities may be secured in areas well served by public transport or close to town or city centres. The Council's online comment tool and its paper based questionnaire both include a question which seeks views on whether area specific density targets should be set in the Allocations DPD.

Table 1 : Queensbury – Possible Development Sites

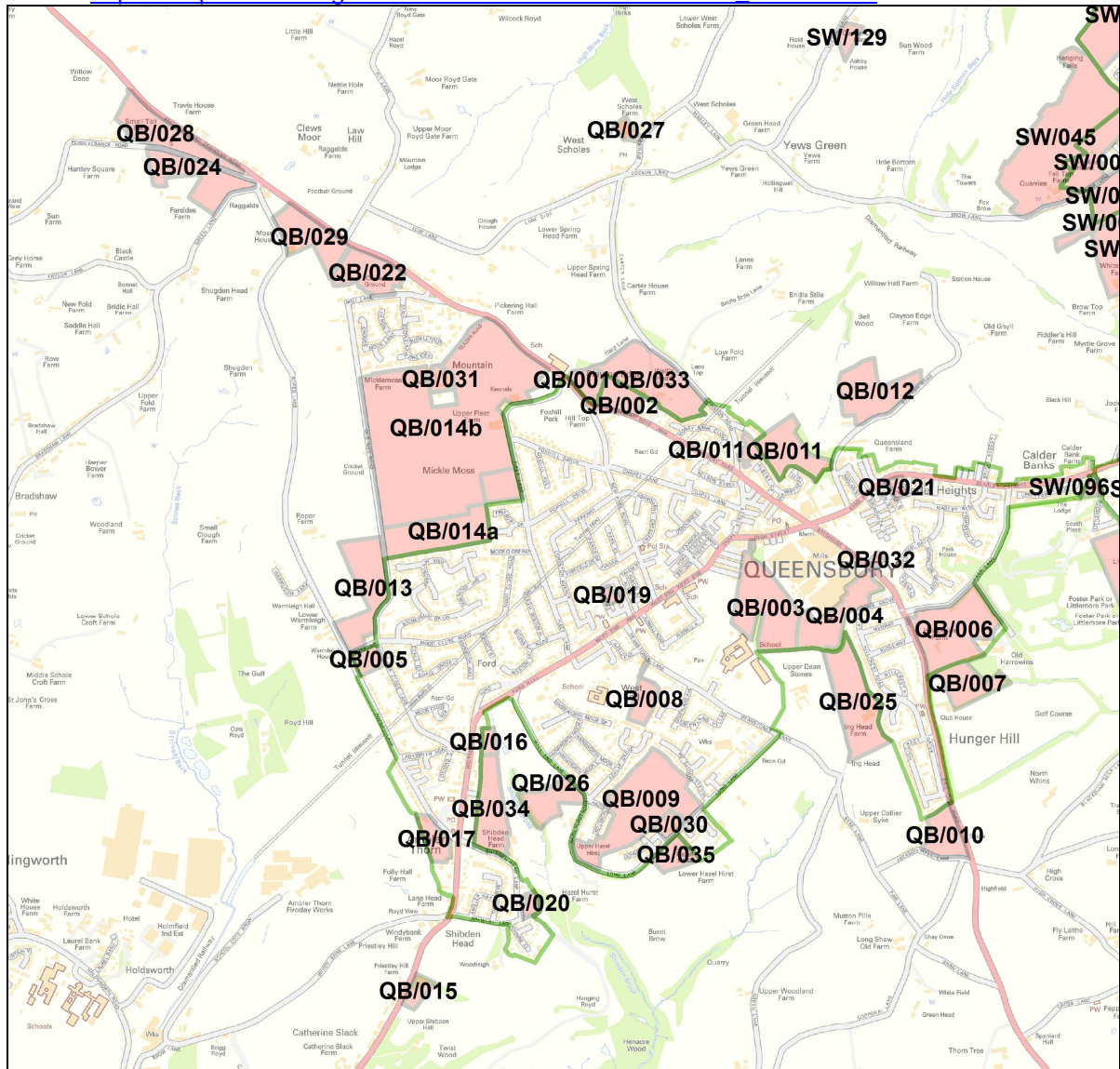
Ref	Address	Site area (ha)	Source	Type of site	Land type	Current Designation	Note **
QB/001	Albert Road, Brighouse and Denholme Road	0.70	CFS	Land	Greenfield	Green Belt	
QB/002	Albert Road	0.97	HLR	Land	Previously Developed Land	Housing site	
QB/003	Broomfield Street/High Street	3.63	HLR	Land	Greenfield	Housing site	U/C
QB/004	Black Dyke Mills, Brighouse Road	2.21	CFS	Both	Greenfield	Employment site	
QB/005	Roper Lane/Cross Lane	0.53	HLR	Land	Greenfield	Housing site	
QB/006	Park Lane	4.00	HLR	Land	Greenfield	Housing site	U/C
QB/007	Brighouse Road	1.52	CFS	Land	Greenfield	Green Belt	
QB/008	Deanstone Lane	0.79	OTHER	Land	Greenfield		
QB/009	Hazelhurst Quarry, Long Lane	5.16	HLR	Land	Mixture	Housing site	U/C
QB/010	Jackson Hill Lane, Brighouse Road	1.30	CFS	Both	Greenfield	Green Belt	

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
QB/011	Station Road west,/Sharket Head Close	2.34	CFS	Land	Greenfield	Green Belt	
QB/012	Station Road east	2.56	CFS	Land	Greenfield	Green Belt	
QB/013	Cross Lane/Old Guy Road	2.86	CFS	Land	Greenfield	Green Belt	
QB/014a	Old Guy Road, Fleet Lane	3.80	CFS	Land	Greenfield	Green Belt	
QB/014b	Old Guy Road, Fleet Lane	19.28	CFS	Land	Greenfield	Green Belt	
QB/015	Halifax Road,	0.47	CFS	Land	Greenfield	Green Belt	
QB/016	Halifax Road	0.32	CFS	Land	Greenfield	Green Belt	
QB/017	Roper Lane, Ambler Thorn	0.80	HLR	Both	Greenfield	Safeguarded Land	
QB/019	Charles Street, Derby Street	0.19	HLR	Land	Mixture		
QB/020	Brewery Lane	0.29	HLR	Land	Previously Developed Land		U/C
QB/021	Sandbeds, Back Lyon Street	0.26	HLR	Land	Greenfield		U/C
QB/022	Mill Lane, Mountain	1.81	CFS	Land	Greenfield	Green Belt	
QB/024	Perseverance Lane/Green Lane, Mountain	2.46	CFS	Land	Greenfield	Green Belt	
QB/025	Ing Head Farm, Hill Crest Road	3.30	CFS	Land	Greenfield	Green Belt	
QB/026	Hill End Lane	1.40	CFS	Land	Greenfield	Green Belt	
QB/027	West Scholes Mill, Lane Side	0.31	HLR	Buildings	Previously Developed Land		
QB/028	Preserverance Road	2.41	CFS		Greenfield	Green Belt	
QB/029	Roper Lane	2.01	CFS	Land	Greenfield	Green Belt	
QB/030	62 Long Lane	0.43	HLR	Land	Greenfield		
QB/031	Former reservoir, Mountain	0.47	CFS	Buildings	Previously Developed Land	Green Belt	
QB/032	Brighthouse Road	0.12	HLR	Buildings	Previously Developed Land		
QB/033	Land south of Thornton Road,	3.44	CFS	Both	Greenfield	Green Belt	
QB/034	Halifax Road, Shibden Head	2.12	CFS	Land	Greenfield	Green Belt	
QB/035	Long Lane	0.84	CFS	Land	Greenfield	Green Belt	

***Source** = relates to the origin of the site from Council records.
CFS = submitted as a “call for site” suggestion by landowner or agent,
HLR = “housing land register” means a site with recent planning permission for residential use or a site identified in the RUDP as a housing site or as safeguarded land
ELR = sites from the “employment land register” which are undeveloped with planning history for employment use including sometimes an employment land designation.
OTHER = sites from other sources such as survey work undertaken by planning officers.
****Note** - U/C denotes that the site was under construction after April 2013

6.1.10 The following map shows the sites in context. Please use your software’s zoom tool which will display a clearer image. The maps also show sites in other settlements. The Council have also produced a set of Map Books which show the sites at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows sites to be selected and allows comments can be made on the selected site.

https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/



Use your viewers zoom controls for a better view of this map

- Possible Development sites
- Settlement Urban Edge

DEVELOPMENT QUESTIONS

Which of the sites, would be best suited for: Housing, Employment, Community use, Gypsies & Travellers, Travelling Show people, or Retail use?

Are there any other suitable development sites or locations which are not identified?

Should any of the sites, be identified for development either early in the Plan period or later?

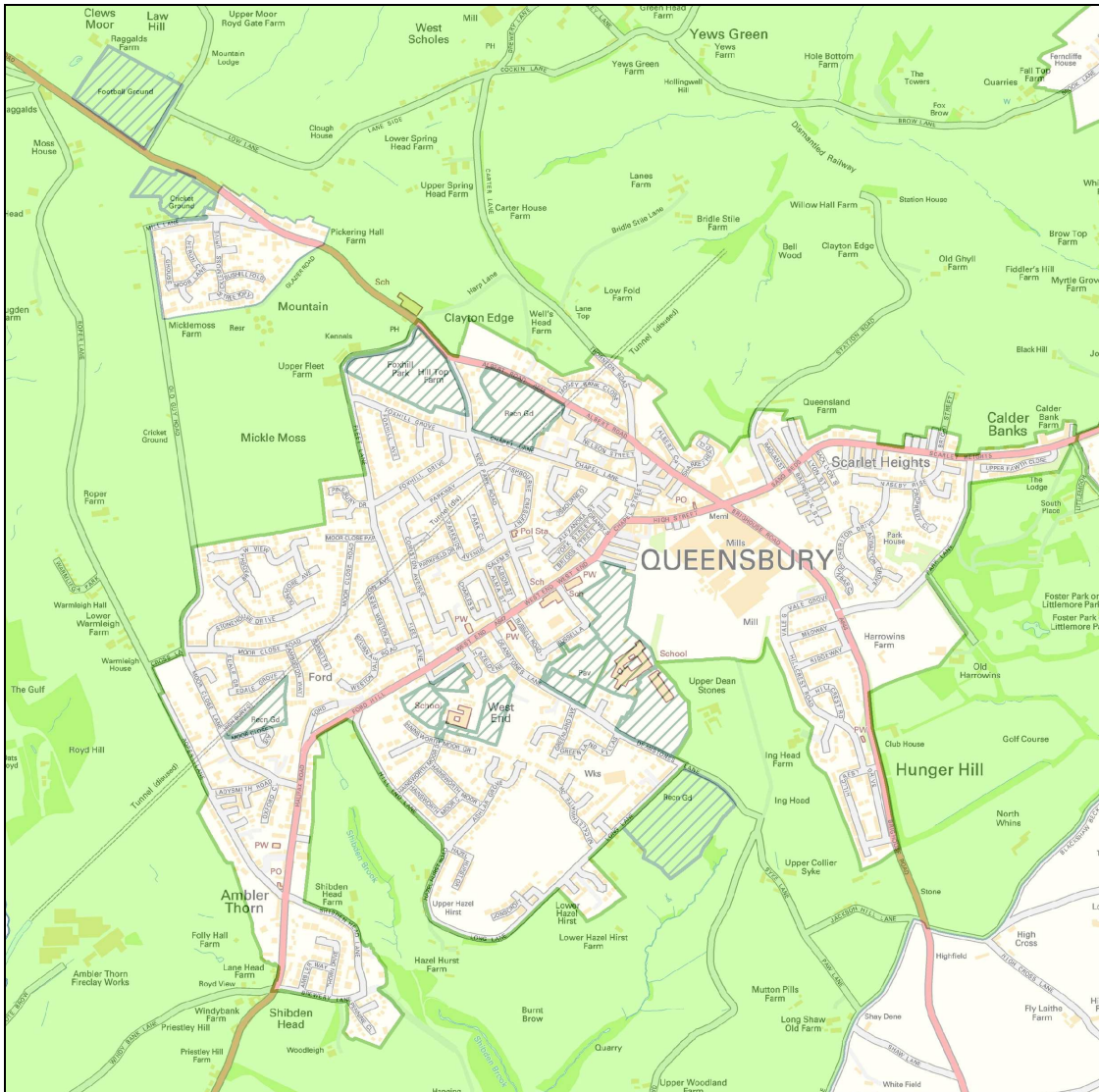
Should the need for development be met by allocating fewer large sites or more small sites?

Should a housing density target be set for this settlement or to part of the settlement?

6.2 Green Spaces

6.2.1 As part of this consultation, the Council also wish to hear whether the current areas designated and protected as greenspace in the RUDP should be retained and whether there are other additional areas of green space which are considered to have recreational, wildlife, visual or amenity value which should be designated and protected. The location of the currently designated greenspaces can be seen on the maps below, which has been produced to show the context and spread of open areas. The Council have also produced a set of Map Books which show the greenspaces at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows these areas to be selected and allows comments can be made on the selected area.

https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/



Use your viewers zoom controls for a better view of this map



Greenspaces



Green Belt

GREENSPACE QUESTIONS

Do you think the areas currently protected as greenspace in the RUDP should retain their greenspace designation?

Which of the areas have special significance and are most important?

Are there any other areas not shown on the map which should also be protected?

6.3 Employment

- 6.3.1 The Core strategy proposes the allocation of strategic employment zones in the District. These are zones which can encompass a number of new development sites along with established industrial or commercial operations and within which, only employment related developments are permitted. There are currently no employment zones designated within Queensbury but current employment clusters may provide the opportunity for their introduction.

EMPLOYMENT QUESTIONS

Is there any potential in this settlement for further employment zones to be defined?

7.1 Possible Development sites

- 7.1.1 The following table sets out the current available site options for Thornton. An illustrative map is also provided
- 7.1.2 Each site is given a unique reference number. As most of the sites listed in the table have been assessed in the 3rd SHLAA the SHLAA reference number has been used. Other sites listed may include those which were submitted by landowners too late to be assessed in the latest SHLAA, sites with more recent planning permission for residential development and undeveloped sites taken from the Councils employment land register. Where this is the case those sites have been given a reference number in the same style / convention as used within the SHLAA.
- 7.1.3 The table will also include some sites which in the latest SHLAA were not considered either developable or suitable. They have been included firstly, as the SHLAA represents a snapshot of the circumstances at the time of production of the study and those circumstances may have since changed. Secondly to enable all stakeholders to scrutinise, assess and comment on all available sites and any assumptions that have been made by the Council as to their suitability and deliverability thus far.
- 7.1.4 The table includes sites equal or greater to 0.20ha, but also includes any smaller sites where they are capable of accommodating at least 5 homes. These sites will usually have planning permission in place or have had permission previously. The table includes information on site area, land type and current land designation from the RUDP; and also sites which had planning permission or were under construction at April 2013 for new homes. For completeness it also includes sites granted permission for residential use after April 2013 and before October 2015.
- 7.1.5 The Council would welcome your views on whether the sites listed should be considered for residential development, but also whether any could also be locations for employment, retail or community uses such as schools or health centres or for gypsies and traveller sites or sites for travelling showpeople.
- 7.1.6 The target for new homes in Thornton is 700 homes. Some of the sites listed already have planning permission for residential use. Provided that these sites can be shown to be deliverable, fewer new and additional sites will be required to meet the target. As work on the Allocations DPD progresses any further sites which gain permission for residential use over the site threshold will be included in the table of site options.
- 7.1.7 The table includes sites of various sizes including large and small site options, some of which are on land currently protected for other uses the RUDP, including sites currently allocated as Green Belt and open space.

7.1.8 The Council need your views not only on which sites would be best suited to being developed but also whether the required development quantum would best be delivered, through concentration of development on a small number of large sites, or a greater number of small sites spread across the area. Alternatively a mix of small and larger sites might be considered appropriate. In choosing whether to concentrate development on fewer larger sites or disperse development consideration needs to be given to which options would minimize any adverse impacts or which would offer the most benefits. In particular communities need to consider which option could offer the most scope for planning and securing improvements to open space and infrastructure such as schools and highways. In some but not all cases more of such improvements can be secured via larger sites than if developments are spread and dispersed.

7.1.9 For new housing sites, the Core Strategy seeks to ensure that in most cases a minimum net density of 30 dwellings per hectare is achieved but also allows for lower or higher densities to be applied where justified. In particular it suggests that higher densities may be secured in areas well served by public transport or close to town or city centres. The Council's online comment tool and its paper based questionnaire both include a question which seeks views on whether area specific density targets should be set in the Allocations DPD.

Table 2 : - Thornton – Possible Development Sites

Site Ref	Address	Site Area (ha)	Source*	Type of site	Land Type	Current Designation	Note **
TH/001	Thornton Road	2.53	HLR	Land	Greenfield	Housing Site	U/C
TH/002	Close Head Lane,	2.11	HLR	Both	Greenfield	Housing Site	
TH/003	Thornton Road	5.02	HLR	Land	Greenfield	Housing Site	
TH/004	Sapgate Lane	0.67	HLR	Land	Greenfield	Housing Site	
TH/005	Cragg Lane, Thornton Road	2.11	CFS	Land	Greenfield	Green Belt	
TH/006	Thornton Road	0.47	CFS	Land	Greenfield	Green Belt	
TH/007	Green Lane	2.35	CFS	Land	Greenfield	Green Belt	
TH/008	Old Road, School Green	1.74	CFS	Land	Greenfield	Green Belt/Village greenspace	
TH/009	Hill Top Road	1.29	HLR	Land	Greenfield	Safeguarded Land	
TH/010	Hill Top Road,	2.10	HLR	Land	Mixture	Safeguarded Land	
TH/011	Old Road, School Green	1.75	HLR	Land	Greenfield		U/C
TH/012	Dole and Prospect Mills, Thornton Road	1.21	HLR	Both	Previously Developed Land	Housing Site	
TH/013	Spring Holes Lane	2.31	CFS	Land	Greenfield	Green Belt	
TH/014	Back Lane,	1.26	CFS	Land	Greenfield	Green Belt	
TH/015	James Street	0.09	HLR	Buildings	Previously Developed Land		U/C
TH/016	Sapgate Lane	0.23	HLR	Land	Greenfield		
TH/017	Cliffe Lane	0.47	HLR	Land	Greenfield		

Ref	Address	Site area (ha)	Source*	Type of site	Land Type	Current Designation	Note **
TH/018	Old Road	0.29	OTHER	Land	Previously Developed Land		
TH/019	Back lane	1.22	CFS	Land	Greenfield	Green Belt	
TH/020	Spring Holes Lane	0.56	CFS	Land	Greenfield	Green Belt	
TH/021	Former Imperial restaurant, Thornton Road	0.50	OTHER	Land	Previously Developed Land		
TH/022	North Cliffe Lane	1.06	CFS	Land	Greenfield	Green Belt	
TH/023	Land south of Prospect Mills, Thornton Road, Thornton	0.89	OTHER	Land	Greenfield	Green Belt	
TH/024	Land east of Green Lane,	1.39	OTHER	Land	Greenfield	Green Belt	
TH/025	Land to north of Back Lane	4.38	OTHER	Land	Greenfield	Green Belt	
TH/026	Land at 571 Thornton Road	0.12	HLR	Land	Previously Developed Land		
TH/027	Thornton Road	6.67	ELR	Land	Greenfield	Employment site	
TH/028	Back Lane	2.77	CFS	Land	Greenfield	Green Belt	

***Source** - relates to the origin of the site from Council records.

CFS = submitted as a "call for site" suggestion by landowner or agent,

HLR = "housing land register" means a site with recent planning permission for residential use or a site identified in the RUDP as a housing site or as safeguarded land

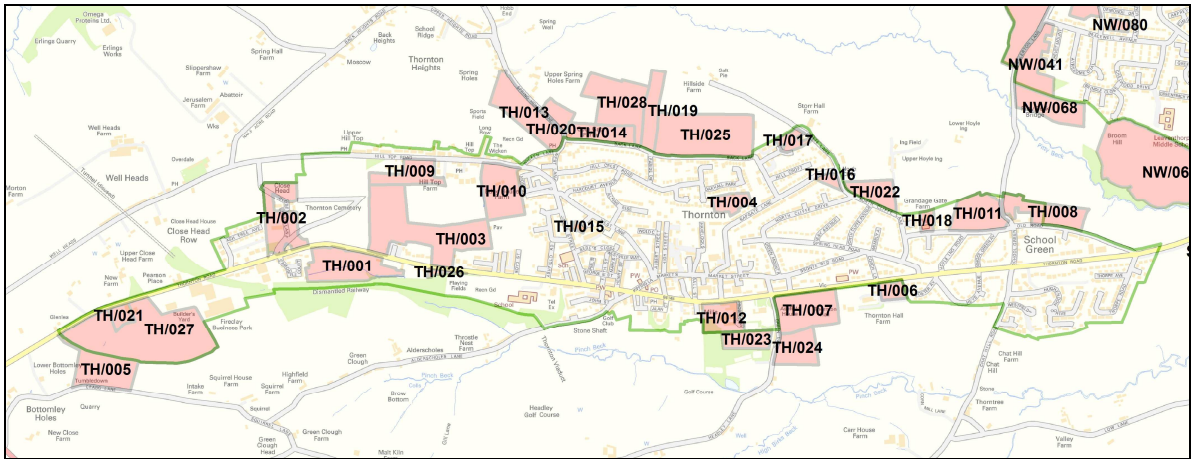
ELR = sites from the "employment land register" which are undeveloped with planning history for employment use including sometimes an employment land designation.

OTHER = sites from other sources such as survey work undertaken by planning officers.

****Note** - U/C denotes that the site was under construction after April 2013

7.1.10 The following map shows the sites in context. Please use your software's zoom tool which will display a clearer image. The map also shows sites in other settlements. The Council have also produced a set of Map Books which show the sites at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows sites to be selected and allows comments can be made on the selected site.

https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/



Use your viewers zoom controls for a better view of this map

- Possible Development sites
- Settlement Urban Edge

DEVELOPMENT QUESTIONS

Which of the sites, would be best suited for: Housing, Employment, Community use, Gypsies & Travellers, Travelling Show people, or Retail use?

Are there any other suitable development sites or locations which are not identified?

Should any of the sites, be identified for development either early in the Plan period or later?

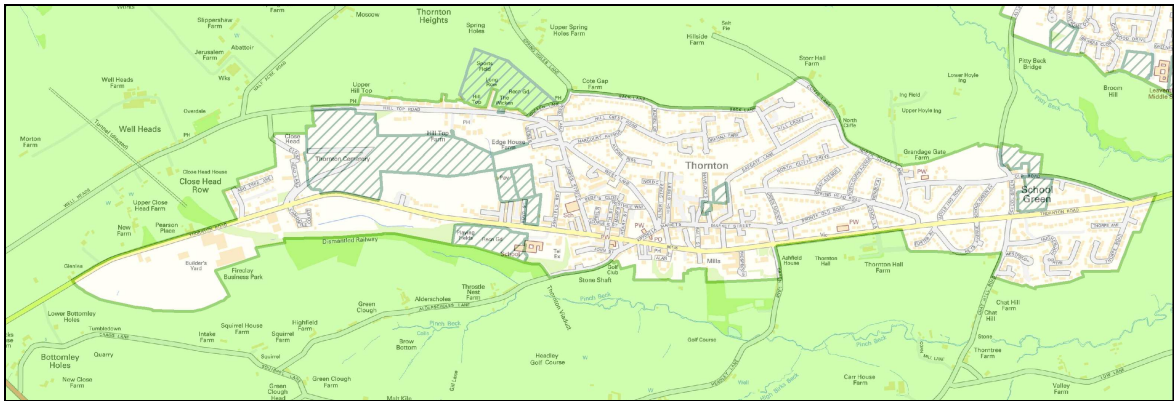
Should the need for development be met by allocating fewer large sites or more small sites?

Should a housing density target be set for this settlement or to part of the settlement?

7.2 Green Spaces

7.2.1 As part of this consultation, the Council also wish to hear whether the current areas designated and protected as greenspace in the RUDP should be retained and whether there are other additional areas of green space which are considered to have recreational, wildlife, visual or amenity value which should be designated and protected. The location of the currently designated greenspaces can be seen on the map below, which has been produced to show the context and spread of open areas. The Council have also produced a set of Map Books which show the greenspaces at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows these areas to be selected and allows comments can be made on the selected area.

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Greenspaces



Green Belt

GREENSPACE QUESTIONS

Do you think the areas currently protected as greenspace in the RUDP should retain their greenspace designation?

Which of the areas have special significance and are most important?

Are there any other areas not shown on the map which should also be protected?

7.3 Employment

7.3.1 The Core strategy proposes the allocation of strategic employment zones in the District. These are zones which can encompass a number of new development sites along with established industrial or commercial operations and within which, only employment related developments are permitted. There are currently no employment zones designated within Thornton but current employment clusters may provide the opportunity for their introduction.

EMPLOYMENT QUESTIONS

Is there any potential in this settlement for further employment zones to be defined?

8.1 Possible Development sites

- 8.1.1 The following table sets out the current available site options for Cullingworth. An illustrative map is also provided.
- 8.1.2 Each site is given a unique reference number. As most of the sites listed in the table have been assessed in the 3rd SHLAA the SHLAA reference number has been used. Other sites listed may include those which were submitted by landowners too late to be assessed in the latest SHLAA, sites with more recent planning permission for residential development and undeveloped sites taken from the Councils employment land register. Where this is the case those sites have been given a reference number in the same style / convention as used within the SHLAA.
- 8.1.3 The table will also include some sites which in the latest SHLAA were not considered either developable or suitable. They have been included firstly, as the SHLAA represents a snapshot of the circumstances at the time of production of the study and those circumstances may have since changed. Secondly to enable all stakeholders to scrutinise, assess and comment on all available sites and any assumptions that have been made by the Council as to their suitability and deliverability thus far.
- 8.1.4 The table includes sites equal or greater to 0.20ha, but also includes any smaller sites where they are capable of accommodating at least 5 homes. These sites will usually have planning permission in place or have had permission previously. The table includes information on site area, land type and current land designation from the RUDP; and also sites which had planning permission or were under construction at April 2013 for new homes. For completeness it also includes sites granted permission for residential use after April 2013 and before October 2015.
- 8.1.5 The Council would welcome your views on whether the sites listed should be considered for residential development, but also whether any could also be locations for employment, retail or community uses such as schools or health centres or for gypsies and traveller sites or sites for travelling showpeople.
- 8.1.6 The target for new homes in Cullingworth is 350 homes. Some of the sites listed already have planning permission for residential use. Provided that these sites can be shown to be deliverable, fewer new and additional sites will be required to meet the target. As work on the Allocations DPD progresses any further sites which gain permission for residential use over the site threshold will be included in the table of site options.
- 8.1.7 The table includes sites of various sizes including large and small site options, some of which are on land currently protected for other uses the RUDP, including sites currently allocated as Green Belt.
- 8.1.8 The Council need your views not only on which sites would be best suited to being developed but also whether the required development quantum would

best be delivered, through concentration of development on a small number of large sites or a greater number of small sites spread across the area. Alternatively a mix of small and larger sites might be considered appropriate. In choosing whether to concentrate development on fewer larger sites or disperse development consideration needs to be given to which options would minimize any adverse impacts or which would offer the most benefits. In particular communities need to consider which option could offer the most scope for planning and securing improvements to open space and infrastructure such as schools and highways. In some but not all cases more of such improvements can be secured via larger sites than if developments are spread and dispersed.

8.1.9 For new housing sites, the Core Strategy seeks to ensure that in most cases a minimum net density of 30 dwellings per hectare is achieved but also allows for lower or higher densities to be applied where justified. In particular it suggests that higher densities may be secured in areas well served by public transport or close to town or city centres. The Council's online comment tool and its paper based questionnaire both include a question which seeks views on whether area specific density targets should be set in the Allocations DPD.

Table 3 : Cullingworth – Possible Development Sites

Ref	Address	Site area (ha)	Source*	Type of site	Land Type	Current Designation	Note **
CU/001	Halifax Road	1.86	OTHER	Land	Previously Developed Land		
CU/002	Manywells Industrial estate,	10.67	HLR	Both	Mixture		U/C
CU/003	Haworth Road	1.57	CFS	Land	Greenfield	Green Belt	
CU/004	Cullingworth Mill	1.17	OTHER	Both	Previously Developed Land		
CU/007	Cullingworth Road	3.66	CFS	Land	Greenfield	Green Belt	
CU/008	Woodfield Road / Bingley Road	0.58	CFS	Land	Greenfield	Green Belt	
CU/009	High Mill - Mill Street	0.09	HLR	Buildings	Previously Developed Land		
CU/010	Hallas Lane Cullingworth	0.86	HLR	Land	Greenfield	Green Belt	
CU/011	Haworth Road	2.19	OTHER	Land	Greenfield	Green Belt	
CU/012	Woodfield House	0.22	HLR	Land	Greenfield		U/C

***Source** - relates to the origin of the site from Council records.

CFS = submitted as a "call for site" suggestion by landowner or agent,

HLR = "housing land register" means a site with recent planning permission for residential use or a site identified in the RUDP as a housing site or as safeguarded land

ELR = sites from the "employment land register" which are undeveloped with planning history for employment use including sometimes an employment land designation.

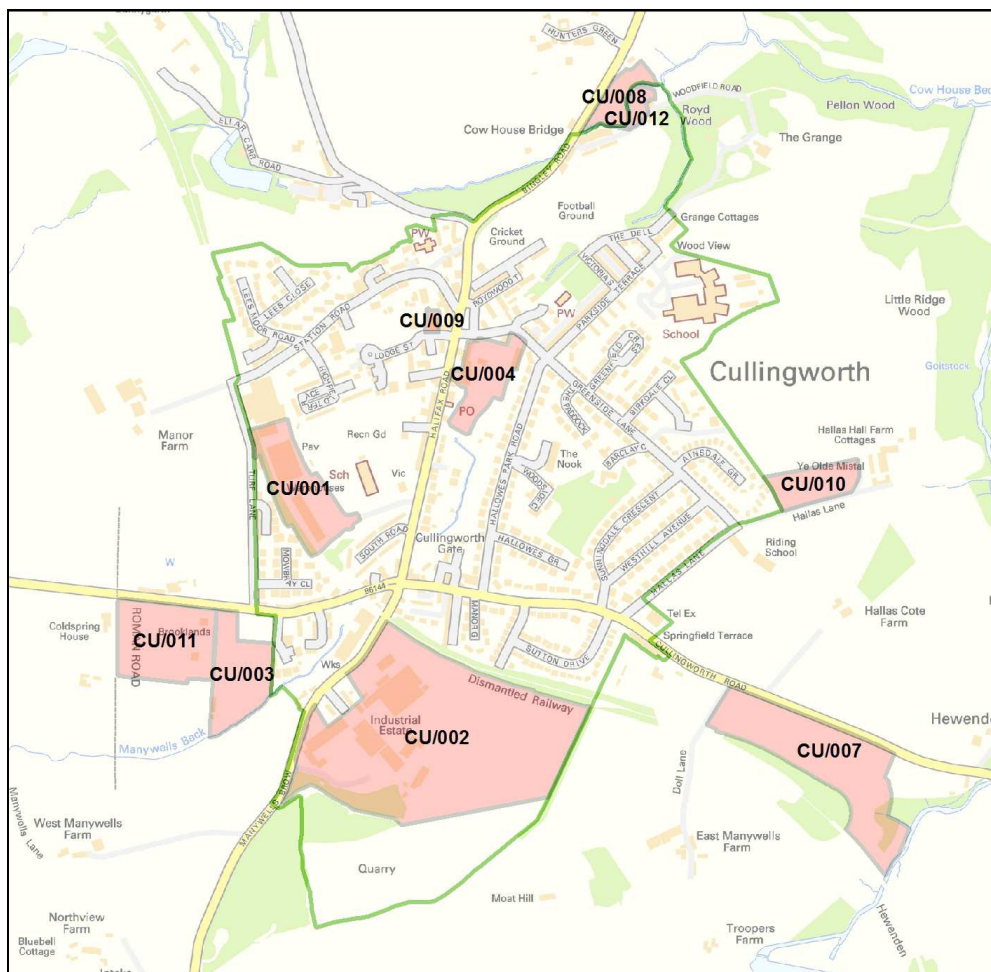
OTHER = sites from other sources such as survey work undertaken by planning officers.

****Note** - U/C denotes that the site was under construction after April 2013

8.1.10 The following map shows the sites in context. Please use your software's zoom tool which will display a clearer image. The Council have also produced

a set of Map Books which show the sites at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows sites to be selected and allows comments can be made on the selected site.

https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/



Use your viewers zoom controls for a better view of this map

- Possible Development sites
- Settlement Urban Edge

DEVELOPMENT QUESTIONS

Which of the sites listed, would be best suited for: Housing, Employment, Community use, Gypsies & Travellers, Travelling Show people, or Retail use?

Are there any other suitable development sites or locations which are not listed?

Should any of the sites listed, be identified for development either early in the Plan period or later?

Should the need for development be met by allocating fewer large sites or more small sites?

Should a housing density target be set for this settlement or to part of the settlement?

8.2 Green Spaces

8.2.1 As part of this consultation, the Council also wish to hear whether the current areas designated and protected as greenspace in the RUDP should be retained and whether there are other additional areas of green space which are considered to have recreational, wildlife, visual or amenity value which should be designated and protected. The location of the currently designated greenspaces can be seen on the map below, which has been produced to show the context and spread of open areas. The Council have also produced a set of Map Books which show the greenspaces at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows these areas to be selected and allows comments can be made on the selected area.

https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/



Use your viewers zoom controls for a better view of this map



Greenspaces



Green Belt

GREENSPACE QUESTIONS

Do you think the areas currently protected as greenspace in the RUDP should retain their greenspace designation?

Which of the areas have special significance and are most important?

Are there any other areas not shown on the map which should also be protected?

9. DENHOLME

9.1 Possible Development sites

- 9.1.1 The following table sets out the current available site options for Denholme. An illustrative map is also provided
- 9.1.2 Each site is given a unique reference number. As most of the sites listed in the table have been assessed in the 3rd SHLAA the SHLAA reference number has been used. Other sites listed may include those which were submitted by landowners too late to be assessed in the latest SHLAA, sites with more recent planning permission for residential development and undeveloped sites taken from the Councils employment land register. Where this is the case those sites have been given a reference number in the same style / convention as used within the SHLAA..
- 9.1.3 The table will also include some sites which in the latest SHLAA were not considered either developable or suitable. They have been included firstly, as the SHLAA represents a snapshot of the circumstances at the time of production of the study and those circumstances may have since changed. Secondly to enable all stakeholders to scrutinise, assess and comment on all available sites and any assumptions that have been made by the Council as to their suitability and deliverability thus far.
- 9.1.4 The table includes sites equal or greater to 0.20ha, but also includes any smaller sites where they are capable of accommodating at least 5 homes. These sites will usually have planning permission in place or have had permission previously. The table includes information on site area, land type and current land designation from the RUDP; and also sites which had planning permission or were under construction at April 2013 for new homes. For completeness it also includes sites granted permission for residential use after April 2013 and before October 2015.
- 9.1.5 The Council would welcome your views on whether the sites listed should be considered for residential development, but also whether any could also be locations for employment, retail or community uses such as schools or health centres or for gypsies and traveller sites of sites for travelling showpeople.
- 9.1.6 The target for new homes in Denholme is 350 homes. Some of the sites listed already have planning permission for residential use. Provided that these sites can be shown to be deliverable, fewer new and additional sites will be required to meet the target. As work on the Allocations DPD progresses any further sites which gain permission for residential use over the site threshold will be included in the table of site options.
- 9.1.7 The table includes sites of various sizes including large and small site options, some of which are on land currently protected for other uses the RUDP, including sites currently allocated as Green Belt.

9.1.8 The Council need your views not only on which sites would be best suited to being developed but also whether the required development quantum would best be delivered, through concentration of development on a small number of large sites or a greater number of small sites spread across the area. Alternatively a mix of small and larger sites might be considered appropriate. In choosing whether to concentrate development on fewer larger sites or disperse development consideration needs to be given to which options would minimize any adverse impacts or which would offer the most benefits. In particular communities need to consider which option could offer the most scope for planning and securing improvements to open space and infrastructure such as schools and highways. In some but not all cases more of such improvements can be secured via larger sites than if developments are spread and dispersed.

9.1.9 For new housing sites, the Core Strategy seeks to ensure that in most cases a minimum net density of 30 dwellings per hectare is achieved but also allows for lower or higher densities to be applied where justified. In particular it suggests that higher densities may be secured in areas well served by public transport or close to town or city centres. The Council's online comment tool and its paper based questionnaire both include a question which seeks views on whether area specific density targets should be set in the Allocations DPD.

Table 4 : Denholme – Possible Development Sites

Ref	Address	Site area (ha)	Source*	Type of site	Land Type	Current Designation	Note **
DH/001	Seven Acres	0.41	HLR	Land	Greenfield	Housing site	
DH/002	Main Road/New Road	3.14	HLR	Both	Previously Developed Land		U/C
DH/003	New Road/Long Causeway	1.23	HLR	Land	Greenfield	Safeguarded Land	
DH/004	Foster View	0.51	HLR	Land	Greenfield	Safeguarded Land	
DH/005	Old Road	5.96	HLR	Land	Greenfield	Safeguarded Land	
DH/006	Long Causeway	4.26	CFS	Land	Greenfield	Green Belt	
DH/007	Hill Top Farm	5.49	CFS	Land	Greenfield	Green Belt	
DH/008	Heatherlands Avenue	0.88	OTHER	Land	Greenfield	Green Belt	
DH/009	Beech Avenue, Keighley Road,	8.04	CFS	Land	Greenfield	Green Belt	
DH/011	Halifax Road, Denholme Gate	0.73	HLR	Both	Previously Developed Land		
DH/012	Haworth Road	0.69	CFS	Land	Greenfield	Green Belt	
DH/015	Halifax Road, Denholme Gate	0.27	HLR	Both	Previously Developed Land		
DH/016	Station Road	4.38	HLR	Both	Previously Developed Land		

***Source** - relates to the origin of the site from Council records.

CFS = submitted as a "call for site" suggestion by landowner or agent,

HLR = "housing land register" means a site with recent planning permission for residential use or a site identified in the RUDP as a housing site or as safeguarded land

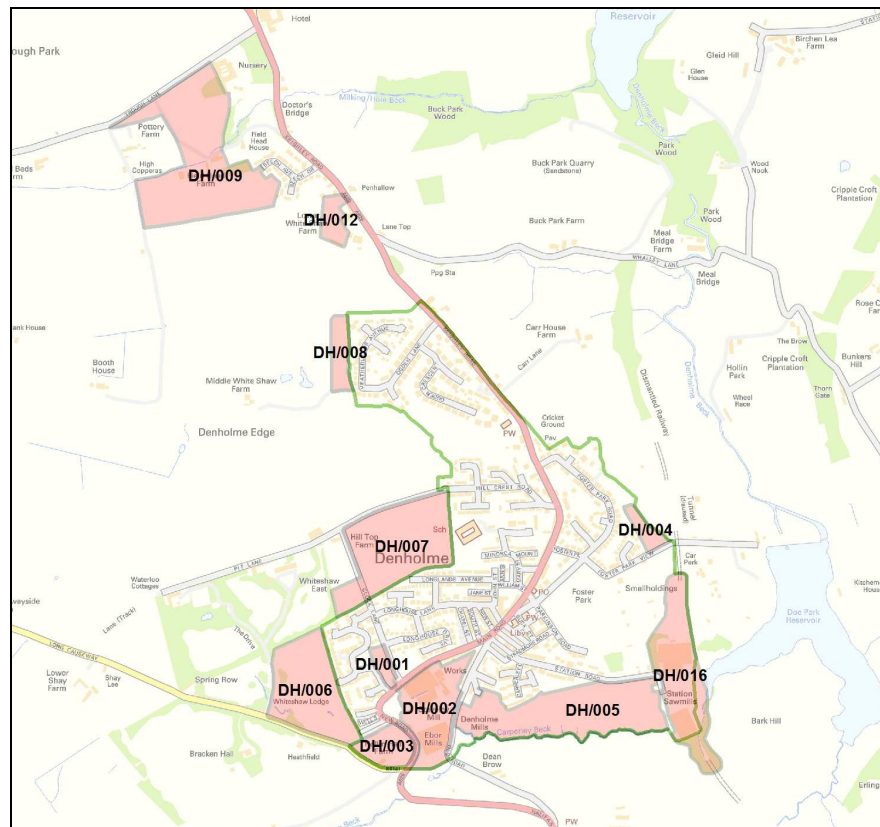
ELR = sites from the “employment land register” which are undeveloped with planning history for employment use including sometimes an employment land designation.

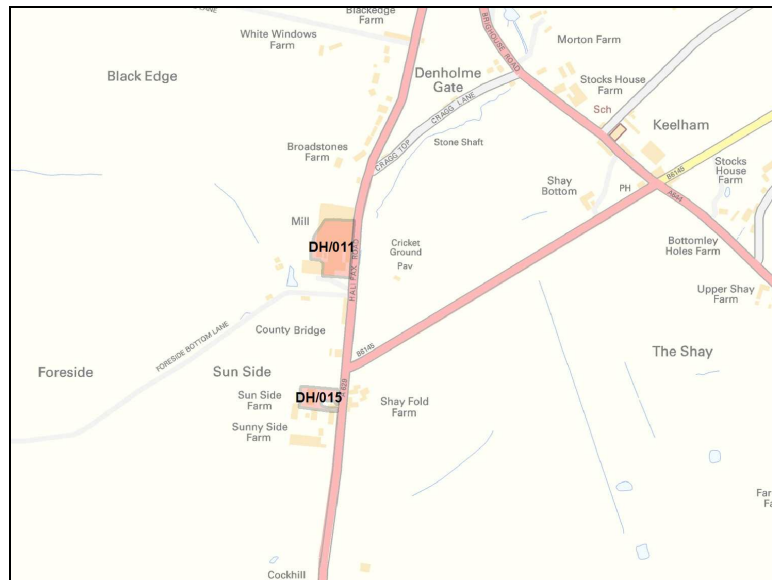
OTHER = sites from other sources such as survey work undertaken by planning officers.

****Note** - U/C denotes that the site was under construction after April 2013

9.1.10 The following maps show the sites in context. Please use your software's zoom tool which will display a clearer image. The Council have also produced a set of Map Books which show the sites at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows sites to be selected and allows comments can be made on the selected site

https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/





Use your viewers zoom controls for a better view of these maps

- Possible Development sites
- Settlement Urban Edge

DEVELOPMENT QUESTIONS

Which of the sites listed, would be best suited for: Housing, Employment, Community use, Gypsies & Travellers, Travelling Show people, or Retail use?

Are there any other suitable development sites or locations which are not listed?

Should any of the sites listed, be identified for development either early in the Plan period or later?

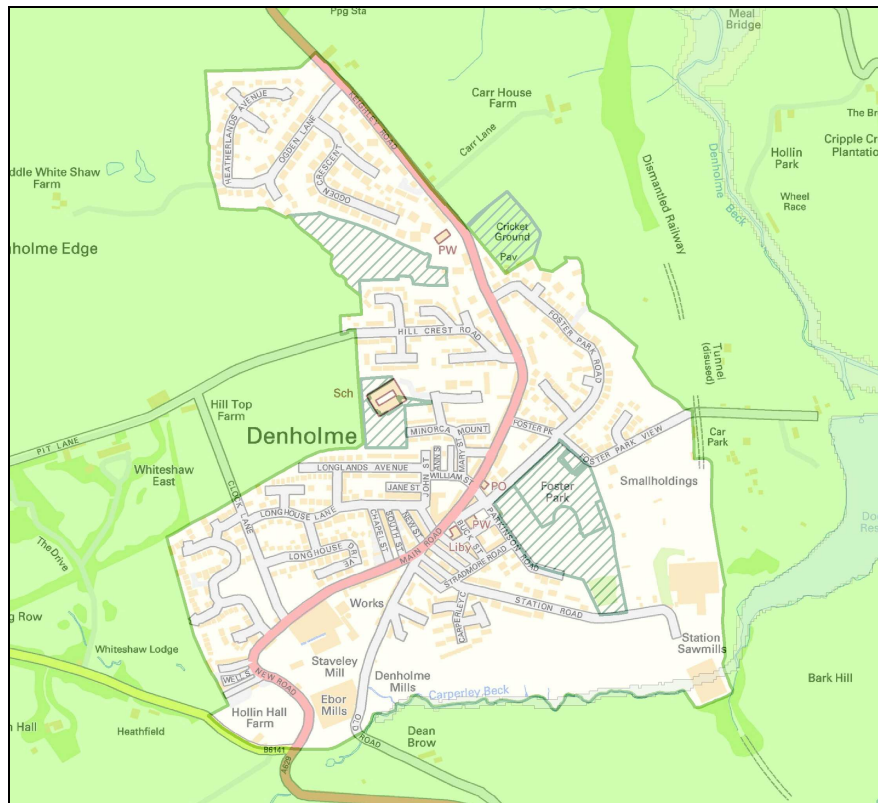
Should the need for development be met by allocating fewer large sites or more small sites?

Should a housing density target be set for this settlement or to part of the settlement?

9.2 Green Spaces

9.2.1 As part of this consultation, the Council also wish to hear whether the current areas designated and protected as greenspace in the RUDP should be retained and whether there are other additional areas of green space which are considered to have recreational, wildlife, visual or amenity value which should be designated and protected. The location of the currently designated greenspaces can be seen on the map below, which has been produced to show the context and spread of open areas. The Council have also produced a set of Map Books which show the greenspaces at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows these areas to be selected and allows comments can be made on the selected area.

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Use your viewers zoom controls for a better view of this map



Greenspaces



Green Belt

GREENSPACE QUESTIONS

Do you think the areas currently protected as greenspace in the RUDP should retain their greenspace designation?

Which of the areas have special significance and are most important?

Are there any other areas not shown on the map which should also be protected?

10.1 Possible Development sites

- 10.1.1 The following table sets out the current available site options for Harden. An illustrative map is also provided
- 10.1.2 Each site is given a unique reference number. As most of the sites listed in the table have been assessed in the 3rd SHLAA the SHLAA reference number has been used. Other sites listed may include those which were submitted by landowners too late to be assessed in the latest SHLAA, sites with more recent planning permission for residential development and undeveloped sites taken from the Councils employment land register. Where this is the case those sites have been given a reference number in the same style / convention as used within the SHLAA.
- 10.1.3 The table will also include some sites which in the latest SHLAA were not considered either developable or suitable. They have been included firstly, as the SHLAA represents a snapshot of the circumstances at the time of production of the study and those circumstances may have since changed. Secondly to enable all stakeholders to scrutinise, assess and comment on all available sites and any assumptions that have been made by the Council as to their suitability and deliverability thus far.
- 10.1.4 The table includes sites equal or greater to 0.20ha, but also includes any smaller sites where they are capable of accommodating at least 5 homes. These sites will usually have planning permission in place or have had permission previously. The table includes information on site area, land type and current land designation from the RUDP; and also sites which had planning permission or were under construction at April 2013 for new homes. For completeness it also includes sites granted permission for residential use after April 2013 and before October 2015.
- 10.1.5 The Council would welcome your views on whether the sites listed should be considered for residential development, but also whether any could also be locations for employment, retail or community uses such as schools or health centres or for gypsies and traveller sites or sites for travelling showpeople.
- 10.1.6 The target for new homes in Harden is 100 homes. Some sites listed may already have planning permission for residential use. Provided that these sites can be shown to be deliverable, fewer new and additional sites will be required to meet the target. As work on the Allocations DPD progresses any further sites which gain permission for residential use over the site threshold will be included in the table of site options.
- 10.1.7 The table includes sites of various sizes including large and small site options, some of which are on land currently protected for other uses the RUDP, including sites currently allocated as Green Belt.
- 10.1.8 The Council need your views not only on which sites would be best suited to being developed but also whether the required development quantum would

best be delivered, through concentration of development on a small number of large sites or a greater number of small sites spread across the area. Alternatively a mix of small and larger sites might be considered appropriate. In choosing whether to concentrate development on fewer larger sites or disperse development consideration needs to be given to which options would minimize any adverse impacts or which would offer the most benefits. In particular communities need to consider which option could offer the most scope for planning and securing improvements to open space and infrastructure such as schools and highways. In some but not all cases more of such improvements can be secured via larger sites than if developments are spread and dispersed.

10.1.9 For new housing sites, the Core Strategy seeks to ensure that in most cases a minimum net density of 30 dwellings per hectare is achieved but also allows for lower or higher densities to be applied where justified. In particular it suggests that higher densities may be secured in areas well served by public transport or close to town or city centres. The Council's online comment tool and its paper based questionnaire both include a question which seeks views on whether area specific density targets should be set in the Allocations DPD.

Table 5 : Harden – Possible Development Sites

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
HR/001	Harden Road,	3.23	CFS	Land	Greenfield	Green Belt	
HR/002	Bingley Road	0.84	HLR	Land	Greenfield	Safeguarded Land	
HR/003	Harden Road/ Keighley Road	0.62	CFS	Land	Greenfield	Village Greenspace	
HR/004	Chelston House	0.67	CFS	Land	Greenfield	Green Belt	
HR/005	South Walk	0.91	HLR	Land	Greenfield	Safeguarded Land	
HR/006	Long Lane	1.66	OTHER	Land	Greenfield	Green Belt	
HR/007	Hill End Lane	0.36	CFS	Land	Greenfield	Green Belt	
HR/008	Ryecroft Road,	6.79	CFS	Land	Previously Developed Land	Green Belt	
HR/009	Goit Stock Lane	0.24	CFS	Land	Greenfield	Green Belt	
HR/011	Hill End Lane	6.28	CFS		Greenfield	Green Belt	
HR/012	Long Lane	1.19	HLR	Land	Greenfield	Green Belt	
HR/013	Land off South Walk/ Wilsden Road	2.52	OTHER	Land	Greenfield	Green Belt	

***Source** - relates to the origin of the site from Council records.

CFS = submitted as a "call for site" suggestion by landowner or agent,

HLR = "housing land register" means a site with recent planning permission for residential use or a site identified in the RUDP as a housing site or as safeguarded land

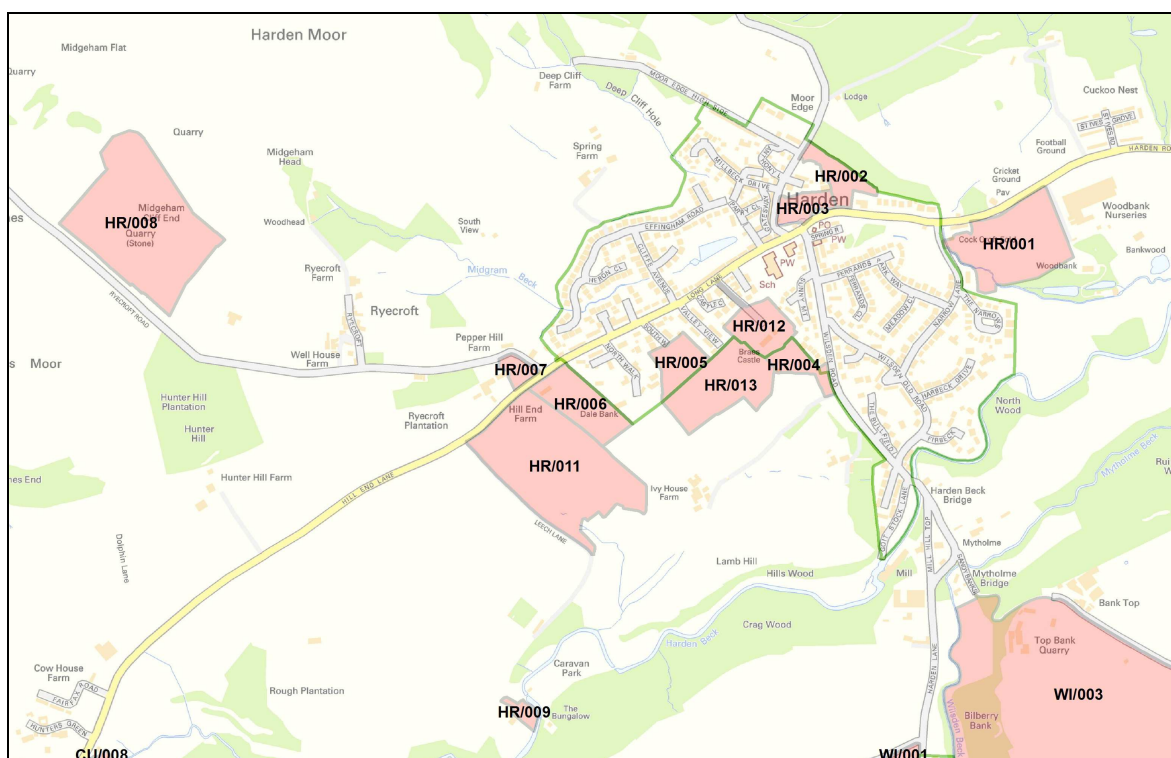
ELR = sites from the "employment land register" which are undeveloped with planning history for employment use including sometimes an employment land designation.

OTHER = sites from other sources such as survey work undertaken by planning officers.

****Note** - U/C denotes that the site was under construction after April 2013

10.1.10 The following map shows the sites in context. Please use your software's zoom tool which will display a clearer image. The map also shows sites in other settlements. The Council have also produced a set of Map Books which show the sites at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows sites to be selected and allows comments can be made on the selected site.

https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/



Use your viewers zoom controls for a better view of this map

- Possible Development sites
- Settlement Urban Edge

DEVELOPMENT QUESTIONS

Which of the sites would be best suited for: Housing, Employment, Community use, Gypsies & Travellers, Travelling Show people, or Retail use?

Are there any other suitable development sites or locations which are not identified?

Should any of the sites, be identified for development either early in the Plan period or later?

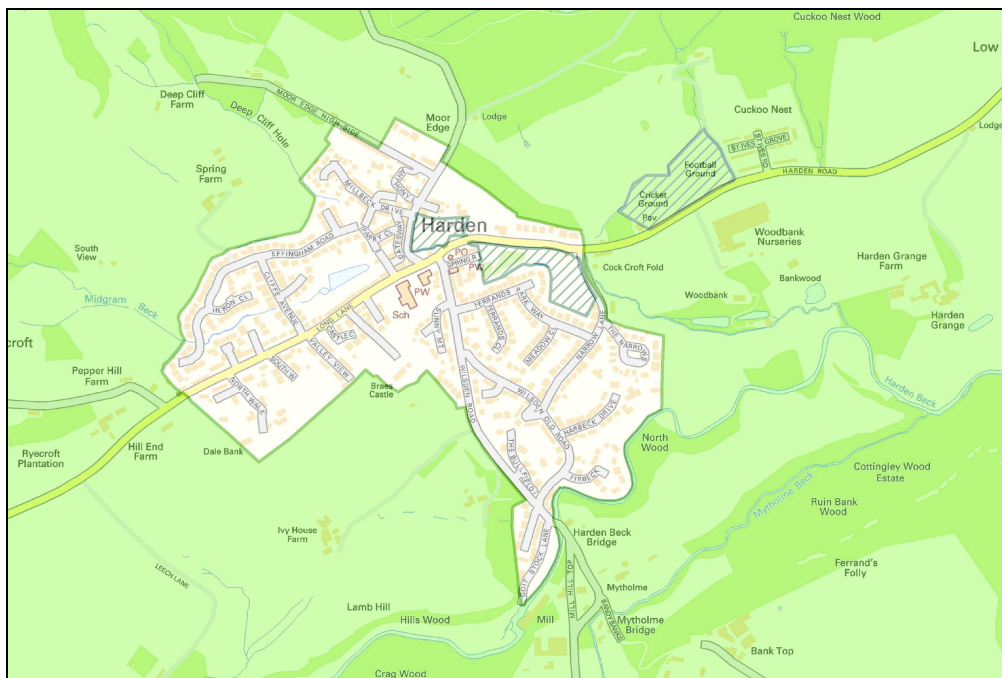
Should the need for development be met by allocating fewer large sites or more small sites?

Should a housing density target be set for this settlement or to part of the settlement?

10.2 Green Spaces

10.2.1 As part of this consultation, the Council also wish to hear whether the current areas designated and protected as greenspace in the RUDP should be retained and whether there are other additional areas of green space which are considered to have recreational, wildlife, visual or amenity value which should be designated and protected. The location of the currently designated greenspaces can be seen on the map below, which has been produced to show the context and spread of open areas. The Council have also produced a set of Map Books which show the greenspaces at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows these areas to be selected and allows comments can be made on the selected area.

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Use your viewers zoom controls for a better view of this map



Greenspaces



Green Belt

GREENSPACE QUESTIONS

Do you think the areas currently protected as greenspace in the RUDP should retain their greenspace designation?

Which of the areas have special significance and are most important?

Are there any other areas not shown on the map which should also be protected?

11.1 Possible Development sites

- 11.1.1 The following table sets out the current available site options for Haworth. An illustrative map is also provided
- 11.1.2 Each site is given a unique reference number. As most of the sites listed in the table will have been assessed in the 3rd SHLAA the SHLAA reference number has been used.. Other sites listed may include those which were submitted by landowners too late to be assessed in the latest SHLAA, sites with more recent planning permission for residential development and undeveloped sites taken from the Councils employment land register. Where this is the case those sites have been given a reference number in the same style / convention as used within the SHLAA.
- 11.1.3 The table will also include some sites which in the latest SHLAA were not considered either developable or suitable. They have been included firstly, as the SHLAA represents a snapshot of the circumstances at the time of production of the study and those circumstances may have since changed. Secondly to enable all stakeholders to scrutinise, assess and comment on all available sites and any assumptions that have been made by the Council as to their suitability and deliverability thus far.
- 11.1.4 The table includes sites equal or greater to 0.20ha, but also includes any smaller sites where they are capable of accommodating at least 5 homes. These sites will usually have planning permission in place or have had permission previously. The table includes information on site area, land type and current land designation from the RUDP; and also sites which had planning permission or were under construction at April 2013 for new homes. For completeness it also includes sites granted permission for residential use after April 2013 and before October 2015.
- 11.1.5 The Council would welcome your views on whether the sites listed should be considered for residential development, but also whether any could also be locations for employment, retail or community uses such as schools or health centres or for gypsies and traveller sites or sites for travelling showpeople.
- 11.1.6 The target for new homes in Haworth is 400 homes. Some of the sites listed already have planning permission for residential use. Provided that these sites can be shown to be deliverable, fewer new and additional sites will be required to meet the target. As work on the Allocations DPD progresses any further sites which gain permission for residential use over the site threshold will be included in the table of site options.
- 11.1.7 The table includes sites of various sizes including large and small site options, some of which are on land currently protected for other uses the RUDP, including sites currently allocated as Green Belt and greenspace.
- 11.1.8 The Council need your views not only on which sites would be best suited to being developed but also whether the required development quantum would

best be delivered, through concentration of development on a small number of large sites or a greater number of small sites spread across the area. Alternatively a mix of small and larger sites might be considered appropriate. In choosing whether to concentrate development on fewer larger sites or disperse development consideration needs to be given to which options would minimize any adverse impacts or which would offer the most benefits. In particular communities need to consider which option could offer the most scope for planning and securing improvements to open space and infrastructure such as schools and highways. In some but not all cases more of such improvements can be secured via larger sites than if developments are spread and dispersed.

11.1.9 For new housing sites, the Core Strategy seeks to ensure that in most cases a minimum net density of 30 dwellings per hectare is achieved but also allows for lower or higher densities to be applied where justified. In particular it suggests that higher densities may be secured in areas well served by public transport or close to town or city centres. The Council's online comment tool and its paper based questionnaire both include a question which seeks views on whether area specific density targets should be set in the Allocations DPD.

Table 6 : Haworth – Possible Development Sites

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
HA/001	Worstead Road, Crossroads	3.15	HLR	Land	Greenfield	Safeguarded Land	
HA/002	Jacobs Lane	1.05	HLR	Land	Greenfield		U/C
HA/003	Lees Lane, Crossroads	0.87	HLR	Land	Greenfield	Housing Site	
HA/004	Lees Lane, Crossroads	0.97	OTHER	Land	Greenfield	Village Greenspace	
HA/005	Ebor Mills, Ebor Lane	1.63	OTHER	Both	Previously Developed Land	Village Greenspace	
HA/006	Mytholmes Lane	2.70	CFS	Land	Greenfield	Green Belt	
HA/007	Portland Street	0.55	OTHER	Land	Greenfield		
HA/008	Ashlar Close	0.61	OTHER	Land	Greenfield		
HA/009	Bridgehouse Mill	1.88	OTHER	Both	Previously Developed Land		
HA/010	Ivy Bank Lane,	1.16	HLR	Both	Mixture		
HA/011	Sun Street,	1.21	CFS	Land	Greenfield	Village Greenspace	
HA/012	Sun Street	1.94	CFS	Land	Greenfield	Village Greenspace	
HA/013	Bramwell Drive, Marsh Lane.	6.20	CFS	Land	Greenfield	Green Belt	
HA/014	Weavers Hill,	4.28	CFS	Land	Greenfield	Green Belt/village greenspace	
HA/015	Brow Top Road,	0.37	CFS	Land	Greenfield	Green Belt	

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
HA/016	Baden Street	1.92	HLR	Land	Greenfield	Safeguarded Land	
HA/017	Chapel Works, Station Road	0.07	HLR	Buildings	Previously Developed Land		
HA/018	Cliffe Street	0.07	HLR	Both	Previously Developed Land		
HA/019	Hebden Road, Crossroads	0.97	CFS	Land	Greenfield	Green Belt	
HA/020	Oak Street	0.05	HLR	Buildings	Previously Developed Land		
HA/021	The Hayfields, Crossroads	0.32	CFS	Land	Greenfield	Village Greenspace	
HA/022	West Lane	0.84	CFS	Land	Greenfield	Green Belt	
HA/023	Mytholmes Lane	3.03	CFS	Land	Greenfield	Village Greenspace	
HA/024	Land off Lees Bank Drive	2.53	OTHER	Land	Greenfield	Green Belt	
HA/025	Halifax Road	1.37	OTHER	Land	Greenfield	Green Belt	
HA/026	Land off Nares Street, Crossroads	6.72	OTHER	Both	Greenfield	Green Belt	
HA/027	Land off Sedge Grove	0.62	OTHER	Land	Greenfield	Green Belt	
HA/028	Hawkcliffe Farm, Hebden Road	1.99	CFS	Land	Greenfield	Green Belt	

***Source** - relates to the origin of the site from Council records.

CFS = submitted as a "call for site" suggestion by landowner or agent,

HLR = "housing land register" means a site with recent planning permission for residential use or a site identified in the RUDP as a housing site or as safeguarded land

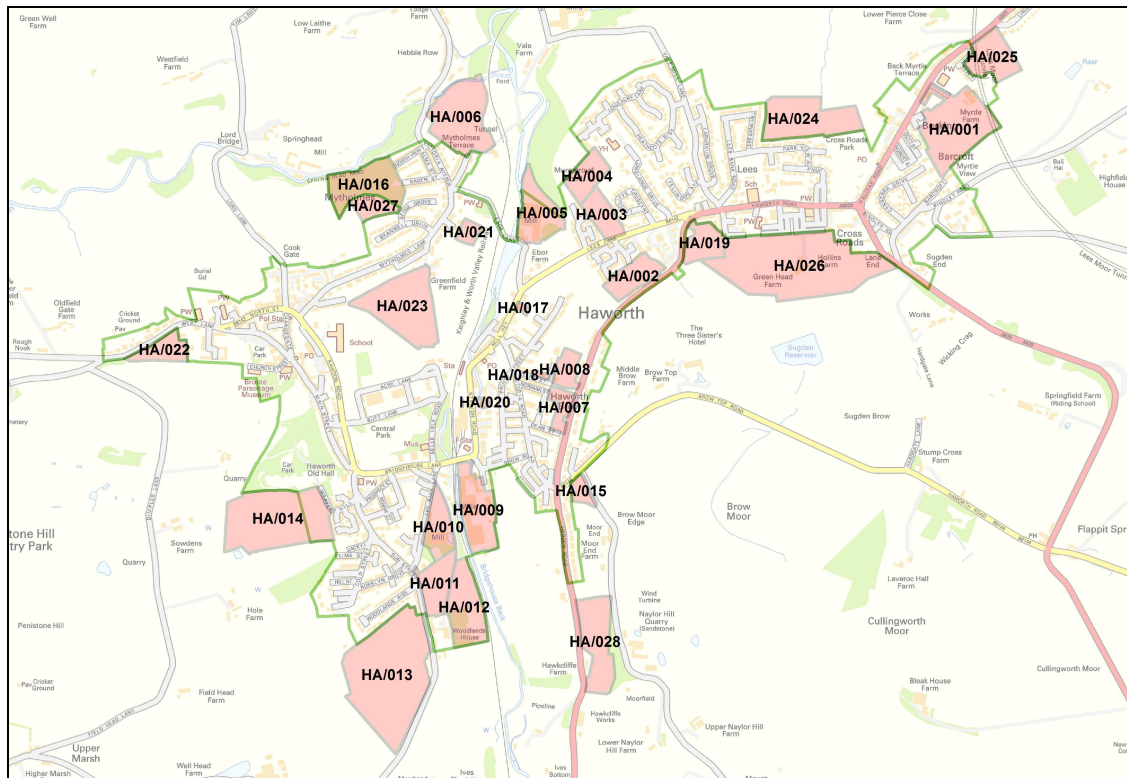
ELR = sites from the "employment land register" which are undeveloped with planning history for employment use including sometimes an employment land designation.

OTHER = sites from other sources such as survey work undertaken by planning officers.

****Note** - U/C denotes that the site was under construction after April 2013

11.1.10 The following map shows the sites in context. Please use your software's zoom tool which will display a clearer image. The Council have also produced a set of Map Books which show the sites at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows sites to be selected and allows comments can be made on the selected site.

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Use your viewers zoom controls for a better view of this map

- Possible Development sites
- Settlement Urban Edge

DEVELOPMENT QUESTIONS

Which of the sites, would be best suited for: Housing, Employment, Community use, Gypsies & Travellers, Travelling Show people, or Retail use?

Are there any other suitable development sites or locations which are not identified?

Should any of the sites, be identified for development either early in the Plan period or later?

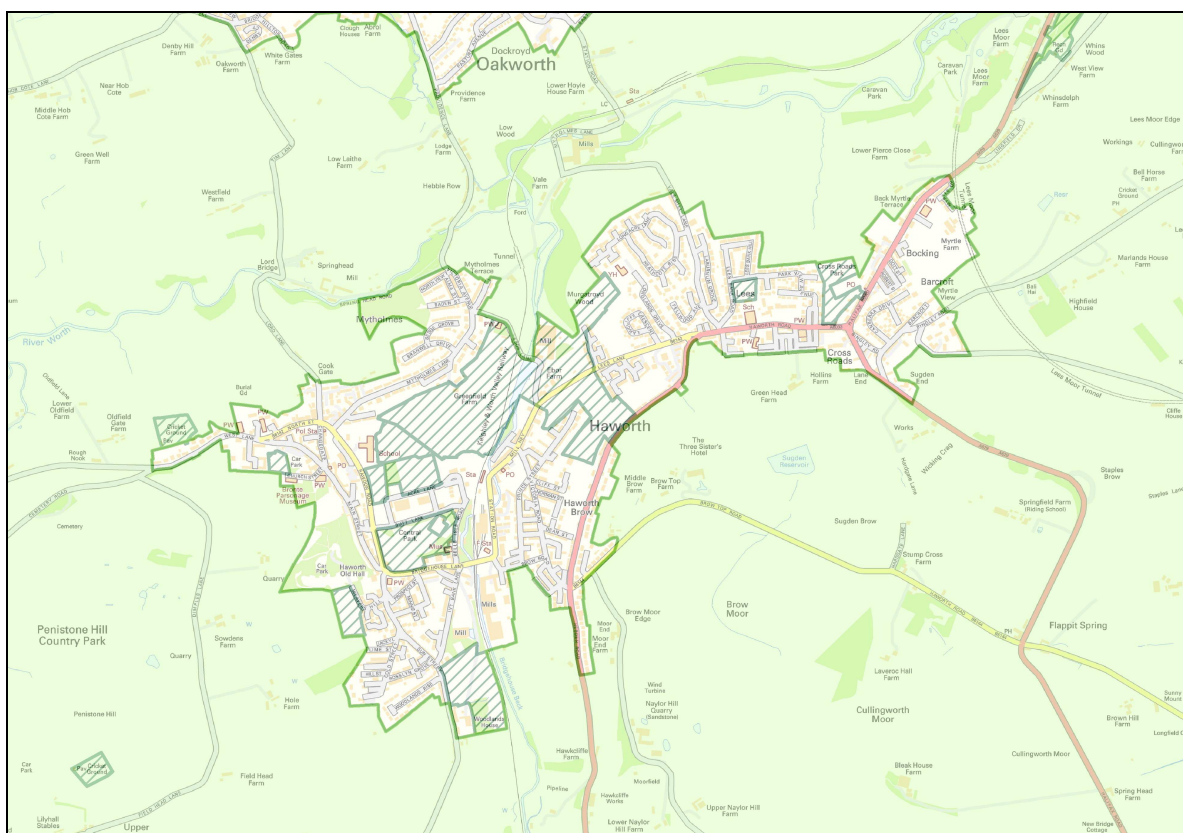
Should the need for development be met by allocating fewer large sites or more small sites?

Should a housing density target be set for this settlement or to part of the settlement?

11.2 Green Spaces

11.2.1 As part of this consultation, the Council also wish to hear whether the current areas designated and protected as greenspace in the RUDP should be retained and whether there are other additional areas of green space which are considered to have recreational, wildlife, visual or amenity value which should be designated and protected. The location of the currently designated greenspaces can be seen on the maps below, which has been produced to show the context and spread of open areas. The Council have also produced a set of Map Books which show the greenspaces at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows these areas to be selected and allows comments can be made on the selected area.

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Greenspaces



Green Belt

GREENSPACE QUESTIONS

Do you think the areas currently protected as greenspace in the RUDP should retain their greenspace designation?

Which of the areas have special significance and are most important?

Are there any other areas not shown on the map which should also be protected?

12.1 Potential Development sites

- 12.1.1 The following table sets out the current available site options for Oakworth. An illustrative map is also provided
- 12.1.2 Each site is given a unique reference number. As most of the sites listed in the table will have been assessed in the 3rd SHLAA the SHLAA reference number has been used. Other sites listed may include those which were submitted by landowners too late to be assessed in the latest SHLAA, sites with more recent planning permission for residential development and undeveloped sites taken from the Councils employment land register. Where this is the case those sites have been given a reference number in the same style / convention as used within the SHLAA..
- 12.1.3 The table will also include some sites which in the latest SHLAA were not considered either developable or suitable. They have been included firstly, as the SHLAA represents a snapshot of the circumstances at the time of production of the study and those circumstances may have since changed. Secondly to enable all stakeholders to scrutinise, assess and comment on all available sites and any assumptions that have been made by the Council as to their suitability and deliverability thus far.
- 12.1.4 The table includes sites equal or greater to 0.20ha, but also includes any smaller sites where they are capable of accommodating at least 5 homes. These sites will usually have planning permission in place or have had permission previously. The table includes information on site area, land type and current land designation from the RUDP; and also sites which had planning permission or were under construction at April 2013 for new homes. For completeness it also includes sites granted permission for residential use after April 2013 and before October 2015.
- 12.1.5 The Council would welcome your views on whether the sites listed should be considered for residential development, but also whether any could also be locations for employment, retail or community uses such as schools or health centres or for gypsies and traveller sites or sites for travelling showpeople.
- 12.1.6 The target for new homes in Oakworth is 200 homes. Some of the sites listed already have planning permission for residential use. Provided that these sites can be shown to be deliverable, fewer new and additional sites will be required to meet the target. As work on the Allocations DPD progresses any further sites which gain permission for residential use over the site threshold will be included in the table of site options.
- 12.1.7 The table includes sites of various sizes including large and small site options, some of which are on land currently protected for other uses the RUDP, including sites currently allocated as Green Belt.
- 12.1.8 The Council need your views not only on which sites would be best suited to being developed but also whether the required development quantum would

best be delivered, through concentration of development on a small number of large sites or a greater number of small sites spread across the area. Alternatively a mix of small and larger sites might be considered appropriate. In choosing whether to concentrate development on fewer larger sites or disperse development consideration needs to be given to which options would minimize any adverse impacts or which would offer the most benefits. In particular communities need to consider which option could offer the most scope for planning and securing improvements to open space and infrastructure such as schools and highways. In some but not all cases more of such improvements can be secured via larger sites than if developments are spread and dispersed.

12.1.9 For new housing sites, the Core Strategy seeks to ensure that in most cases a minimum net density of 30 dwellings per hectare is achieved but also allows for lower or higher densities to be applied where justified. In particular it suggests that higher densities may be secured in areas well served by public transport or close to town or city centres. The Council's online comment tool and its paper based questionnaire both include a question which seeks views on whether area specific density targets should be set in the Allocations DPD

Table 7 : Oakworth – Possible Development Sites

Ref	Address	Site area (ha)	Source*	Type of site	Land Type	Current Designation	Note **
OA/001	Providence Lane, Providence Farm	1.37	CFS	Land	Greenfield	Green Belt	
OA/002	Pasture Lane,	1.06	CFS	Land	Greenfield	Green Belt	
OA/003	Waterwheel Lane	1.41	HLR	Both	Greenfield	Safeguarded Land	
OA/004	Hill Top Road,	0.76	CFS	Land	Greenfield	Green Belt	
OA/005	Denby Hill Road,	4.87	CFS	Land	Greenfield	Green Belt	
OA/006	Moorfield Drive,	0.45	HLR	Land	Mixture		
OA/007	Keighley Road, Sykes Lane	5.59	CFS	Land	Greenfield	Green Belt	
OA/010	15 Church Street Colne Road	0.19	HLR	Land	Mixture		
OA/011	Cackleshaw Farm, Sykes Lane	2.09	CFS	Both	Mixture	Green Belt	
OA/012	Griffe Gardens, Low Bank Lane	0.11	HLR	Land	Previously Developed Land		
OA/013	Providence Lane	0.32	CFS	Both	Previously Developed Land	Green Belt	
OA/014	Boston Hill Low Bank Lane	2.96	CFS	Land	Greenfield	Green Belt	
OA/015	Dockroyd Lane	0.23	OTHER	Land	Greenfield		
OA/016	Wide Lane	2.12	CFS	Land	Greenfield	Green Belt	

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
OA/017	Victoria Road/Park Avenue	0.26	HLR	Land	Previously Developed Land		U/C
OA/018	Dockroyd Lane	0.21	CFS	Land	Greenfield		
OA/019	Oldfield Water Treatment works, Oldfield Lane	1.52	CFS	Land	Greenfield	Green Belt	

***Source** - relates to the origin of the site from Council records.

CFS = submitted as a “call for site” suggestion by landowner or agent,

HLR = “housing land register” means a site with recent planning permission for residential use or a site identified in the RUDP as a housing site or as safeguarded land

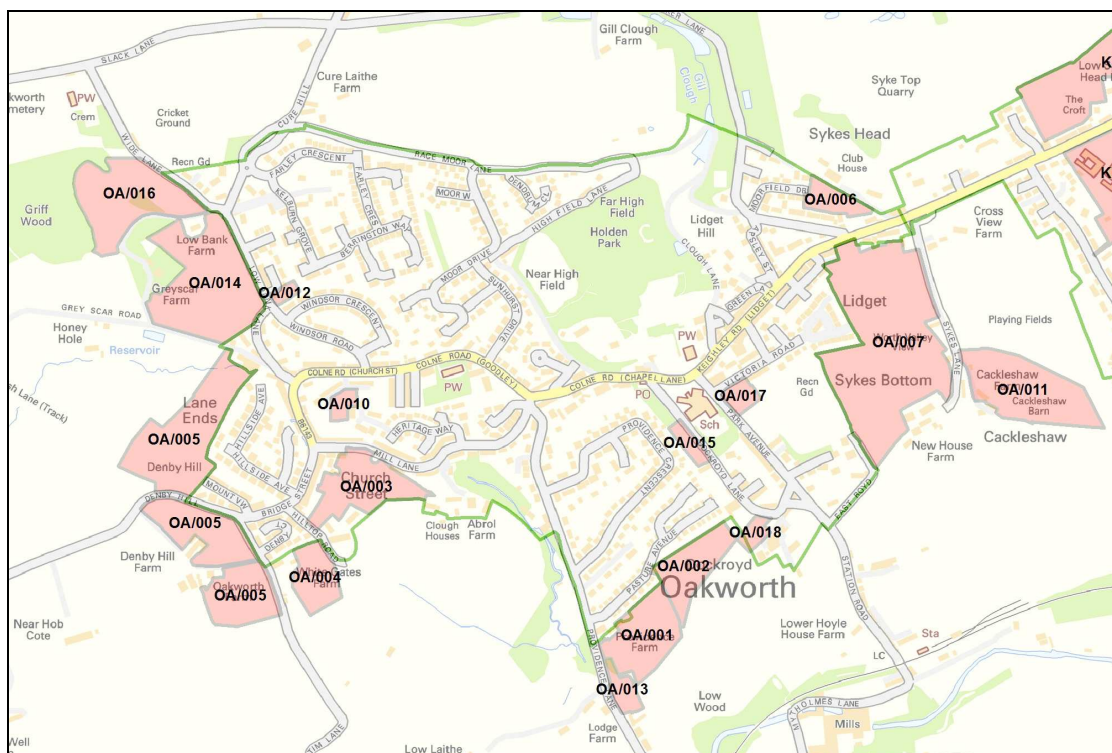
ELR = sites from the “employment land register” which are undeveloped with planning history for employment use including sometimes an employment land designation.

OTHER = sites from other sources such as survey work undertaken by planning officers.

****Note** - U/C denotes that the site was under construction after April 2013

12.1.10 The following map shows the sites in context. Please use your software's zoom tool which will display a clearer image. The map also shows sites in other settlements. The Council have also produced a set of Map Books which show the sites at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows sites to be selected and allows comments can be made on the selected site.

https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/



Use your viewers zoom controls for a better view of this map

- Possible Development sites
- Settlement Urban Edge

DEVELOPMENT QUESTIONS

Which of the sites would be best suited for: Housing, Employment, Community use, Gypsies & Travellers, Travelling Show people, or Retail use?

Are there any other suitable development sites or locations which are not identified?

Should any of the sites, be identified for development either early in the Plan period or later?

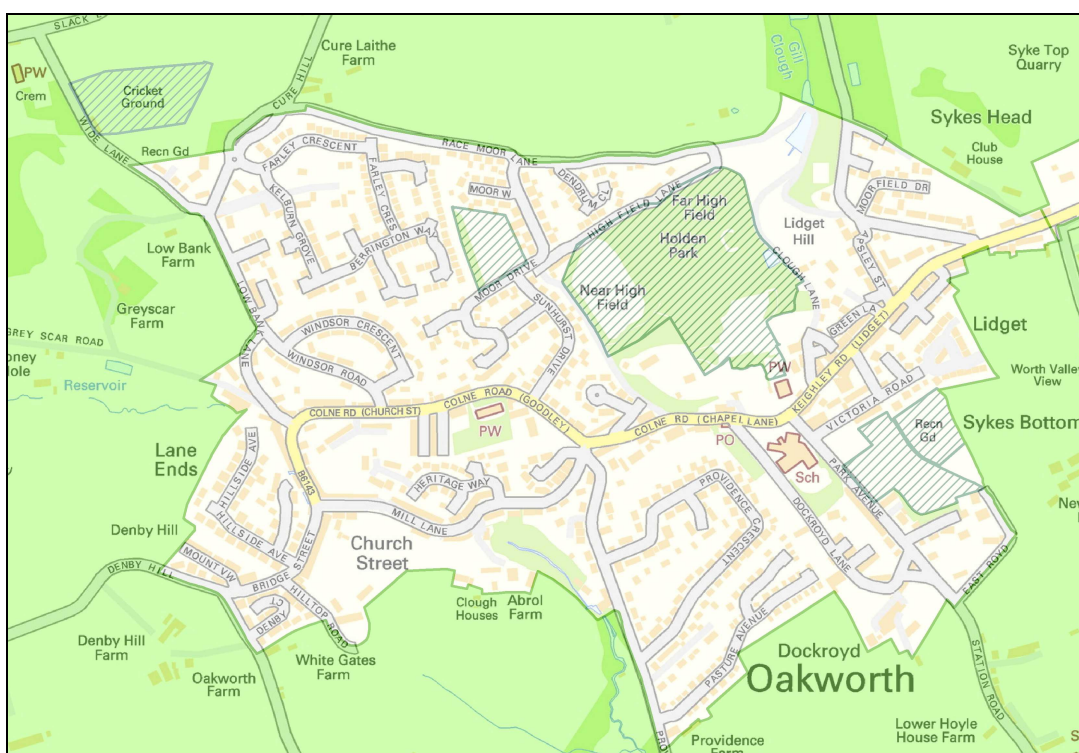
Should the need for development be met by allocating fewer large sites or more small sites?

Should a housing density target be set for this settlement or to part of the settlement?

12.2 Green Spaces

12.2.1 As part of this consultation, the Council also wish to hear whether the current areas designated and protected as greenspace in the RUDP should be retained and whether there are other additional areas of green space which are considered to have recreational, wildlife, visual or amenity value which should be designated and protected. The location of the currently designated greenspaces can be seen on the map below, which has been produced to show the context and spread of open areas. The Council have also produced a set of Map Books which show the greenspaces at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows these areas to be selected and allows comments can be made on the selected area.

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Use your viewers zoom controls for a better view of this map

 Greenspaces

 Green Belt

GREENSPACE QUESTIONS

Do you think the areas currently protected as greenspace in the RUDP should retain their greenspace designation?

Which of the areas have special significance and are most important?

Are there any other areas not shown on the map which should also be protected?

13.1 Possible Development sites

- 13.1.1 The following table sets out the current available site options for Oxenhope. An illustrative map is also provided
- 13.1.2 Each site is given a unique reference number. As most of the sites listed in the table will have been assessed in the 3rd SHLAA the SHLAA reference number has been used. Other sites listed may include those which were submitted by landowners too late to be assessed in the latest SHLAA, sites with more recent planning permission for residential development and undeveloped sites taken from the Councils employment land register. Where this is the case those sites have been given a reference number in the same style / convention as used within the SHLAA..
- 13.1.3 The table will also include some sites which in the latest SHLAA were not considered either developable or suitable. They have been included firstly, as the SHLAA represents a snapshot of the circumstances at the time of production of the study and those circumstances may have since changed. Secondly to enable all stakeholders to scrutinise, assess and comment on all available sites and any assumptions that have been made by the Council as to their suitability and deliverability thus far.
- 13.1.4 The table includes sites equal or greater to 0.20ha, but also includes any smaller sites where they are capable of accommodating at least 5 homes. These sites will usually have planning permission in place or have had permission previously. The table includes information on site area, land type and current land designation from the RUDP; and also sites which had planning permission or were under construction at April 2013 for new homes. For completeness it also includes sites granted permission for residential use after April 2013 and before October 2015.
- 13.1.5 The Council would welcome your views on whether the sites listed should be considered for residential development, but also whether any could also be locations for employment, retail or community uses such as schools or health centres or for gypsies and traveller sites of sites for travelling showpeople.
- 13.1.6 The target for new homes in Oxenhope is 100 homes. Some of the sites listed already have planning permission for residential use. Provided that these sites can be shown to be deliverable, fewer new and additional sites will be required to meet the target. As work on the Allocations DPD progresses any further sites which gain permission for residential use over the site threshold will be included in the table of site options.
- 13.1.7 The table includes sites of various sizes including large and small site options, some of which are on land currently protected for other uses the RUDP, including sites currently allocated as Green Belt and greenspace.
- 13.1.8 The Council need your views not only on which sites would be best suited to being developed but also whether the required development quantum would

best be delivered, through concentration of development on a small number of large sites or a greater number of small sites spread across the area. Alternatively a mix of small and larger sites might be considered appropriate. In choosing whether to concentrate development on fewer larger sites or disperse development consideration needs to be given to which options would minimize any adverse impacts or which would offer the most benefits. In particular communities need to consider which option could offer the most scope for planning and securing improvements to open space and infrastructure such as schools and highways. In some but not all cases more of such improvements can be secured via larger sites than if developments are spread and dispersed.

13.1.9 For new housing sites, the Core Strategy seeks to ensure that in most cases a minimum net density of 30 dwellings per hectare is achieved but also allows for lower or higher densities to be applied where justified. In particular it suggests that higher densities may be secured in areas well served by public transport or close to town or city centres. The Council's online comment tool and its paper based questionnaire both include a question which seeks views on whether area specific density targets should be set in the Allocations DPD.

Table 8 : Oxenhope – Possible Development Sites

Ref	Address	Site area (ha)	Source*	Type of site	Land Type	Current Designation	Note **
OX/001	Denholme Rd	0.98	CFS	Land	Greenfield	Village Green Space	
OX/003	Crossfield Rd	0.84	CFS	Land	Greenfield	Green Belt	
OX/004	Church St, Hebden Bridge Rd	1.72	OTHER	Land	Greenfield		
OX/005	Crossfield Road	0.38	HLR	Land	Previously Developed Land		U/C
OX/006	Thornton Moor treatment Works	0.16	HLR	Buildings	Previously Developed Land		
OX/007	Lea Hill	0.59	HLR	Land	Previously Developed Land		
OX/008	Marsh Top Farm, Moorhouse Lane	2.08	CFS	Land	Greenfield	Green Belt	
OX/009	Hard Ness Lane	0.52	CFS	Land	Greenfield	Green Belt	
OX/010	Moorhouse Lane	0.18	HLR	Land	Previously Developed Land		

***Source** - relates to the origin of the site from Council records.

CFS = submitted as a "call for site" suggestion by landowner or agent,

HLR = "housing land register" means a site with recent planning permission for residential use or a site identified in the RUDP as a housing site or as safeguarded land

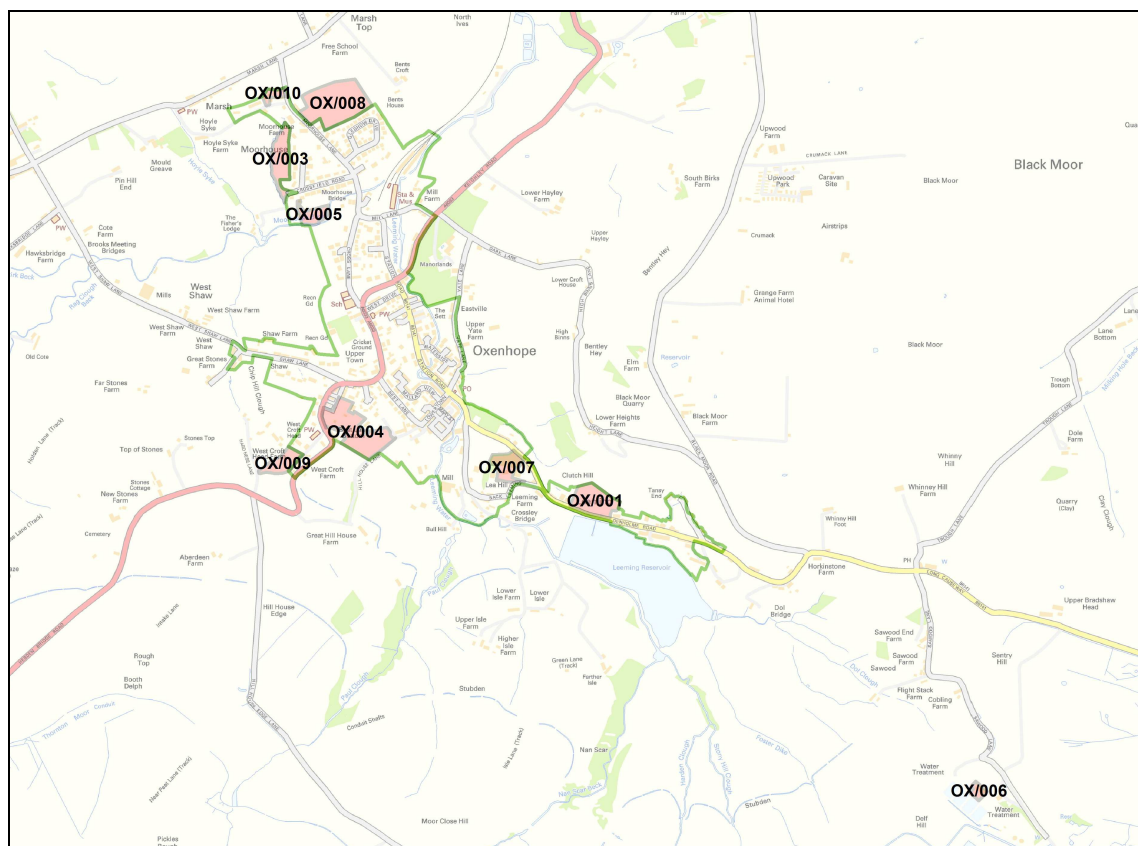
ELR = sites from the "employment land register" which are undeveloped with planning history for employment use including sometimes an employment land designation.

OTHER = sites from other sources such as survey work undertaken by planning officers.

****Note** - U/C denotes that the site was under construction after April 2013

13.1.10 The following map shows the sites in context. Please use your software's zoom tool which will display a clearer image. The Council have also produced a set of Map Books which show the sites at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows sites to be selected and allows comments can be made on the selected site.

https://maps.bradford.gov.uk/LocalViewext/Sites/LocalPlan_Allocations/



Use your viewers zoom controls for a better view of this map

- Possible Development sites
- Settlement Urban Edge

DEVELOPMENT QUESTIONS

Which of the sites, would be best suited for: Housing, Employment, Community use, Gypsies & Travellers, Travelling Show people, or Retail use?

Are there any other suitable development sites or locations which are not identified?

Should any of the sites, be identified for development either early in the Plan period or later?

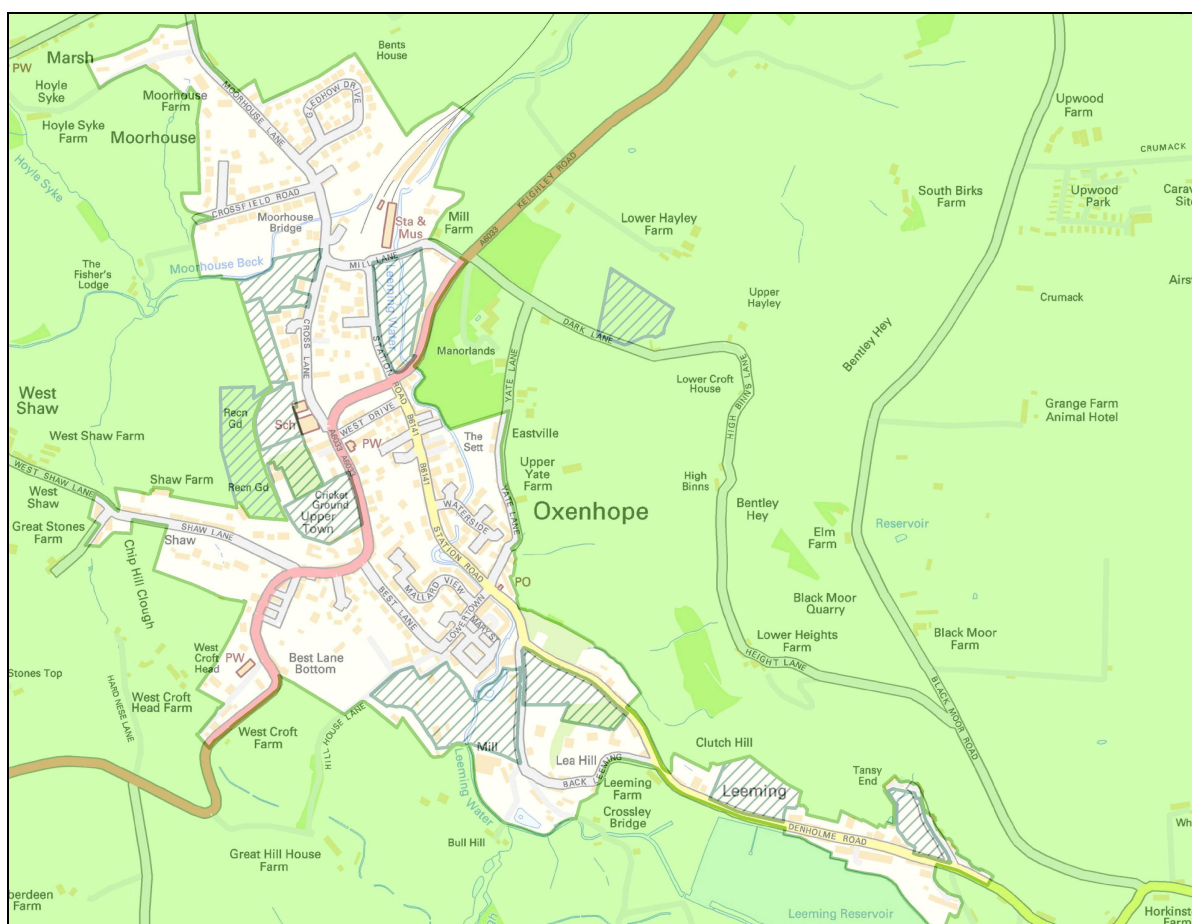
Should the need for development be met by allocating fewer large sites or more small sites?

Should a housing density target be set for this settlement or to part of the settlement?

13.2 Green Spaces

13.2.1 As part of this consultation, the Council also wish to hear whether the current areas designated and protected as greenspace in the RUDP should be retained and whether there are other additional areas of green space which are considered to have recreational, wildlife, visual or amenity value which should be designated and protected. The location of the currently designated greenspaces can be seen on the map below, which has been produced to show the context and spread of open areas. The Council have also produced a set of Map Books which show the greenspaces at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows these areas to be selected and allows comments can be made on the selected area.

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Use your viewers zoom controls for a better view of this map



Greenspaces



Green Belt

GREENSPACE QUESTIONS

Do you think the areas currently protected as greenspace in the RUDP should retain their greenspace designation?

Which of the areas have special significance and are most important?

Are there any other areas not shown on the map which should also be protected?

14.1 Possible Development sites

- 14.1.1 The following table sets out the current available site options for Wilsden. An illustrative map is also provided
- 14.1.2 Each site is given a unique reference number. As most of the sites listed in the table will have been assessed in the 3rd SHLAA the SHLAA reference number has been used. Other sites listed may include those which were submitted by landowners too late to be assessed in the latest SHLAA, sites with more recent planning permission for residential development and undeveloped sites taken from the Councils employment land register. Where this is the case those sites have been given a reference number in the same style / convention as used within the SHLAA.
- 14.1.3 The table will also include some sites which in the latest SHLAA were not considered either developable or suitable. They have been included firstly, as the SHLAA represents a snapshot of the circumstances at the time of production of the study and those circumstances may have since changed. Secondly to enable all stakeholders to scrutinise, assess and comment on all available sites and any assumptions that have been made by the Council as to their suitability and deliverability thus far.
- 14.1.4 The table includes sites equal or greater to 0.20ha, but also includes any smaller sites where they are capable of accommodating at least 5 homes. These sites will usually have planning permission in place or have had permission previously. The table includes information on site area, land type and current land designation from the RUDP; and also sites which had planning permission or were under construction at April 2013 for new homes. For completeness it also includes sites granted permission for residential use after April 2013 and before October 2015.
- 14.1.5 The Council would welcome your views on whether the sites listed should be considered for residential development, but also whether any could also be locations for employment, retail or community uses such as schools or health centres or for gypsies and traveller sites of sites for travelling showpeople.
- 14.1.6 The target for new homes in Wilsden is 200 homes. Some of the sites listed already have planning permission for residential use. Provided that these sites can be shown to be deliverable, fewer new and additional sites will be required to meet the target. As work on the Allocations DPD progresses any further sites which gain permission for residential use over the site threshold will be included in the table of site options.
- 14.1.7 The table includes sites of various sizes including large and small site options, some of which are on land currently protected for other uses the RUDP, including sites currently allocated as Green Belt and open space.
- 14.1.8 The Council need your views not only on which sites would be best suited to being developed but also whether the required development quantum would

best be delivered, through concentration of development on a small number of large sites or a greater number of small sites spread across the area. Alternatively a mix of small and larger sites might be considered appropriate. In choosing whether to concentrate development on fewer larger sites or disperse development consideration needs to be given to which options would minimize any adverse impacts or would offer the most benefits. In particular communities need to consider which option could offer the most scope for planning and securing improvements to open space and infrastructure such as schools and highways. In some but not all cases more of such improvements can be secured via larger sites than if developments are spread and dispersed.

14.1.9 For new housing sites, the Core Strategy seeks to ensure that in most cases a minimum net density of 30 dwellings per hectare is achieved but also allows for lower or higher densities to be applied where justified. In particular it suggests that higher densities may be secured in areas well served by public transport or close to town or city centres. The Council's online comment tool and its paper based questionnaire both include a question which seeks views on whether area specific density targets should be set in the Allocations DPD.

Table 9 : Wilsden – Possible Development Sites

Ref	Address	Site area (ha)	Source *	Type of site	Land Type	Current Designation	Note **
WI/001	Harden Lane/Bents Lane	10.24	CFS	Land	Greenfield	Green Belt	
WI/002	Crooke Lane	0.54	HLR	Land	Greenfield	Housing site	
WI/003	Coplowe Lane	61.25	CFS	Land	Greenfield	Green Belt	
WI/005A	Crack Lane	3.40	HLR	Land	Greenfield		U/C
WI/005B	Crack Lane	1.47	CFS	Land	Greenfield	Green Belt	
WI/006	Crack Lane	11.30	CFS	Land	Greenfield	Green Belt	
WI/008	High Meadows	1.64	CFS	Land	Greenfield	Green Belt/Village Greenspace	
WI/009	Laneside	1.98	CFS	Land	Greenfield	Green Belt	
WI/010	Haworth Road	3.80	CFS	Land	Greenfield	Green Belt	
WI/012	St Matthews Close	0.42	OTHER	Land	Greenfield		
WI/013	Moorside Farm, Wellington Road	3.07	CFS	Land	Greenfield	Green Belt	
WI/015	Wellington Road	0.50	HLR	Land	Greenfield		

***Source** - relates to the origin of the site from Council records.

CFS = submitted as a "call for site" suggestion by landowner or agent,

HLR = "housing land register" means a site with recent planning permission for residential use or a site identified in the RUDP as a housing site or as safeguarded land

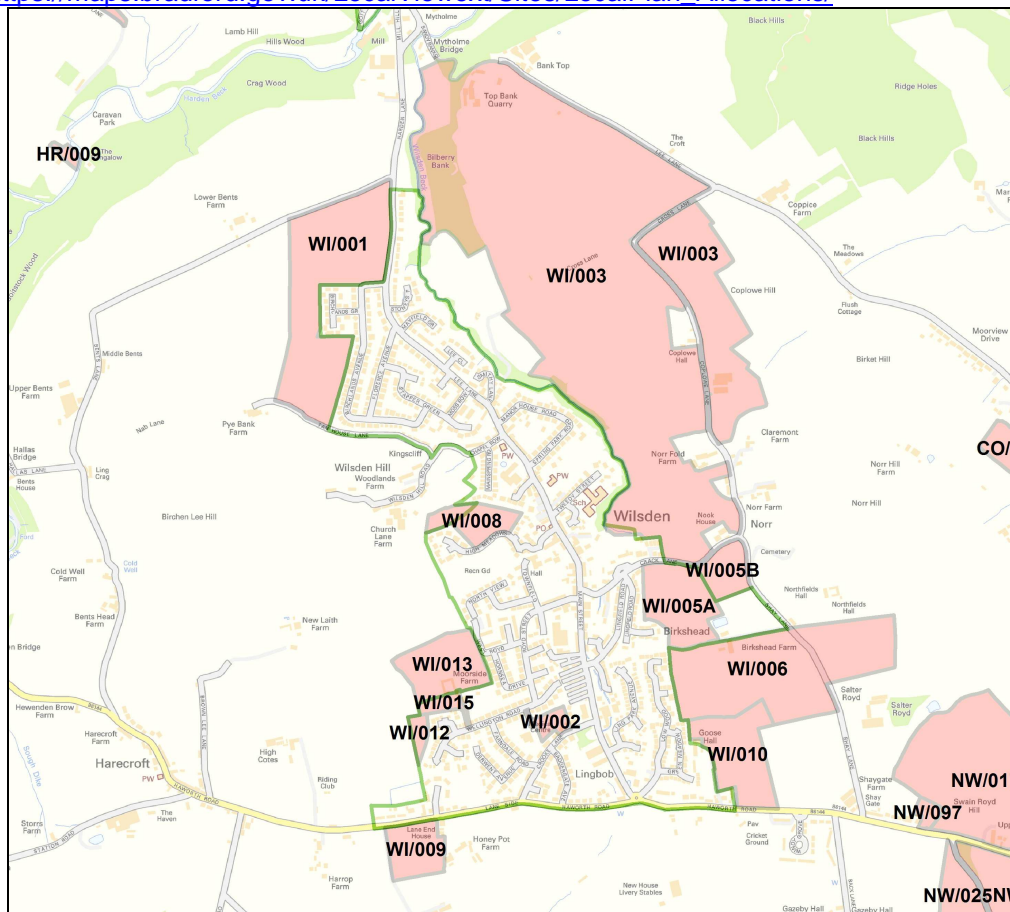
ELR = sites from the "employment land register" which are undeveloped with planning history for employment use including sometimes an employment land designation.

OTHER = sites from other sources such as survey work undertaken by planning officers.

****Note** - U/C denotes that the site was under construction after April 2013

14.1.10 The following map shows the sites in context. Please use your software's zoom tool which will display a clearer image. The maps also show sites in other settlements. The Council have also produced a set of Map Books which show the sites at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows sites to be selected and allows comments can be made on the selected site.

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Use your viewers zoom controls for a better view of this map

- Possible Development sites
- Settlement Urban Edge

DEVELOPMENT QUESTIONS

Which of the sites, would be best suited for: Housing, Employment, Community use, Gypsies & Travellers, Travelling Show people, or Retail use?

Are there any other suitable development sites or locations which are not identified?

Should any of the sites, be identified for development either early in the Plan period or later?

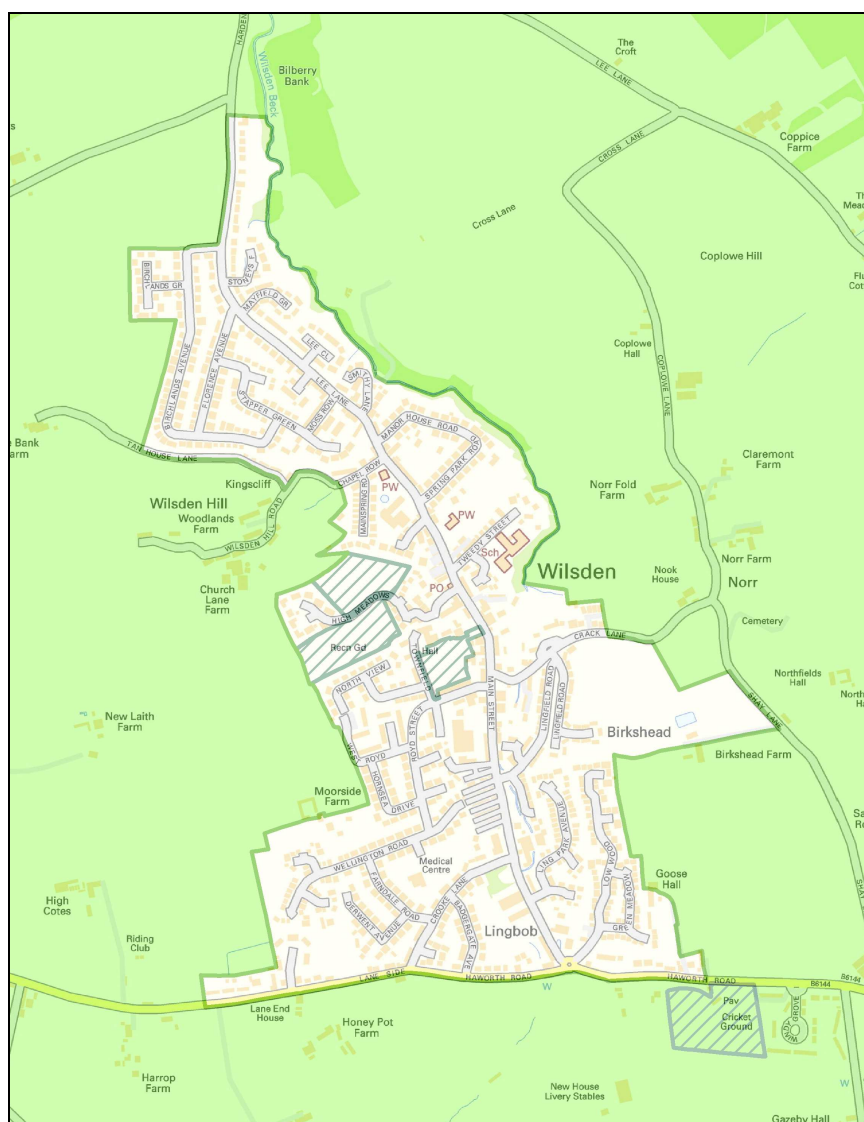
Should the need for development be met by allocating fewer large sites or more small sites?

Should a housing density target be set for this settlement or to part of the settlement?

14.2 Green Spaces

14.2.1 As part of this consultation, the Council also wish to hear whether the current areas designated and protected as greenspace in the RUDP should be retained and whether there are other additional areas of green space which are considered to have recreational, wildlife, visual or amenity value which should be designated and protected. The location of the currently designated greenspaces can be seen on the map below, which has been produced to show the context and spread of open areas. The Council have also produced a set of Map Books which show the greenspaces at a more detailed scale and these are available on the web page. The Council however wish to encourage users to use the Interactive version of the map which can be found by following the link below. The Interactive Map allows these areas to be selected and allows comments can be made on the selected area.

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Greenspaces



Green Belt

GREENSPACE QUESTIONS

Do you think the areas currently protected as greenspace in the RUDP should retain their greenspace designation?

Which of the areas have special significance and are most important?

Are there any other areas not shown on the map which should also be protected?

The wording in this publication can be made available in other formats such as large print.

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