



Land West of Burley in Wharfedale

Our Vision

March 2014

COMMERCIAL ESTATES GROUP



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1.0 Introduction

CEG Land Promotions Ltd (CEG) is proposing residential development and accompanying community uses on 23 hectares of land immediately to the west of Burley in Wharfedale.

Based on detailed site assessment work, this document sets out CEG's vision for the site. It identifies key planning and environmental issues affecting the site, as well as key opportunities. These have been used to create an initial site masterplan indicating how the site can be delivered to provide a high quality development to meet the housing needs of the village over the next 15 years.

CEG is committed to working closely with Bradford Council, the Parish Council and the local community in conjunction with development of the Burley in Wharfedale Neighbourhood Plan, in order to bring the site forward in a way which maximises its contribution to the creation of sustainable communities.



2.0 Principle of Development

National Planning Policy

The National Planning Policy Framework establishes a presumption in favour of sustainable development. For plan making this means that Local Planning Authorities should positively seek opportunities to meet the development needs of their area in full.

A key requirement of the NPPF is for Local Planning Authorities to 'boost significantly the supply of new homes'. This is reflected by a requirement to seek opportunities to deliver a wide choice of high quality homes which widen the choice for home ownership and create sustainable, inclusive communities.

The NPPF provides the opportunity for Green Belt boundaries to be reviewed as part of the Local Plans process.

Local Planning Policy

Bradford's emerging Local Plan identifies a requirement to deliver 42,100 new homes across the Bradford district before 2030. This translates to the development of 2,200 new homes each year. We consider that the need is even greater.

It is acknowledged that the number of houses needed to be developed exceeds the number of sites which are currently available. The Council has therefore confirmed that a district wide Green Belt review will be undertaken to accommodate at least 11,000 new homes on sites which are currently within the Green Belt.

The release of Green Belt sites will be focused on the major urban areas, but will also be required in many of the smaller settlements across the District. **Burley is identified as one such settlement requiring land to be released from the Green Belt under Policy WD1.**

With this in mind, CEF is promoting the development of land to the west of Burley in Wharfedale as the most appropriate location to accommodate the identified need for future housing growth. Further consideration is given to the site's contribution to the purposes of the Green Belt later on in the document.

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“The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities”

(NPPF paragraph 52).

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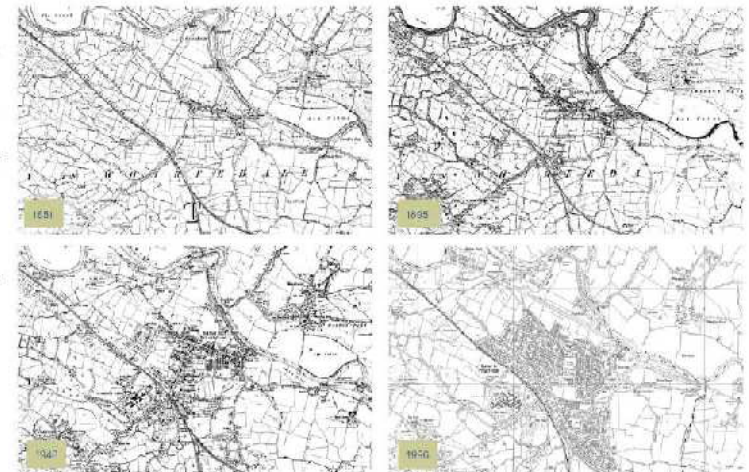
3.0 Historic Context

The adjacent images show how the village has grown over the past 150 years into the thriving community that it is today.

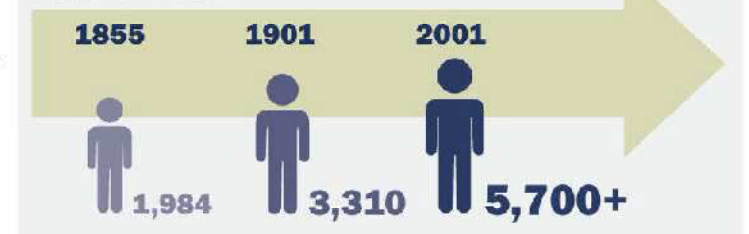
In 1855 the population of Burley-in-Wharfedale was 1,984, rising to 3,310 by 1901. Over 100 years later the population stands at over 5,700. In the post war period growth was focussed towards the south east of the village, narrowing the gap between Burley and neighbouring Menston, as well as to the west.

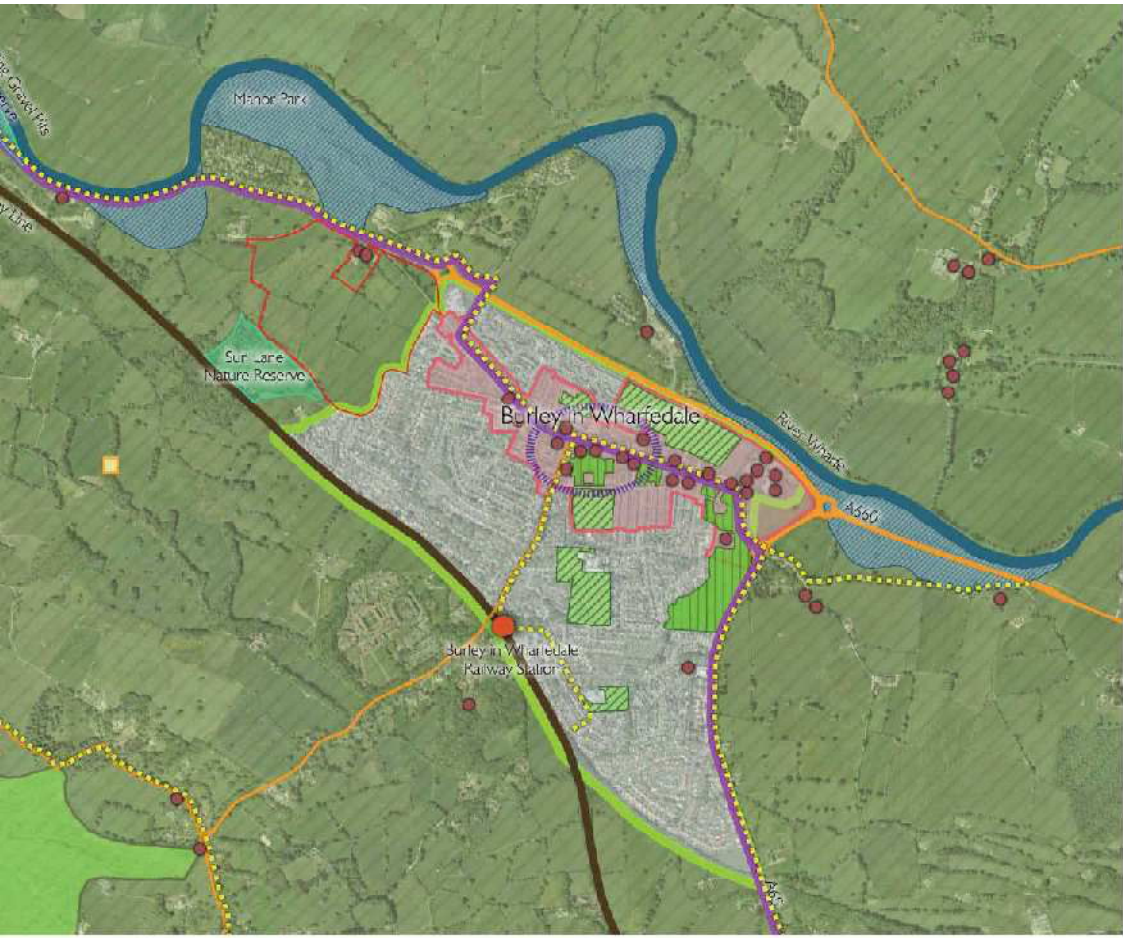
In 1995 the village benefited from the development of a bypass, which has created a natural northern boundary to the village, whilst more recent development of the village has been focussed to the north and west of the historic core of the village, which has seen the development of land between the bypass and the railway line.

It is expected that the population of Burley-in-Wharfedale will continue to grow and bring with it demand for new housing and community facilities. The proposed development would form a logical extension of growth to the west of Burley in Wharfedale in recent years.



Population Growth





Key

Site boundary	Playing Fields (Policy O02)	River Wharfe	Railway line
Village limits	Sites of Special Scientific Interest (Policy N10)	Primary Reservoir	Railway Station
Village Centre	Sites of Local Conservation Importance (Policy L05)	1:25,000 Scale Policy Network	Conservation Area (Policy O10)
Urban Park (Policy L04)	Fish and Fisheries	N1, the National & Local Code Network	Listed Buildings
Recreation Open Space (Policy O02)			Scheduled Monument



4.0 Site Context

The site is located to the immediate west of the built-up area of Burley in Wharfedale, covering an area of around 23 ha of undeveloped land which is predominantly in agricultural use and open pasture.

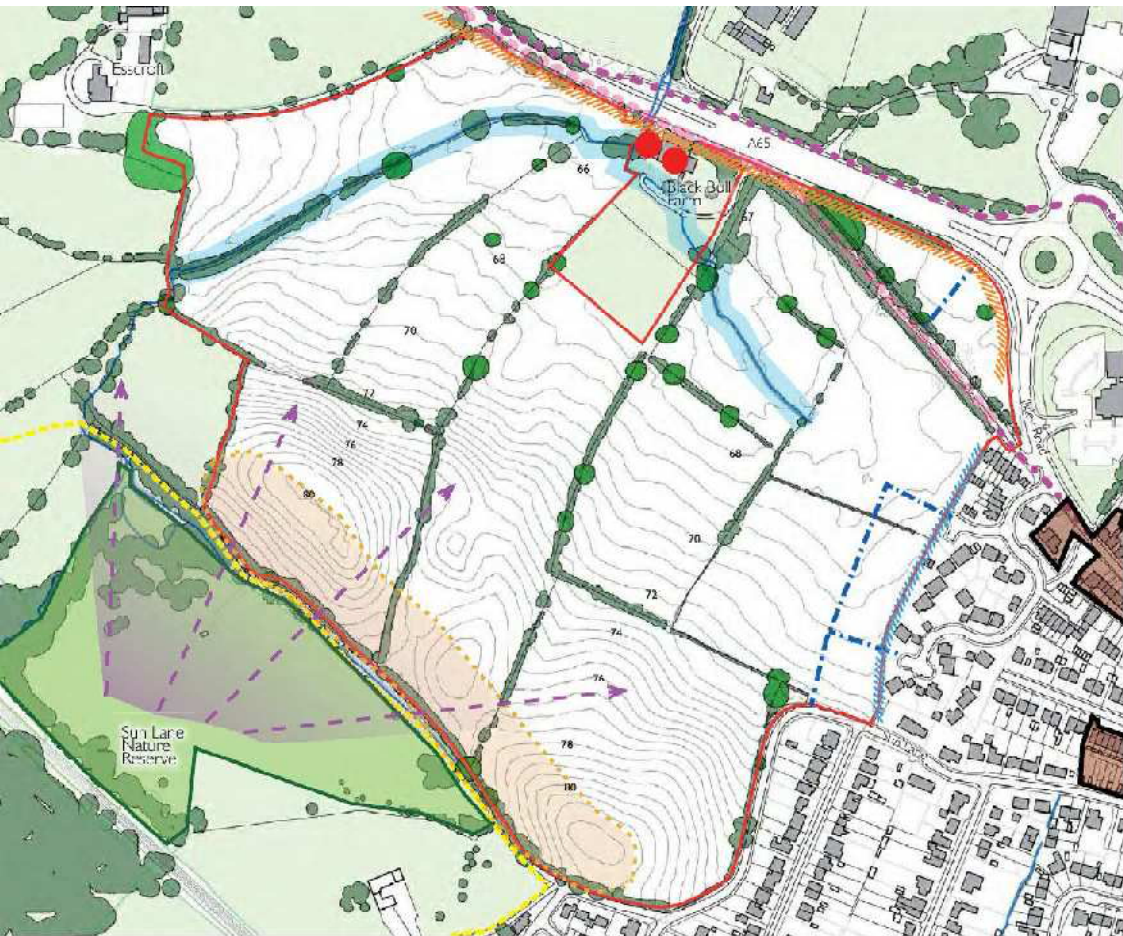
The site is directly adjacent to the A65 'kitty road' which borders the site to the north. To the south, the site is bound by Sun Lane which turns into a track/public footpath. Open countryside lies to the west.

The eastern boundary of the site is formed by the existing built up area of Burley in Wharfedale, where a number of existing pedestrian routes lead from the development site to the main centre of the settlement.

A number of hedgerows and trees are present within the site alongside two streams. The site excludes a number of existing buildings, including the recently redeveloped Black Bull Farm which is present on the site's northern boundary.



Burley in Wharfedale - Cur Vidon



- Key**
- Site boundary
 - Hedgerow/hedge-line
 - Site of Local Conservation Importance (SILCI) (NIA)
 - 70m Contour line (red line)
 - Ridge or higher level of south facing gully
 - ▭ Existing water course and buffer zone
 - ▭ Public Right of Way
 - ▭ The regional Grid Network (RGN) (M17)
 - ▭ Cytosporus Invasiveness Risky (CIR) (M20)
 - Linear Building
 - ▭ Tree and other trees
 - ▭ Sewer systems to existing properties
 - ▭ Service corridor
 - ▭ 1m buffer in relation to A65
 - ▭ Drain drains from ridge of Sun Lane Nature Reserve



5.0 Site Constraints

Understanding the site features that pose potential constraints and opportunities for development is central to preparing a responsive masterplan.

The key constraints of the site and its surroundings is shown overleaf, whilst all technical matters have been considered by DEFra consultant team.

Flood Risk

An Initial Flood Risk Analysis undertaken by Woodwood demonstrates that the vast majority of the site is within a low flood risk area (Flood Zone 1), and confirms that development can be located outside areas of flood risk.

Ecology

An appraisal undertaken by Baker Consultants identifies that the site predominantly comprises open poor grassland and scrub, alongside limited hedgerows and mature trees. The Sun Lane nature reserve is located in close proximity to the site.

The site is located within 9km of the South Pennine Moors Special Protection Area (SPA) / Special Area of Conservation (SAC).

Further survey work will ensure that any potential impacts on species and biodiversity are fully assessed, and appropriate mitigation and enhancement measures put in place.

Soil Quality

An Agricultural Land Classification study undertaken by Soil Environment Services Ltd confirms that the entire site is classified as low quality grade soil. Development of the site will therefore not result in the loss of the best and most versatile agricultural land.

Heritage Features

Burley in Wharfedale is an historic settlement which has retained its traditional character despite substantial residential growth.

The site lies approximately 40m to the West of Burley in Wharfedale Conservation Area. Black Bull Farm comprises a Grade II listed farmhouse and allocated outbuildings.

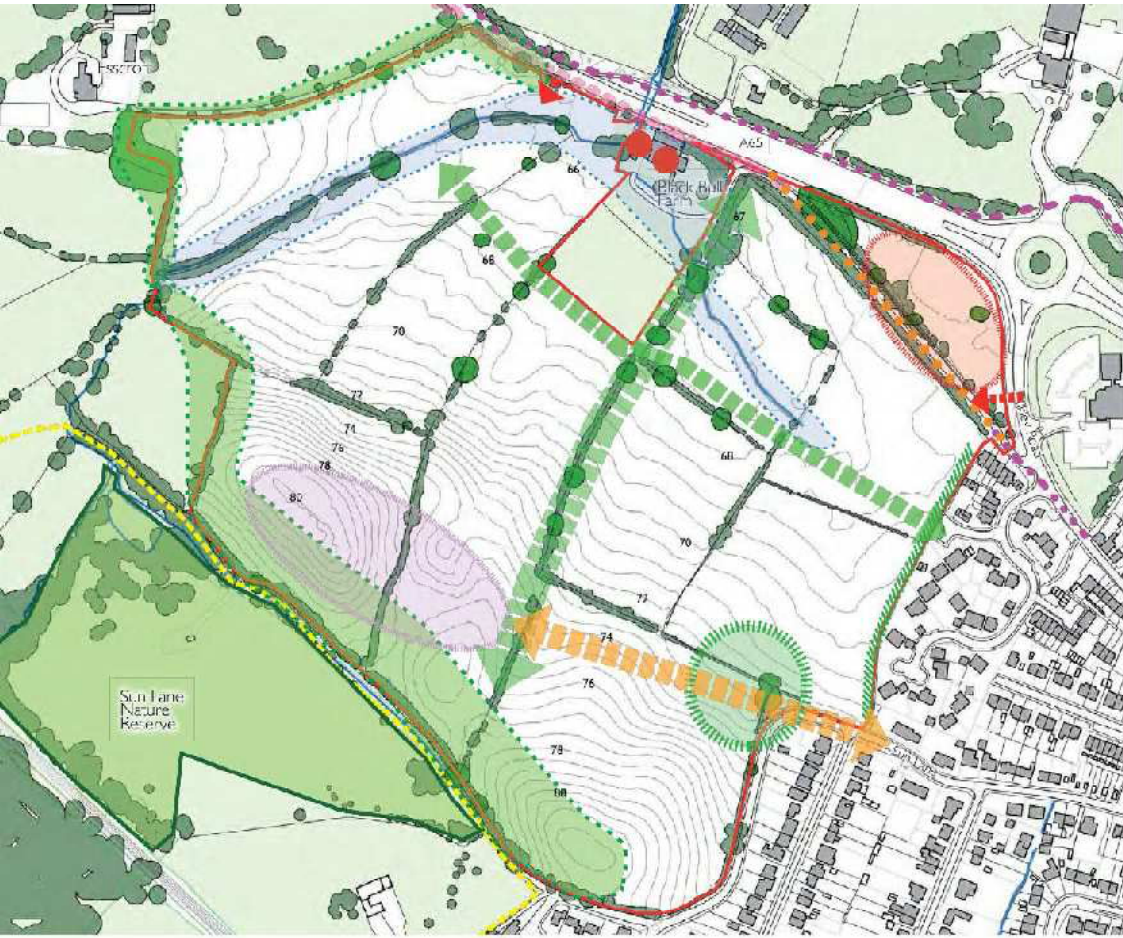
An initial assessment of heritage assets concludes that careful design and landscaping will minimise impacts on heritage assets and landscape character and ensure that Burley in Wharfedale's special character and appearance is conserved.

Landscape Considerations

The landscape is identified in the Bradford Landscape character assessment as lying in the Wharfedale Landscape Character Area. It encompasses two landscape types: floodplain pasture on land closest to the A65, (although it lies outside the flood zone) and enclosed pasture on the higher ground. The settlement of Burley in Wharfedale bisects the floodplain pasture and extends into the higher enclosed pasture and the landscape within the site is therefore typical of the village location.

The site lies on north east facing slopes immediately above the valley plain. It is relatively flat near to the A65 but rises to the south. Beyond the site the ground continues to rise through the adjacent Sun Lane Nature Reserve and beyond the railway and onto the Rombold Ridge. There are sensitive views across the site from the Sun Lane Nature Reserve, and from the adjoining residential areas.

There are no landscape designations across the site which would preclude development.



6.0 Site Opportunities

The site presents an opportunity to satisfy housing need, deliver affordable housing, and promote sustainable living in a manner which respects the existing landscape pattern and creates an attractive extension to the village.

The pattern of existing hedgerows provides a well-defined landscape structure to the site which can help to shape a development. There is an opportunity to create green way linkages following the hedge lines which would provide attractive pedestrian routes and preserve wildlife corridors.

There are opportunities in conjunction with development to provide new facilities for all of the community such as a new village green and play area, and cycleway improvements connecting the village to the wider area, as well as delivering a range of built facilities including a care home development on its own site near to the village entrance, and a primary school with good pedestrian connectivity to the village via Sun Lane and Woodpecker Road/Welfield Lane.

The highest land to the south can provide a physical buffer to the adjacent Nature Reserve and will help to preserve open views from this area. This will provide opportunities to extend the footpath and recreational network which this area currently enjoys.

The location of the site is close proximity to the A65 prevents the need for additional traffic to pass through the village, whilst maximising pedestrian and cycle links to shops, services and public transport provision.

7.0 Design Principles

The site will be developed with best practice for urban design and green infrastructure in mind. The site layout will seek to retain, protect and enhance key features in the landscape and incorporate them into the development for the benefits of people and wildlife. The layout and design of buildings will seek to complement the existing urban area and create a development with distinctive local character.

In particular the development will:

- Create a safe and legible development layout;
- Provide an appropriate range, form and density of housing to help meet local needs;
- Provide a safe and attractive multi-functional greenspace network which will provide for non-vehicular movement, sustainable drainage (SUDS), recreational greenspace and ecology;
- Ensure that existing residential amenity is protected; and,
- Ensure that opportunities for easy movement into the Sun Lane Nature Reserve are encouraged.

In response to the site constraints and opportunities, four key design aims to underpin a masterplan layout for the site which are illustrated on the adjacent diagrams.

Principle 1: Physical integration at village boundaries:

The village interface with the countryside around it will be softened by the provision of buffer landscape treatments at the edges of the development and the extension of green fingers into the development area, to bring the countryside into the village, along its existing boundary.

Principle 3: Create greenspace network:

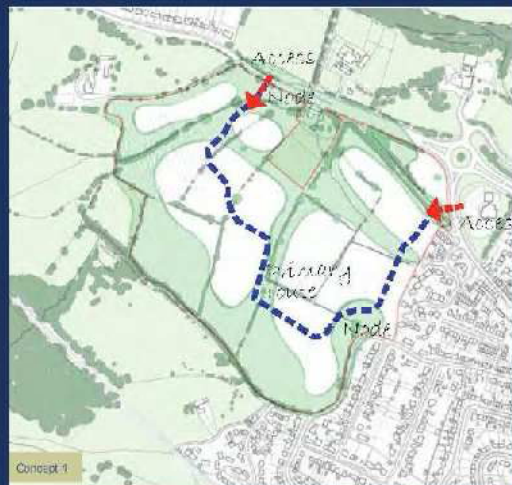
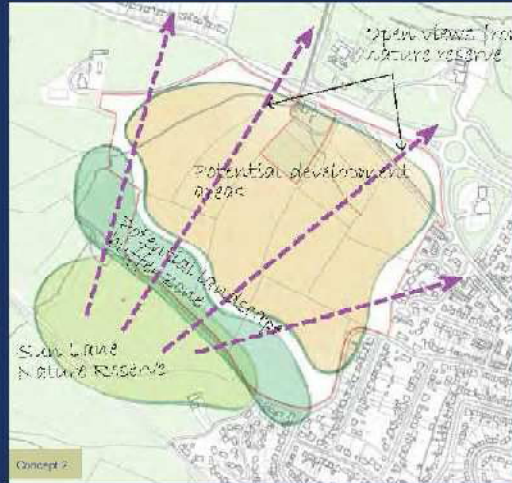
The site features a network of existing hedgerows and trees and two small watercourses. These elements will be incorporated into a multi-functional greenspace network which will provide attractive and convenient pedestrian and cycle routes through the site while also providing maximum ecological and wildlife benefits.

Principle 2: Visual integration into the landscape from key viewpoints:

The Sun Lane nature reserve is a popular amenity which provides a local viewpoint for long views across Wharfedale. Visual integration will be achieved through the retention of key trees and hedge lines within the site as well as locating the development away from the south facing high land at the interface with the reserve.

Principle 4: Creation of local distinctiveness:

The main highway route through the site will be planned to reinforce the sense of place within the development. It will be laid out so as to maximise the effect of key views and to create local green spaces and urban squares within the development, enabling easy orientation around the site whilst providing safe access.





- Key**
- Site boundary
 - Existing tree/hedge/low
 - Proposed housing area and key building
 - Potential care home
 - Potential primary school
 - Potential school play field
 - Proposed open space
 - Existing grassed area
 - Site access
 - Primary road
 - Proposed footpath
 - Proposed cycle route/footpath
 - Public Right of Way

8.0 Our Vision

Our vision for development of the site is to deliver a high quality and sustainable extension to Burley in Wharfedale which will meet identified housing needs and maximise the delivery of community benefits whilst protecting, and enhancing, existing habitats, landscapes and features.

The vehicular access into the site will be directly from Main Street with a further access from the A65, Ilkley Road. This will be complemented by pedestrian and cycle only accesses from the old Main Street, from Woodpenke Drive, and from Sun Lane, which will ensure that the new development is well integrated with the established village.

A network of north-south and east-west footpaths will be established within green corridors which will connect to the public rights of way around Sun Lane nature reserve, and will provide a strong and attractive structure to the village extension. A new village green and children's play area will be laid out adjacent to Sun Lane, with community gardens and allotments close by.

The proposed school site lies close to the new community greenspaces on higher land away from Ilkley Road, where it enjoys good pedestrian connections to the village via Sun Lane, and can contribute to maintaining the openness of the higher land. This hub of activity along the principle access road will also connect to the new greenway footpath links within the new development, encouraging the principles of walking safe routes to school.

The new houses will be laid out to create secure blocks of development with enclosed private gardens with front or side windows overlooking the public open areas to provide natural surveillance over the public space and enhanced security for homes.

Around the edge of the development, new woodland planting and open landscape areas will create an attractive interface with the surrounding countryside. Greenspace laid out around both of the site entrances will create an attractive entrance to the village which maintains its existing green character.

The masterplan could deliver:

- Approximately 500 new dwellings across a range of house sizes;
- A new primary school with extensive areas of playing fields, to meet the long term education needs of the village;
- Community gardens and allotments in a location well related to the existing village and to act as a buffer between the Sun Lane Nature Reserve and the new development;
- A residential care home, or other commercial or community use in the north east corner of the site;
- Extensive areas of public open space and children's play areas; and
- Pedestrian and cycle routes linking the development to the existing village.



9.0 Transport and Accessibility

In keeping with local and national planning policy guidance, it is important that transport and access to the development is as sustainable as possible.

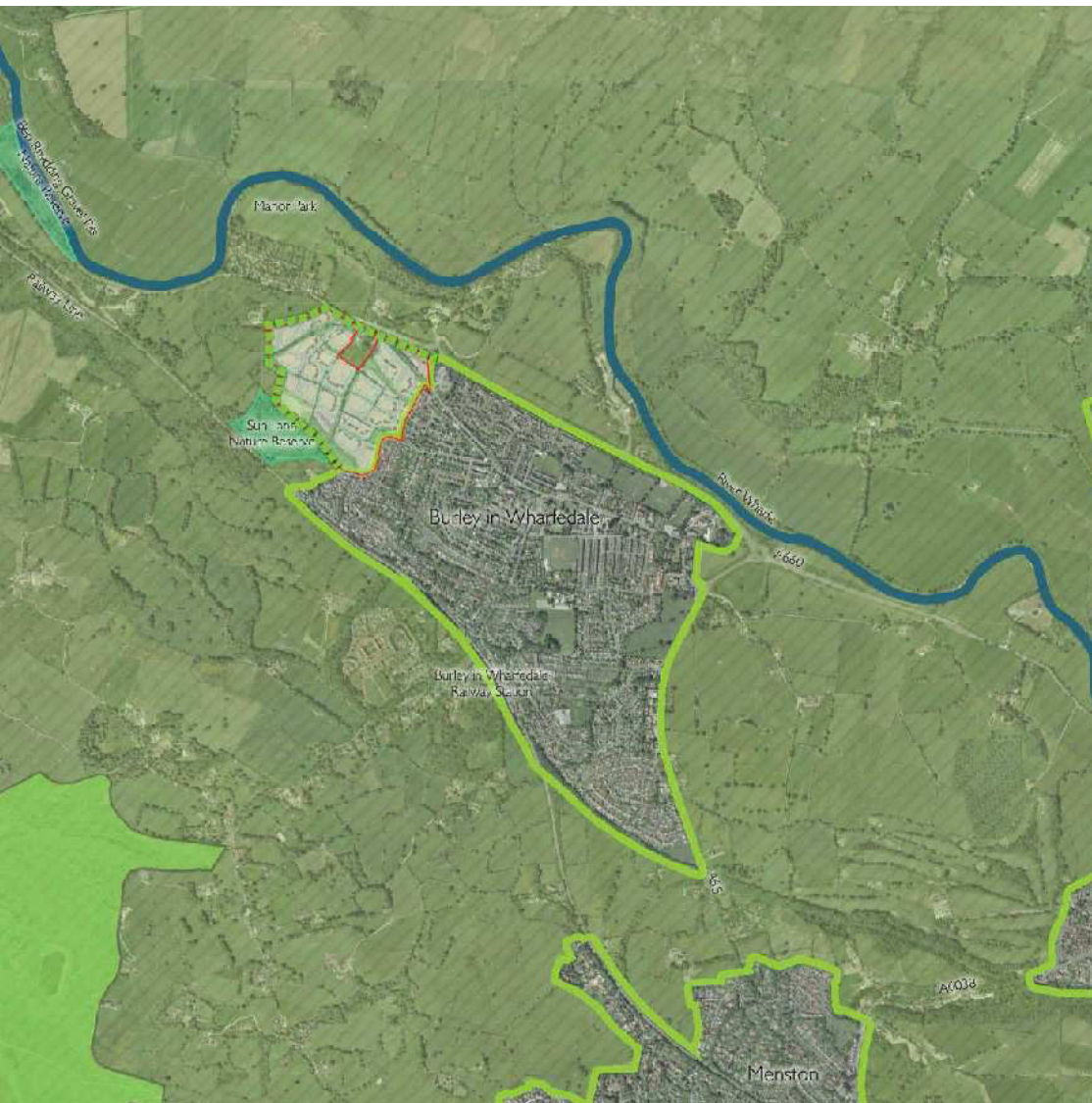
The site is already within 400m of existing bus routes, which provide direct routes to Ilkley, Otley, Bradford, Menston, Shipley, Harrogate, Skipton and Leeds. CEG will work with the local authority and bus operators to secure improved public transport connections, by exploring opportunities, where feasible, to redirect services into the development.

Burley in Wharfedale railway station is also within a reasonable walking distance of the site and provides high quality, direct rail services to Leeds, Bradford, Shipley, Guiseley, Menston and Ilkley.

It is also critical to ensure that the existing highways infrastructure can accommodate the development and CEG will work with the local highways authority to ensure that appropriate highway improvement works are identified and delivered as part of the scheme.

As the masterplan indicates, a key benefit of the scheme is that vehicular traffic can be accommodated within the development and access the wider road network without the need to travel through the village, thereby minimising the pressure placed upon the existing road network in the village.





10.0 Green Belt Review

The Bedford Local Plan Core Strategy acknowledges that Green Belt releases will be required to meet objectively assessed housing needs. It is acknowledged that Green Belt release will be required in Burley in Wharfedale under Policy WDT1.

With this in mind, a review of the site to the west of Burley in Wharfedale has been assessed against the purposes of Green Belt as set out within NPPF, which follows the approach recommended in draft Strategic Core Policy 7.

1. Development of the site will not lead to the unrestricted sprawl of large built up areas: The site is located to the immediate west of the built up area of Burley in Wharfedale. Whilst the site is bound by open fields to the west, development of a significant landscape buffer along the edge of the new development provides the opportunity to strengthen existing boundaries between the built form and the countryside beyond, and provide for a more logical and defensible Green Belt boundary which will accurately contain the extent of Burley in Wharfedale in the future.

2. Development of the site will not lead to the merging of neighbouring settlements: As indicated on the plan opposite, westwards is the only direction in which Burley in Wharfedale can expand without risking coalescence with neighbouring settlement, notably Menston to the south east, or breaching defensible Green Belt boundaries including the A65 to the north and east, and the railway line to the south. Burley in Wharfedale will continue to remain well separated from Ilkley without risk of coalescence.

3. The site does not play an important role in safeguarding the countryside from encroachment: No part of the site forms part of an area of special landscape character, or performs any particular open space or countryside function. Direct public access to the countryside, and the local nature reserve, will be maintained by virtue of the existing track along Sun Lane. None of the land incorporates the best and most versatile agricultural land and the introduction of a more defensible Green Belt boundary will further assist in safeguarding the countryside from future encroachment.

4. Development of the site will have no effect on the setting and special character of historic towns: The site is located outside of the Saltire World Heritage Site Butler Zone and is located wholly outside the Conservation Area of Burley in Wharfedale, and over 2km from Ilkley's Conservation Area. The site is well related to recent housing and leisure development, and will form a logical extension to recent growth to the west of Burley in Wharfedale.

5. Development of the site will not undermine urban regeneration and the use of derelict and other urban land: Whilst the use of previously developed land will be prioritised across Bradford, the evidence base is clear that additional greenfield and Green Belt sites will need to be required to meet housing needs. Development is needed in existing settlements outside the Regional City to ensure a sustainable balance of development throughout the District.

The NPPF is clear that Green Belt boundaries should be established through the Local Plan. Land to the west of Burley in Wharfedale represents the most appropriate location to accommodate housing growth and will not prejudice the purposes of Green Belt as set out in NPPF.



11.0 Social and Economic Benefits

The provision of 500 new dwellings in Burley in Wharfedale will provide considerable social and economic benefits to the local community.

Social Benefits

The site will deliver a mix of high quality homes within an attractive and landscaped setting. A range of house sizes will be provided to contribute to the creation of mixed and sustainable communities, including the need for much needed family housing.

Based on current policy standards, the site could also deliver up to 160 new affordable homes across a range of types in order to help people access the housing market. The masterplan also makes provision for dedicated elderly accommodation.

The development would offer considerable shared community benefits including new public open space and children's play areas, high quality public realm and landscaping, habitat creation and preservation measures.

The Masterplan proposes incorporation of new allotments in response to identified demand within the village, as well as a community garden near to the existing nature reserve.

It is recognised that the development of up to 500 dwellings will increase the demand for school places over time and the allowance within the masterplan for a new primary school and financial contributions to increase secondary school capacity will ensure that undue pressure is not placed on existing facilities.

Economic Benefits

In addition to the wider social benefits, the vision would deliver important economic benefits to the local community. This includes jobs created through the construction phase, additional revenues generated through Council Tax receipts and the New Homes Bonus, whilst the new population will help support and sustain local shops and services both within Burley itself and within the wider area.

65 Jobs
Direct Employment
(estimated to create 65 temporary construction jobs over the 8 year length of the build)

98 Jobs
Indirect/Induced Employment
(98 construction jobs could be supported in the supply chain per year of construction)



£0.55m
Additional Council Tax Revenues
(per annum)



£3.93m
New Homes Bonus Payments to LPA (over a 6 year period)



£6.1m GVA
Economic Output
(expected additional GVA p.a. from direct and indirect jobs)



12.0

Deliverability and Next Steps

Deliverability

The entire site is within CEG's control and is immediately available for development.

Having undertaken initial assessments on technical matters including access and highways, ecology, heritage, trees, agricultural land and visual impact, CEG is confident that the site can be developed as a high quality and sustainable extension to Burley in Wharfedale in order to meet identified local housing and community infrastructure needs whilst protecting and enhancing existing habitats, landscapes and features.

The vision and its masterplan are an important first step in developing our proposals for the land to the west of Burley in Wharfedale.

We now wish to work closely with the Parish Council and the local community in conjunction with development of the Burley in Wharfedale Neighbourhood Plan, as well as Bradford Council and key stakeholders, to promote the site for inclusion as a housing allocation for the delivery of housing in the Bradford Local Plan and the Burley in Wharfedale Neighbourhood Plan.



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