

Local Development Framework for Bradford

Landscape Character

Supplementary Planning Document

Volume 8: Wharfedale

October 2008



City of Bradford MDC

www.bradford.gov.uk

FOREWORD

This is Volume 8 of the Landscape Character Supplementary Planning Document (SPD) and outlines the Landscape Character Assessment of Wharfedale.

This document provides a detailed description and analysis of the landscape of Wharfedale along with a succinct set of policy guidelines for each landscape type. A map of the character area can be found on Page 12.

Bradford Council will expect developers who wish to submit a planning application for a development within a landscape character area, to take account of this SPD.

To achieve maximum benefit for all its users, this SPD contains two additional components, which comprise of a non-technical **User Guide** and **Landscape Character Design Guidance**. Each of these components are intended to help the user within the planning process and ultimately achieve good, sympathetic design proposals which both protect and enhance the character and appearance of the District's natural landscapes.

The **User Guide** can be found overleaf; and the **Design Guidance** can be found in Appendix 1 of this document.

Landscape Character SPD - USER GUIDE

The Landscape Character Supplementary Planning Document (SPD) supplements policies NE3 and NE3A of the Replacement Unitary Development Plan. Whilst this is not a statutory document, it is a material consideration and will be assessed against any proposal.

The objectives of the SPD are to protect and enhance the character, appearance and features which are important to the landscape and encourage an integrated approach to development which includes consideration for landscape issues. It also provides advice for developers in the submission of planning applications, and also helps in the determination of these applications.

The SPD comprises of 11 documents, these are:

Introduction and Methodology
Volume 1: Airedale
Volume 2: Esholt
Volume 3: Pennine Upland
Volume 4: Rombalds Ridge
Volume 5: South Bradford

Volume 6: Thornton & Queensbury
Volume 7: Tong Valley
Volume 8: Wharfedale
Volume 9: Wilsden
Volume 10: Worth and North Beck Valleys

The Introduction and Methodology document provides the context for the SPD and outlines the purpose, background, planning policy context, and the landscapes of the Bradford District. Each Landscape Character Area Volume (1-10) set out the Landscape Character Assessment for each Landscape Character Area (Eg Tong, Esholt).

Landscape Character Assessment	Each Volume is a written and visual assessment of the Landscape Character Area which describes, analyses and evaluates the landscape.
Landscape Character Area	A geographic area with a consistent character and identity.
Landscape Character Type	An smaller area within a Landscape Character Area which characterises a particular type of landscape (e.g: Floodplain, wooded valleys etc)

HOW TO USE THE SPD:

- 1 Identify if the site is in a Landscape Character Area (from Appendix 4: Introduction and Methodology), if so which one?
- 2 Select the relevant Volume and read sections 1 to 5 to get an understanding of the characteristics of the area.
- 3 Identify the Landscape Character Type(s) to which the site falls within (from the enclosed Map) and refer to the relevant section within the volume.
- 4 Take account of the Policy Guidelines at the end of the Landscape Character Type(s) section.
- 5 Ensure that any proposal has taken into account the criteria set out within the Design Guidance (within the Appendix of each document) and can demonstrate these within the proposal.

WHARFEDALE

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1.0 GENERAL DESCRIPTION

- 1.1 Wharfedale has a strong visual connection with the adjoining Yorkshire Dales National Park and Nidderdale Area of Outstanding Beauty. This is partly due to its physical separation from Airedale by Rombalds Moor, but also because Wharfedale has avoided the full impact of the Industrial Revolution, possibly due to the better quality of soils and gently sloping valley sides which has supported a stronger agricultural land use. The valley of Wharfedale, which still retains much of its rural and agricultural character, generally has a well-kept, prosperous appearance which contrasts with the craggy Ilkley Moor to the south.
- 1.2 The main settlements of Addingham, Ilkley, Burley in Wharfedale and Menston are sited on the valley floor and, although substantial residential expansion has consolidated their centres they still retain their traditional character. These settlements have strong edges and are distinctly separated from each other.
- 1.3 The River Wharfe forms the northern boundary of the District for the most part, separating it from the Nidderdale Area of Outstanding Beauty. The Rombalds Ridge character area forms a distinctive boundary to the south, with the rugged moorland edge following Cow Pasture/Hanginstone Road. Craven District forms the western boundary and Leeds District for the eastern edge.
- 1.4 There are three landscape types within Wharfedale, the largest of which is the enclosed pastures which separate the settlements. The floodplain pasture is restricted to a narrow area within the valley floor to the south of the river and the wooded incline lies to the north of the river adjacent to Ilkley. In addition there are four settlements within the character area.
- 1.5 **Key Landscape Elements**
- Meandering River Wharfe, tree lined banks.
 - Stone walls, network of hedgerows and fenced field boundaries.
 - Medium to large sized fields dominated by boundary trees.
 - Well spaced settlements along valley bottom.
 - Tree dominated landscape throughout the landscape types.

2.0 NATURAL LANDSCAPE

2.1 LANDFORM

- 2.1.1 While the landform is characterised by contrasts, overall the Wharfe Valley consists of gentle northern slopes outside the district and the steep southern slopes and crags. The character area consists of the valley floor and steeply rising slopes to the moorland fringe.

2.2 GEOLOGY

- 2.2.1 The underlying bedrock of Wharfedale is millstone grit, this impervious rock gives rise to the steep sided valley forming the southern side of Wharfedale from the River Wharfe at 75m A.O.D, the land ultimately reaching 400m A.O.D on Rombalds Moor.
- 2.2.2 The present day topography is largely however the result of glacial activity, resulting in several different types of glacial till being deposited on the valley floor averaging 10-20cm in depth. These deposits range from boulder clay to sands and gravels in varying thickness and locations. The River Wharfe has cut down through these forming three distinctive river terraces and exposing these deposits. Landslips on the valley side are a common feature of Wharfedale.

2.3 SOILS

- 2.3.1 Land use strongly reflected in the quality of soils. The glacial deposits of the valley floor have formed high quality Grade 2 and 3a soils which produce better quality grazing pastures than further up the valley sides, where thinner more acidic soils are reflected in poorer quality, often marginal, pasture land.

2.4 BIODIVERSITY

Although Wharfedale contains no sites of national or international importance in terms of nature conservation, it does benefit from the diversity of habitats linked with the River Wharfe, a fertile valley abundant in woodland, wetlands and grasslands and all their associated wildlife.

The sites of ecological significance within Wharfedale are:-

- Ben Rhydding Gravel Pits SEGI – former gravel pits which have developed considerable botanical diversity, with over 300 plant species, including several regionally rare species, and the notable occurrence of the maritime species, sea club-rush (*Bulboschoenus maritimus*) and one nationally rare species, sickle leaved hare's ear (*Bupleurum falcatum*).

- Middleton Woods SEGI – an ancient woodland with a well structured and diverse example of an upland oak/birch woodland which has one of the best developed fern communities in the county; many of the other woodlands in Wharfedale would possibly have had a similar structure before being fragmented.
- River Wharfe SEGI – the most natural and least polluted of the major rivers in West Yorkshire, containing a wide range of aquatic and emergent plant species including regionally and nationally rare species of pondweeds and water-crowfoot. Also supports regionally rare and nationally protected fauna.

BIODIVERSITY				
HABITAT	GENERAL SUMMARY			
Woodlands	Several examples of high quality natural woodland including Middleton Woods and Lumb Gill near Throstle Nest; many possible examples of ancient woodland. Well wooded river valley. Even the residential areas of Ilkley are well wooded on the valley sides. <i>* (AW) denotes that a site is also classed as an Ancient Woodland.</i> <i>* (pt AW) denotes that part of the site is Ancient Woodland.</i>			
Hedgerows	The fields around Long Rhyddings Lane, north west of Addingham have several hedgerows with varied species and are of high landscape value. Also hedgerows within the enclosed and flood plain pastures around Menston.			
Grasslands	Some examples of species-rich grasslands around Addingham. Steg Holes has betony and regionally rare alternative leaved golden saxifrage. Far Bank is reported to be the remains of a medieval deer park and the west meadows of Hollin Hall have a diverse range of flora. Grasslands of the enclosed pasture are mostly improved for grazing.			
Moorland	None			
Wetlands	River Wharfe – diverse range of habitats for mixed flora and fauna. Ben Rhydding Gravel Pits – range of wetland communities, over 100 bird species recorded and regionally important invertebrates.			
SPA	SSSI	AREA	SEGI	AREA
None	None		BEN RHYDDING GRAVEL PITS MIDDLETON WOODS (AW) RIVER WHARFE THROSTLE NEST (RIGS)	8.7 ha 39.9 ha 55.5km

THIRD TIER STIES		
<u>Woodlands</u> Briery Woods/Heber's Ghyll Crabtree Ghyll (AW) Lumb Gill Wood (AW) Owler Park (AW) Panorama Wood (AW) Terrace Ghyll (AW)	<u>Others</u> Ilkley cemetery ? <u>Wetlands</u> Low Mill, Addingham Sun Lane, Burley	<u>Grasslands</u> Far Bank Hollin Hall (pt AW) Steg Holes
WILDLIFE		
The Wharfe Valley is a very important wildlife corridor for the migration of deer from the north, across the river heading south west towards Airedale. Reports of the nationally protected otter returning to the River Wharfe have been recieved. A variety of birds, including notable breeding populations of kingfisher (<i>Alcedo attis</i>) and goosander (<i>Mergus merganser</i>) are recorded. Sand martins are often seen nesting in the banks of the river. The river itself is an important fishery with a large population of brown trout, notable species such as grayling and unconfirmed reports of salmon. The nationally protected white-clawed crayfish (<i>Austropotamobius pallipes</i>) occurs in a large population. One of the most significant threats to biodiversity along the River Wharfe is the rapid spread of Himalayan Balsam with all associations adverse impacts such as shading out native species and likely increase in the rate of erosion of the river side banks. Middleton Woods is very diverse in bird and mammal species. Ben Rhydding Gravel Pits is regionally important for invertebrates and variety of birds. These are good populations of scrub warblers and the site it well visited by wintering wildfowl and waders, associated with the River Wharfe. Damesflies, hawkers¹ and sixteen species of butterfly are recorded, the most notable ones being the Common Blue, and Ringlet (<i>Aphantopus Hyperantus</i>) which was relatively uncommon in West Yorkshire, now over the last few years has moved into the Aire Valley. Numerous badger setts are recorded, many in grounds of large houses of Ilkley.		

¹ Types of Dragonflies

3.0 CULTURAL LANDSCAPE

3.1 HISTORY, ARCHAEOLOGY AND CULTURAL ASSOCIATIONS

“An enchanting valley, silvery meandering river, its wooded banks and imposing hills and rocks” so Wharfedale was described in the latter half of the last century¹.

- Wharfedale, a major valley of the Yorkshire Dales, has a long history. During the Bronze Age it formed part of the trade route from Scandinavia to the west coast of England; the Iron Age saw much of the area settled by the Brigantes, a powerful northern tribe whose settlement of Olicana (now present-day Ilkley) became the base for an important military station, occupied by the ninth legion, at the end of the first century A.D. Although the Roman occupation of Ilkley lasted until the end of the third century there are no remains of the fort today. However, it is known to have been located on the south bank of the River Wharfe, near the Parish Church, where three Anglo Saxon crosses still stand in the churchyard. Burley in Wharfedale is also mentioned in the Anglo Saxon Chronicle of AD 922.
- Over the centuries Wharfedale was a predominantly agricultural valley with occasional travellers from the Roman times onwards, travelling the route through beyond Addingham. Whilst Ilkley remained a simple village, Addingham and Burley in Wharfedale grew during the Industrial Revolution of the late 18th Century to become centres of small cotton mills. These were not the large ‘dark satanic’ mills of social legend, but less austere establishments. Addingham had six small mills in the 19th Century and Greenholme Mills (now derelict) at Burley in Wharfedale had a lovely setting by the Rover Wharfe.
- It was the construction of the railway, reaching Ilkley in 1865, which changed it from a simple settlement surrounded by small farmsteads to a hydropathic centre dubbed the Malvern of the North. It became a successful spa with tree-lined avenues and promenades complimenting its late Victorian/Edwardian opulence of villas, hotels and hydros. Subsequently it became an attractive holiday resort for visitors. Ben Rhydding also had a Hydro Hotel (now demolished). Although hydrotherapy declined at the beginning of the 20th Century, Ilkley is still a favoured residential outpost of Leeds and Bradford.

¹ Fred Copley ‘On Foot Through Wharfedale’ (1882)

LISTED BUILDINGS, CONSERVATION AREAS AND ARCHAEOLOGY		
Historical	World Heritage Site	None
	Listed Buildings	There are approximately 148 Listed Buildings within the Wharfedale Character Area. The following list are Grade I or Grade II* listed buildings and/or structures which are of exceptional historical importance within the landscape: - Fairfield Hall, two pairs of gate piers and linking garden walls with summer house attached, Bolton Road, Addingham (Grade I) - Church of St Peter, Church Street, Addingham (Grade I) - Myddleton Lodge, Langbar Road, Ilkley (Grade I) - Friends Meeting House, Bolton Road, Addingham (Grade II*)
	Conservation Areas	Addingham Ben Rhydding Burley In Wharfedale Ilkley Menston Middleton The Design and Conservation Team have prepared up-to-date Conservation Area Assessments/Appraisals for each of the areas listed above. These documents should be taken into consideration as part of any proposal.
	Ancient/Scheduled Monuments	5 No. Including site of the Roman Fort, Ilkley
	Historic Parks & Gardens	Heathcote, Ilkley
	Battlefield	None
	Other Associations	None.

3.2 SETTLEMENT PATTERNS

- There are four main settlements within the character area (Ilkley, Addingham, Burley in Wharfedale and Menston), contained essentially within the valley floor. All settlements retain a historic core of traditional millstone grit buildings, with Ilkley, Addingham, Burley in Wharfedale and Menston having designated conservation areas.

- The affluent Victorian spa town of Ilkley has a long established character with mature tree cover throughout the settlement. Large private gardens of the many detached residences and villas contribute to this mature landscape.
- The steeper valley sides contain a number of small scale clusters of dwellings like Burley Woodhead along with a number of individual properties. Many of the original farms have now been converted to high quality residential properties.
- The millstone grit of the area is the predominant building material and is a key component of the overall landscape character.

3.3 TRANSPORT INFRASTRUCTURE

- The A65 trunk road is the key transport link through Wharfedale connecting the major settlements of Menston, Burley in Wharfedale, Ilkley and Addingham. It is a very busy route running along the valley floor carrying upwards of 20,000 vehicles a day. This consists of commuter traffic to and from Ilkley to Leeds and Bradford , and tourist traffic to the Yorkshire Dales, the Lake District and beyond.
- Although by-passes at Addingham and Burley have eased traffic congestion, bottlenecks at Ilkley and Menston still have a negative impact on their town's character.
- The rail link terminates at Ilkley and is a well used commuter line to Leeds and Bradford. The line is well screened as it nestles into the enclosed pastures above the floodplain.
- The area is served by a good network of public footpaths and bridleways.

3.4 RECREATION/TOURISM

- The floodplain of the Wharfe contains a number of sports pitches with popular long established rugby, cricket and hockey clubs. The indoor and outdoor swimming pools at Ilkley remain much used venues.
- There is a large demand for horse riding and a number of farms have now converted to riding stables. The whole of the valley corridor is popular for informal outdoor recreation used by walkers and cyclists.

- The Wharfe is a Grade 1 quality river supporting a range of species and several angling clubs use various stretches of water, for good quality trout fishing in particular.
- The Victorian spa town of Ilkley still retains its tourist identity and is a popular shopping centre. Although there are a number of large residential hotels it is the day tripper that uses and contributes most to the local economy of Wharfedale.

4.0 ANALYSIS

4.1 Sensitivity of Character

- **Strength of Character** **Strong**

The Wharfe Valley has distinctive identity within the district created primarily by landform supported by a well wooded landscape and settlements with distinct edged and separate identities.

- **Historic Continuity** **Medium**

Although the field pattern and tree cover remain intact, traditional farming practices are changing from sheep and cattle grazing to more recreational uses such as horse riding, stables etc. Ilkley underwent substantial change after becoming a Spa town at the end of the last century. Other settlements have seen a more gradual change, although expansion has accelerated towards the end of this century.

- **Remoteness** **Settled**

Within the narrow valley the busy transport infrastructure, notably the A65, provides an almost constant background noise wherever you are. Even within the well-wooded enclosed pastures there is a high degree of residential settlement.

- **Significance of new development** **Medium**

Large new housing developments have taken place on the outskirts of both Addingham and Burley in Wharfedale. They have however, not changed the historic core of the original settlement, expanding in both cases to infill land up to the new bypass. There is still a mature established agricultural landscape surrounding and separating the main settlements.

- **Pressures on the integrity of the landscape unit** **Immediate**

The landscape types within this narrow valley have a balanced appearance and dense tree cover absorbs the volume of settlement. Of particular importance is the integrity of the existing settlements and that they retain their identity.

In Menston and Burley in Wharfedale particularly there is an issue of merging settlements which is gradually eroding the landscape buffer zone which currently exists.

Although lacking statutory designation the Wharfedale character area is considered to have a high landscape quality, and is a desirable residential location for commuting to Leeds and Bradford. There will therefore always be pressure for increased development.

4.2 IMPORTANT FEATURES

Landmarks

- The church spire on the Grove in Ilkley is one of the few tall vertical elements in Wharfedale.

Skylines

- Rombalds Ridge dominates the whole of the southern part of the valley, whilst to the north are long distance views of Blubberhouses, Askwith and Denton Moor.

Key Views and Vistas

- The elevated views from the adjacent Rombalds Ridge character area from the best view point of the Wharfe Valley notably from the Cow and Calf Rocks.

Memorable Places

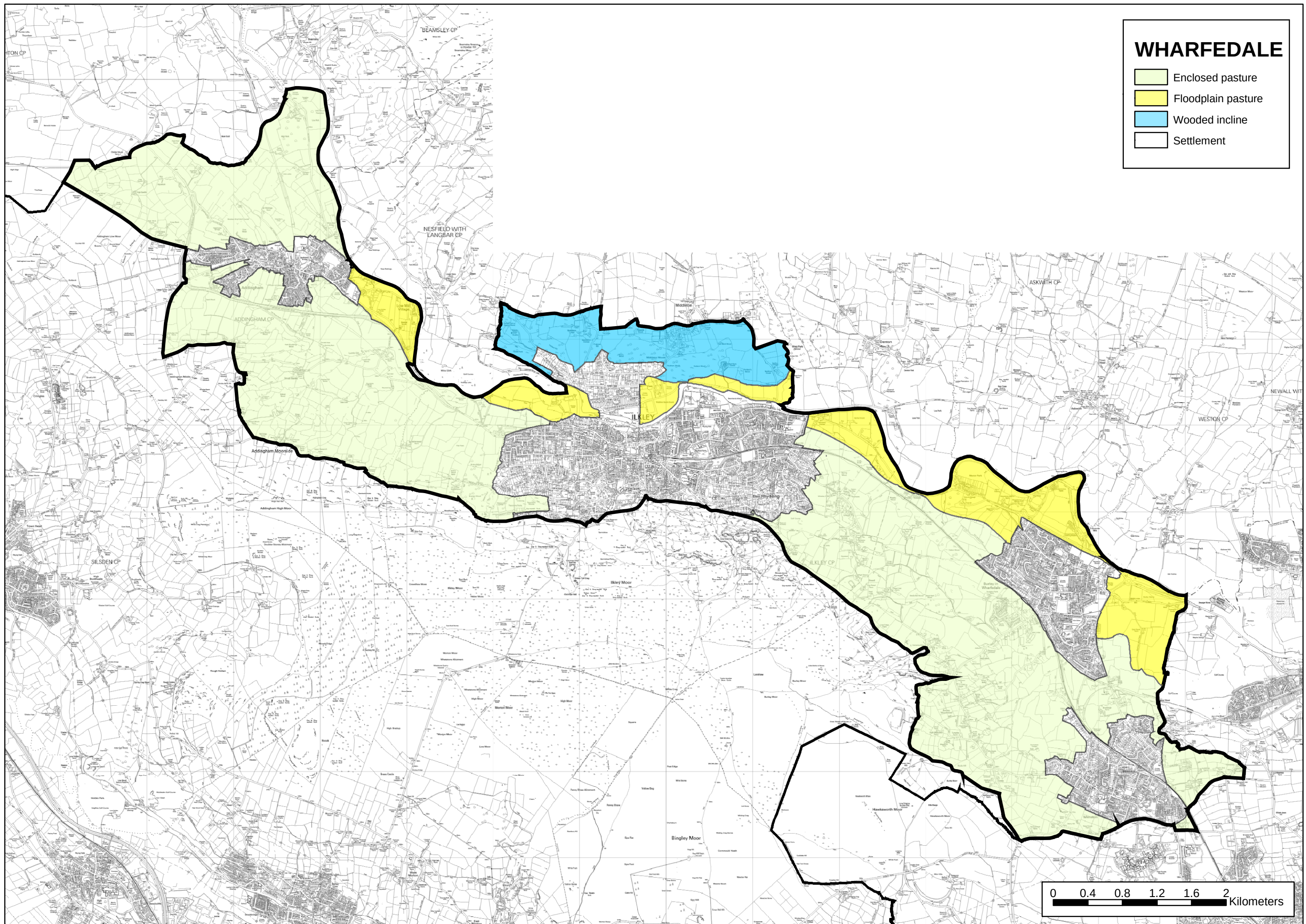
- The Victorian iron Denton Bridge crossing the River Wharfe at Ben Rhydding is a unique and attractive feature.
- The main street in Ilkley with its traditional shop frontages and attractive hanging baskets complimenting the formal planting beds provides a pleasant relaxed shopping area.
- The centre of Addingham now devoid of through traffic has re-established its village characteristics.
- Middleton Woods is a very attractive woodland especially during the Spring when the bluebells are in flower.

4.3 **Detractors**

- Field boundaries that have missing sections of either dry stone wall or hedge gapped up with barbed wire, old timber posts and even corrugated iron are very noticeable.
- Inappropriate farm buildings tacked on to the traditional farms and barns. These take on a number of forms, for example oversize steel structures with black plastic hay bales, breeze block riding stables, and slurry silos.
- Although overhead pylons are the smaller 11kv towers, within the open pasture fields they are particularly alien to the landscape.

5.0 GENERAL CONCLUSIONS

- 5.1 With a strong character, medium historic continuity, little sense of remoteness (settled), medium significance of new development and intermediate pressure on the integrity of the landscape unit, the Wharfedale character area has moderate sensitivity.
- 5.2 Although the wooded incline landscape types have managed to absorb the impact of settlement, the character of the more open pasture fields have proved more vulnerable to development and change.
- 5.3 The landscape strategy for the character area in general is a mixture of conservation, enhancement and restoration:-
- 5.4 The strongly wooded character of Wharfedale should be conserved and protected against further development which would fragment the woodland canopy within the wooded incline, in particular, but also throughout the character area. Opportunities should also be sought, where possible, to encourage regeneration and planting, in order to ensure the long term continuity of the wooded character.
- 5.5 There are opportunities to enhance the field boundaries within the character area. These are an important landscape element, especially within the enclosed pasture landscape type and whether they are walls, hedges or fencing they should be conserved, strengthened and restored where necessary.
- 5.6 Opportunities for new development in Wharfedale are limited by the need to preserve the sharp edges of the existing settlements. The retention of the separate identity of the existing towns and villages through physical separation should be a long term aim. Additional woodland planting around the settlements will help to contain new development. Any new proposals in Wharfedale should also be assessed for their impact on the busy road network along the valley and across the valley slopes towards Airedale, to avoid adversely affecting the attractive quality of life of both residents and visitors.



6.0 WHARFEDALE: FLOODPLAIN PASTURE



5.5 DESCRIPTION

- Due to the steeply rising ground to the south of the River Wharfe the floodplain pastures in the district are restricted to a fairly narrow valley floor corridor below 100m A.O.D.
- Following the River Wharfe the landscape type extends from Burley in Wharfedale in the east to just below Addingham. The settlements of Burley and Ilkley dissect the pasture along with the A65 trunk road following the flat land of the valley bottom.
- Field sizes tend to be larger than the enclosed pastures of the valley incline, although they are not as extensive as the wide open flood plain pastures north of the river.
- Field enclosure is almost exclusively hedgerow with occasional fencing.
- A number of other elements occur on this limited area of flat land dissecting the pastoral nature of the floodplain. The sewage works at Addingham and Burley in Wharfedale take advantage of the low lying location below settlements and close proximity to the river.

Recreational activity has also taken advantage of this flat land in the river bottom, including extensive sports pitches at Ben Rhydding and close to Ilkley town centre. These are a major landscape element which create and even greater open aspect to this landscape type.

6.2 LANDSCAPE STRATEGY

6.2.1 Analysis

- Strength of Character** **Moderate**

The strong character formulated from the balance of mature pasture fields, hedgerows, tree belts and the river environment is fragmented by sewage treatment plants, electricity poles and recreational buildings.

- Condition** **Declining**

Hedgerows are in places gapped up with post and wire fences. Mature field trees are showing signs of decay.

Rushes are beginning to invade a number of the pasture fields, particularly where horse grazing is taking over from more traditional sheep and cattle.

Condition	Good	STRENGTHEN	Strengthen and Conserve	CONSERVE
	Declining	Strengthen and Enhance	Conserve and Enhance	Conserve and Restore
	Poor	CREATION	Restore and Enhance	RESTORE
		Weak	Moderate	Strong
	Character			

6.2.2 Policy Guidelines

Conserve and Enhance

- The retention of the washland capacity of the floodplain is an essential requirement of the Environment Agency. Retention and continued use of the pastures for sheep grazing should be encouraged.
- Hedgerows should be gapped up with a range of native species and hedgerows trees re-planted.
- Woodland blocks have an even-age mature nature and re-planting/underplanting to encourage a more diverse age structure should be carried out.
- The river and bankside environments are increasingly important wildlife habitats, and sensitive management needs to be undertaken to encourage a number of protected species, presently returning to the area. Conserve and enhance wetland habitats, such as wet meadows and marshy grasslands. The planting of willow, along with a coppice regime could encourage the otter return to this stretch of the Wharfe.
- Opportunities for tree planting to screen detracting elements notably sewage works and recreational buildings.
- Resist schemes which involve engineering to the river bank or canalising the river.

6.3 POTENTIAL FOR DEVELOPMENT

6.3.1 Sensitivity Analysis

- **Strength of Character** **Moderate**
[See Above]
- **Historic Continuity** **Medium**
Although the agricultural pastures are long established, new sewage works buildings, and floodlit playing fields are recent introductions.

- **Visual Exposure and Enclosure**

Visible and open

This Wharfedale floodplain pasture is flat and open with large field sizes and expansive playing fields. This openness is however, tempered by the valley profile and the tree cover on the field boundaries, valley sides and river embankments.

The floodplain pastures can be viewed from a number of prominent positions notably on the adjacent Rombalds Moor.

6.3.2 Traditional Settlement Pattern

- Isolated farm buildings and outbuildings/barns sited on the edge of the washland.

6.3.3 Policy Guidelines

- This landscape with moderate strength of character, medium historic continuity and visible open character can therefore be seen to be moderately sensitive.
- Although landscape change has occurred, weakening the character of the landscape, it has been limited to uses requiring the flat open aspect and low lying position, i.e. playing fields and associated buildings and sewage works.
- The floodplain pastures have by their very nature only limited ability to accommodate change. The designated washlands and associated sensitive ecology adjacent to the River Wharfe are strictly controlled by the Environment Agency.
- Should any development be considered on the higher ground away from the immediate environs of the river it would need to be small scale and take account of the traditional built settlement pattern and the hedge and field tree enclosure.

7.0 WHARFEDALE: ENCLOSED PASTURE



6.1 DESCRIPTION

- The enclosed pastures of Wharfedale occur on the north facing slope of the valley side to the east and west of Ilkley and running the full length of the character area.
- The boundary to the south is the Rombalds Ridge character area moorland edge and to the north a combination of the district boundary, the floodplain pastures and the settlements of Menston, Burley in Wharfedale and Addingham.
- In most areas the slopes are relatively steep and gently undulating; they have a well wooded character, made up of small blocks of woodland, groups of trees around scattered farmsteads, boundary trees and occasional isolated trees within the pasture fields.
- Many small streams and springs flow from the upland through the pastures into the valley floor.

- There are no large woodlands within these areas with the tree cover mainly consisting of scattered trees and small copses. They contain relatively little settlement other than farmsteads and isolated residential properties.
- The field boundaries consist of mainly of dry stone walls and, occasionally, hedges and fences. Field patterns are relatively large and irregular in shape grazed mainly by sheep and cattle.

6.2 LANDSCAPE STRATEGY

6.2.1 **Analysis**

- **Strength of Character** **Strong**
A simple well structured landscape comprising of a balance of pastures enclosed by drystone walls, hedges and mixed styles of fencing, woodlands and isolated settlements.
- **Condition** **Declining**
There is a contrast between the landscape condition from the eastern and western extremities of the valley. The eastern area between Ben Rhydding and Menston has seen a change in the traditional agricultural land uses. This has resulted in some of the pastures becoming marginal as grazing is reduced, most noticeable on the higher ground with poorer soils. This is typified by bracken and rush as it reverts to a moorland vegetation. Horse grazing is also tending to reduce the quality of pasture grasslands as ragwort and thistle becoming more prominent, and field boundaries change from dry stone walls to smaller post and wire enclosures.

Condition	Good	STRENGTHEN	Strengthen and Conserve	CONSERVE
	Declining	Strengthen and Enhance	Conserve and Enhance	Conserve and Restore
	Poor	CREATION	Restore and Enhance	RESTORE
		Weak	Moderate	Strong
	Character			

7.2.2 Policy Guidelines

Conserve and restore

Addingham Area

- Conserve the basic fabric of the landscape infrastructure.
- Maintain and restore dry stone walls, hedges and fences; encourage replanting of boundary trees to ensure continuity.
- Continue to encourage traditional grazing practices to conserve and improve meadows for their landscape and biodiversity value.
- Manage and maintain small natural and ancient woodlands.
- Strengthen tree planting along small valley cloughs, keep simple and natural.
- Resist the infilling of small valleys and depressions.

Ben Rhydding and Menston

- Encourage the retention of traditional pastoral land use for sheep and cattle limiting horse grazing.

- Retain the integrity of field sizes; restore hedges and walls; and replace wire fencing with traditional boundary treatment.
- Strengthen planting around dwellings to absorb the built structure. Ornamental style planting is more acceptable in this location, although leylandii style hedging should be avoided.
- Maintain the well wooded, 'parkland' character to the pastures.

6.3 POTENTIAL FOR DEVELOPMENT

6.3.1 Sensitivity Analysis

- **Strength of Character** **Strong**
[See above]
- **Historic continuity** **Medium**
Again significant contrast between the western and eastern pastures. The Addingham pastures retain their traditional farmsteads and agricultural practices, while the eastern section extending from Burley to Ilkley has undergone changes in the form of farm conversion to residential use and the introduction of more ornamental planting around the larger residences. The area around Ben Rhydding and Menston with the introduction of Scots pine and copper beech has a more parkland feel to it.
- **Visual exposure and enclosure** **Variable**
The western area has a more open aspect with shallow valley slopes and less tree cover, indivisibility is there more prominent. The pastures are highly visible from the A65 Addingham By-pass in and out of Ilkley and in particular, from a distance on the A65 from Skipton into Addingham below Chelker Reservoir. Here the enclosed pasture distinctly frames the lower slopes and a more wooded aspect provides greater screening and limited views from both the valley floor and the moorland road to the south forming the character area boundary. Within these pastures there is a more enclosed feel with occasional long distance views into the northern side of Wharfedale.

6.3.2 Traditional Settlement Pattern

- Isolated farmsteads and outbuildings in traditional gritstone, occasional small clusters of dwellings.

6.3.3 Policy Guidelines

- With a strong character, medium historic continuity and having a varied visible exposure these areas have a moderate sensitivity to development.
- Addingham area: there is little capacity in this western sector of enclosed pasture to accept change in the form of any increase in the built environment. It is a balanced stable landscape could easily be spoilt by large-scale change, even extensive woodland planting. Therefore, any development should be small in size, should reflect the village core identity and incorporate tree planting to minimise impact on the local landscape type.
- Conversions, extensions and agricultural buildings should be in keeping with the vernacular gritstone architecture in accordance with traditional farmstead layouts.
- Ben Rhydding and Menston: It is important to prevent the spread of development which would destroy the identity of the settlements of Menston, Burley in Wharfedale and Ilkley. Keep settlement edges neat and discreet and utilise a framework of tree planting.
- The landscape has however the capacity to accommodate small pockets of residential development in a parkland setting. The visual impact of any proposal would need to be considered in detail and may involve additional on-site and off-site planting to absorb the development into the landscape. The associated infrastructure of access roads, lighting and signage, would also need to be carefully considered.

8.0 WHARFEDALE: WOODED INCLINE



7.1 DESCRIPTION

- Located to the north of Ilkley and the River Wharfe, the wooded incline consists of gentle slopes in a small enclave of the district adjacent to the Nidderdale Area Of Outstanding Beauty.
- The woodland consists mainly of broadleaved species with occasional coniferous trees. There are large areas of ancient woodlands notably Middleton Woods, and areas of mature but younger woodland which contain some exotic species.
- Land cover is predominately woodland with small areas of pasture and a mixed range of settlement in the form of detached residential properties and farmsteads.

7.2 LANDSCAPE STRATEGY

7.2.1 Analysis

- Strength of character** **Strong**
 The woodland structure provides unity to the landscape as a balanced framework for settlement and pasture pockets.
- Condition** **Good**
 The condition of the wooded incline is generally good although some of the woodlands are mature and will need management to ensure their continuity.

Condition	Good	STRENGTHEN	Strengthen and Conserve	CONSERVE
	Declining	Strengthen and Enhance	Conserve and Enhance	Conserve and Restore
	Poor	CREATION	Restore and Enhance	RESTORE
		Weak	Moderate	Strong
	Character			

8.2.2 Policy guidelines

Conserve

- Although the general condition of the landscape is good in order to conserve this there will be a need to manage for the future.
- Maintain the existing level of tree cover by a phased programme of planting and management. This should conserve the ecological value of the SEGI designated woodlands for their wildlife and biodiversity value, through management and removal of

exotic species. There is more scope for ornamental tree planting in close proximity to settlement, and individual dwellings.

- Woodland areas should be managed to encourage public access and incorporate environmental interpretation.

7.3 POTENTIAL FOR DEVELOPMENT

7.3.1 Sensitivity Analysis

- **Strength of character** **Strong**
[See above]
- **Historic continuity** **Medium**
The large areas of ancient woodland are a long standing foundation for the wooded incline. Although there is a mixed aged development it has a mature feel and is absorbed well into the environment. Pylons are a 20th Century intrusion.
- **Visual prominence and enclosure** **Prominent and enclosed**
When viewed from a distance the woodland blocks combine to form a dominant feature enclosing the few pastures within it. The wooded incline can be viewed from the steep southern slopes of the Wharfe Valley most notably from the Cow and Calf Rocks where it forms a significant backcloth to Ilkley.

Views from within the landscape are enclosed and tight.

7.3.2 Traditional settlement pattern

The historic pattern of development is traditional isolated farmsteads in local stone although large detached residences dating back to the early 1900s have a long established mature appearance within this landscape.

7.3.3 Policy guidelines

- With strong character, medium historic continuity and prominent and enclosed landscape, this area is sensitive to development.
- However, there is continuing pressure for small scale residential development of individual or small numbers of dwellings within these well-wooded areas, especially within the grounds of large houses on the wooded valley slopes. Although these can be sometimes be accommodated within the woodland canopy, there is a danger that the accumulative

effect of these developments will substantially deplete the long term tree cover of this landscape type and should be resisted. Furthermore, in most instances, these developments would destroy ground flora of biodiversity value and the habitats of some wildlife species. This policy guideline could also be applied to the well-wooded areas of the settlement of Ilkley.

- The pastures immediately below the wooded incline could accommodate some small scale development, if this was framed by substantial tree planting to link the adjoining woodland.

APPENDIX 1:

**LANDSCAPE CHARACTER
SUPPLEMENTARY PLANNING DOCUMENT**

LANDSCAPE CHARACTER DESIGN GUIDANCE

OCTOBER 2008

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1.0 INTRODUCTION

1.1 The Aim of the Design Guidance

Whilst the Landscape Character Supplementary Planning Document aims to preserve and enhance the character of defined areas in Volumes 1 to 10 that accompany this document, it is important to note that appropriate development may occur within these areas. The adoption of a systematic approach to development as outlined in this guidance will help encourage good design and integration of development into the landscape, thereby maintaining and enhancing its character and value for the benefit of future generations.

These guidance notes set out the approach that will be taken by Bradford Council with regard to the implementation of Policies NE3 and NE3A of the adopted Replacement Unitary Development Plan for the Bradford District. These notes are intended as guidance for developers; they do not replace any other planning obligations that may relate to a site. Where an Environmental Assessment is required, for example, the contents of this guidance will form part of the scoping exercise.

1.2 The Landscape Context

Landscape results from the way that different components of our environment - both natural (the influences of geology, soils, climate, flora and fauna) and cultural (the historical and current impact of land use, settlement, enclosure and other human interventions) – interact together and are perceived by us.

All landscapes, whether in urban or rural locations, have interest, meaning and value to those who live and work within them or visit them. They have locally distinctive character that sets them apart from the rest. Landscapes also have, to varying degrees, value for wildlife and the diversity of vegetation which is a significant factor in determining that value. This draft SPD provides a comprehensive overview of all aspects of the landscape that characterises each of the 10 Landscape Character Areas and should be referred to as part of this process.

The Council recognises that the inherent characteristics of a landscape are vital factors in giving it local distinctiveness, and that in order to maintain this distinctiveness these characteristics must be retained and enhanced wherever possible.

1.3 The Role of Developers in the Landscape Process

In order to achieve successful integration of development into the landscape and restoration, retention and enhancement of local landscape character the Council expects developers to follow a systematic approach as outlined on the following pages. The objective is to ensure that the aims of development are consistent with the principles of sustainability, landscape enhancement and nature conservation. Proper consideration of landscape issues should not be seen as a financial burden but as a positive benefit in terms of its value to a development.

The size of a proposed development and/or the relative sensitivity of the site will dictate the extent of details expected to be provided. The Council will seek to advise developers of its expectations within the early stages, through pre-application advice and discussions. Notwithstanding this, the principles contained within these guidance notes should still be relevant to anyone involved in the development process whether on a large or small scale, and will be applicable to all development.

There are three main sections to this guidance note which must be taken into consideration as part of any proposal. These are:

- Preliminary Work
- Design Principals
- Landscape Management and Maintenance

4.0 PRELIMINARY WORK

2.1 Site Survey and Appraisal

At the stage of pre-application discussion, applying for outline or full planning permission, or when undertaking a feasibility study on which the Council's views are sought, the applicant or developer will be expected to carry out and submit an accurate site survey and comprehensive site appraisal to include:

Context	A description and analysis of the surrounding areas, including hard and soft landscapes, buildings etc. and an indication of important links and inter-relationships, described in the character assessments.
Levels/contours	A diagram illustrating the levels and contours of the site.
Landform	A statement of the slopes, orientation of the site etc.
Existing features	A statement of existing trees, hedgerows, other significant areas of vegetation, water, ditches, boundary treatments, significant structures, areas of hard surfaces etc.
Visual Qualities	- A statement and/or photographs to illustrate the views in/out of the site, quality of view/s, general character, local distinctiveness, any dominant features etc. - A zone of visual influence may be required for prominent development proposals in the landscape
Designations	An identification and assessment of any local designations which are applicable to the site, to include: ▪ Special Protection Area (SPA) ▪ Special Areas of Conservation (SAC) ▪ Sites of Special Scientific Interest (SSSI) ▪ Site of Ecological and Geological Importance (SEGI) ▪ Regionally Important Geological Sites (RIGS) ▪ Local Nature Reserves (LNR) ▪ Bradford Wildlife Area (BWA) ▪ Sites of Nature Conservation Importance ▪ Tree Preservation Orders (TPO's) ▪ Saltaire World Heritage Site (and buffer zone) ▪ Listed Buildings ▪ Conservation Areas ▪ Scheduled Ancient Monuments ▪ Historic Parks and Gardens

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	▪ Archaeological sites ▪ Battlefield Sites ▪ Registered Cemeteries ▪ Rights of Way
Setting	- A statement of the impact on the setting of any designations as listed above.

2.2 Outline Landscape Plan

2.2.1 The site survey and appraisal leads to the next element of the feasibility or application stage when the developer will be expected to draw up and submit an outline landscape plan for the development site, to form the basis of a detailed scheme to be submitted at a later stage. This is to ensure that landscape matters are being considered at the outset as an integral part of the development.

2.2.2 The outline plan should contain general information on the landscape approach to the site, including:-

General Information & Landscape Approach	1) How the proposal will not adversely affect local character and distinctiveness of the Landscape Character Area.
	2) The treatment of site boundaries
	3) The retention of existing landscape features
	4) Intended access points and circulation routes
	5) The main 'structural' planting and significant areas of hard landscaping to be incorporated within the development
	6) Details of any existing trees or other landscape features which it is proposed to remove or retain including protection measures.

2.2.3 Conditions which are imposed on the subsequent granting of planning permission will be related to the outline landscape plan which is submitted. However, it is expected that this plan should not over-constrain the submission of subsequent details, but rather establish the broad principles of the landscape design approach.

5.0 LANDSCAPE DESIGN

3.1 Landscape Design Principles

3.1 Before development commences on site, the developer will be required to submit, and have approved by the Council, a detailed landscape design for the site. This should be based on the survey and appraisal and be consistent with the overall context described in the Outline Landscape Plan, unless convincing arguments can be put to the contrary.

3.2 The detailed layout should address the following issues:

Landscape Design Principals	1) The layout and design should be appropriate to the area and establish a built environment of quality and variety, which integrates retaining local distinctiveness of the built form within the landscape.
	2) Consideration should be given to the use and form of space when planning the site
	3) The layout should maintain and enhance the diversity and character of the established vegetation on the site and utilises it where appropriate for shelter and passive enjoyment and habitat creation. <i>Reference should be made to the Postcode Plant Database:</i> http://www.nhm.ac.uk/nature-online/life/plants-fungi/postcode-plants/
	4) Where appropriate the layout should provide an integrated, attractive and safe environment for pedestrians, cyclists and those with disabilities
	5) Consideration should be given to 'designing out crime' – e.g. by not creating screening which could conceal anti-social or criminal activity, or by using thorny 'deterrent' shrubs to prevent access onto the site.
	6) Where appropriate (i.e. mainly for housing developments) there may be a requirement to provide recreational open space within the layout and consideration should be given to integrating any such provision into the development
	7) Consideration should be given to the maintenance of hard and soft landscaping in the future
	8) The surface water drainage system should minimise run-off and utilise natural and sustainable drainage systems where appropriate. The use of innovative green technology such as green roofs needs to be considered.

3.2 Landscape Design Details

4.2.1 The detailed landscape design should **include**:

Landscape Planting Plan	1) Botanical names, including genus, species and varieties of all proposed trees, shrubs and herbaceous plants
	2) Planting sizes of all proposed plants
	3) The proposed positions and spacing of plants
	4) The species mix percentages for grass seeds
	5) Accurately plotted positions of trees, shrubs, other vegetation and features to be retained and precise details of their means of protection during the construction period
	6) The position of existing trees and other significant landscape features which is proposed to remove
	7) All maps and plans should have on them a north point and appropriate scaling
	8) Weed control measures including maintaining areas prior to planting, herbicide treatment, mulch specification and depth.
	9) Topsoil specification, depths for all the above, grade of topsoil in accordance with the current B.S 3882 and proposed additives / ameliorants.
	10) Slope stabilisation methods
	11) Management plans including objectives and aftercare maintenance proposals
Treatment of Existing Trees	12) Tree retention and felling plan; all to be cross referenced to a tree condition survey in accordance with the current B.S. 5837
	13) Protective fencing during construction (type and positioning)
	14) Tree surgery proposals, cross referenced to trees on a plan and any tree survey details
Hard Landscape Plan	15) Paint or wood stain colours should be included for all appropriate materials
	16) Surfacing materials and kerbs / edge restraints, with existing and proposed levels
	17) Boundary treatment, including walls and fences, retailing walls, internal plot fences
	18) Utility routes, including draining, depth, special measures and any easements
	19) Special constructions, e.g. tree pit surrounds, planters, steps, ramps, retaining structures, public art
	20) Lighting and Street furniture, including protection against vehicle impact, e.g. bollards, tree guards, temporary / permanent fencing, low walls etc.
	21) Location and design of refuse and sub-station storage screens and enclosures.

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3.2.2 The detailed landscape design should **take account** of:

Landscape Design Details	1) The use of species, materials and street furniture which reflect local character
	2) The use of recycled materials and materials from sustainable sources
	3) The incorporation of existing plants and other features
	4) The use of plants to create screening and microclimatic conditions through shade, shelter etc
	5) The use of plants and public art to create local focal points
	6) A selection of plant species to provide year-round interest
	7) A selection of plants to encourage wildlife where appropriate
	8) The suitability of plants for the location (e.g. their ultimate size and habit, tolerance of soil conditions and shade, root spread, long-term ease of management etc
	9) A specification and depth of topsoil for different types of planting
	10) The use of larger tree stock to resist vandalism
	11) Future maintenance needs of, and access to, hard and soft landscaped areas for e.g. litter clearance
	12) Landform, and the treatment and use of sloping ground, taking account of the needs of people with impaired mobility
	13) Drainage and the need to conserve drain water
	14) Means of defining boundaries
	15) The creation of an overall character and unifying landscape structure for the development
	16) The integration of the development into the surrounding landscape (e.g. the transition from residential to agricultural use).

6.0 LANDSCAPE MANAGEMENT AND MAINTENANCE

4.1 Maintenance Considerations

The success of any landscape scheme will, to a significant extent, be determined by the standard of maintenance undertaken following implementation of the scheme. Consideration must therefore be given to how the works are to be maintained in the future to ensure that the original design is effectively turned into an attractive landscape.

For hard landscaped areas, the maintenance programme should incorporate actions to keep all materials and street furniture in a good, safe and attractive condition. Consideration should be given to keeping areas free of litter and other debris. Methods of keeping paving free from chewing gum and walls free from graffiti should also be considered.

For soft landscaped areas, consideration should be given to watering in the early stages where necessary. Excessive weed growth can inhibit the development of young plants and measures must be considered whereby weeds are suppressed by the use of mulching techniques. These can include the use of mulch mats around individual plants, textile membranes over planting beds or shredded bark or other suitable loose material to a depth of at least 50mm. The use of chemical herbicides should be kept to a minimum to ensure that accidental damage to plants does not occur through inappropriate application.

4.2 Maintenance Responsibilities

All landscape schemes will require an on-going commitment to management. Planning conditions may impose a limited period of maintenance or replacement of failed plants to ensure initial establishment is in place from the start.

Responsibility for future maintenance should be clarified at the earliest opportunity, with parties aware of their maintenance obligations. Where public areas are created, consideration should be given to how these will be maintained in the future. If the Council is to be asked to take ownership of such areas for future management, this should be made clear within the early stage in the development process and transfer of land will only be agreed in accordance with current Council policies. This may involve agreements under the Town and Country Planning Act and the payment of a commuted sum by the developer.

The recycling of green waste is encouraged on site (and off site) to encourage the use of composting or composting of green waste off site, rather than it being mixed with general waste.

4.3 Management Plans

For larger schemes it may be appropriate, or may be required as part of a condition of planning approval, that a management plan be prepared. Such a plan will contain details of how maintenance is to be carried out, who will be responsible for carrying it out and how frequently it will need to be carried out. A management plan is particularly relevant where the responsibility for maintenance will rest with a different party after works have been completed, and it is essential that the management plan is understood by the recipient prior to responsibility being handed over.

7.0 FURTHER ADVICE & CONTACTS

- 5.1 If you require further advice, information or clarity regarding any aspect of this document or the requirements as part of a planning application relating to the landscape, please direct your contact to the Landscape Design Unit who will be able to assist you.

5.2 COUNCIL CONTACTS:

Landscape Design Unit

The Landscape Design Unit have a wide range of specialist skills and experience of the following areas of professional practice: landscape and environmental design; environmental master planning; landscape planning; project management; communications.

Landscape Officer

Landscape Design Unit

8th Floor Jacobs Well

Manchester Road

Bradford BD1 5RW

Telephone: (01274) 433542

Fax: (01274) 734516

Email: john.hogg@bradford.gov.uk

5.3 OTHER USEFUL COUNCIL CONTACTS:

Local Development Framework

The Local Development Framework (LDF) Group produced the Replacement Unitary Development Plan (2005) and is currently in the process of producing the family of documents which will form the Bradford District Local Development Framework (LDF).

Telephone: (01274) 432499

Fax: (01274) 433767

Email: ldf.consultation@bradford.gov.uk

Development Services

Development Services processes planning applications and provides advice on planning matters. The Bradford District is divided into a number of area teams for development service purposes.

All of the different planning teams can be contacted by telephoning the following switchboard number: **(01274) 434605**, or by emailing any enquires to the addresses given below.

- **Bradford West:**

includes Heaton, Manningham, Thornton, Clayton, Queensbury, Great Horton and Buttershaw.

e-mail: planning.enquires@bradford.gov.uk

- **Bradford City Centre**

e-mail: planning.enquires@bradford.gov.uk

- **Bradford East:**

includes Thackley, Idle, Greengates, Eccleshill, Fagley, Bowling, Odsal, Low Moor and Wyke.

e-mail: planning.enquires@bradford.gov.uk

- **Shipley:**

includes Shipley, Bingley, Baildon, Idle, Thackley, Wrose, Harden, Denholme, Cullingworth and Wilsden.

e-mail: planning.Shipley@bradford.gov.uk

- **Keighley:**

includes the Worth Valley, Keighley, Riddlesden, Silsden and Steeton.

e-mail: planning.Keighley@bradford.gov.uk

- **Ilkley:** *includes Ilkley, Addingham, Burley-in-Wharfedale and Menston.*

e-mail: planning.ilkley@bradford.gov.uk

Design and Conservation

The Design and Conservation Team advises on matters relating to urban design, listed buildings and conservation areas. To view a Conservation Area Assessment or find out if a building is listed, visit: www.bradford.gov.uk/Conservation for more information.

Telephone: (01274) 434605

e-mail: conservation@bradford.gov.uk

Building Control

Building Control can provide you with all you want to know about buildings, building work, safe environments and how to organise public events safely. The Building Control Service has two offices in the District:

Bradford Tel: (01274) 433807

Keighley Tel: (01535) 618010

Countryside and Rights of Way

Tel: (01274) 432666

e-mail: rightsofway@bradford.gov.uk

Waste and Minerals Planning and Trees

Minerals - Tel: (01274) 433770

email: minerals.planning@bradford.gov.uk

Trees - Tel: (01274) 434297

e-mail: trees@bradford.gov.uk

4.2 OTHER USEFUL CONTACTS**Arboricultural Association (Directory of Consultants & Contractors)**

The Arboricultural Association seeks to advance the science of arboriculture for the public benefit.

Ampfield House

Tel: 01794 368717

Romsey

Fax: 01794 368978

Hampshire

Web: www.trees.org.uk

SO51 9PA

Email: admin@trees.org.uk**British Association of Landscape Industries (BALI)**

The British Association of Landscape Industries is the UK's representative trade association for firms undertaking landscaping, both interior and exterior, a wide range of associated suppliers to the industry. With a landscape contracting membership of over 700, BALI is continually raising standards throughout an industry that is all too often tarred with a 'cowboy' reputation.

Landscape House

Tel: 0870 770 4971

Stoneleigh Park

Fax: 0870 770 4972

Warwickshire

Web: www.bali.co.uk

CV8 2LG

Email: contact@bali.org.uk**Landscape Institute – (Directory of Landscape Architects)**

The Landscape Institute is the Royal Chartered body for landscape architects in the UK. There are over 5,000 members who work across a range of organisations such as local authorities, government agencies and private practice. They are involved in a broad range of tasks including masterplanning, environmental assessment, public consultation and design.

33 Great Portland Street

Tel: 020 7299 4500

London

Fax: 020 7299 4501

W1W 8QG

Web: <http://www.landscapeinstitute.org/>Email: mail@landscapeinstitute.org

Natural History Museum

The Natural History Museum promotes the discovery, understanding, enjoyment and responsible use of the natural world. The website provides a useful link to a Plant Postcode Database which generates lists of native plants and wildlife for any specified postal district in the UK. Visit this tool by using the following web link:

<http://www.nhm.ac.uk/nature-online/life/plants-fungi/postcode-plants/>

West Yorkshire Archaeology Advisory Service (WYAAS)

At the heart of the Advisory Service's work is the West Yorkshire Historic Environment Record. This Record is the basis for a wide range of Information on West Yorkshire's Heritage, developed by the Service's specialist staff for a variety of audiences, as well as being the basis for its Education Services. It is also the foundation for the Planning and Development Advice provided by the Service, the framework for which is set out in the Service's Policies and Strategies. The Advisory Service actively encourages voluntary-sector engagement, and provides Useful Contacts for those wishing to begin exploring West Yorkshire's past.

West Yorkshire Historic Environment Record
Registry of Deeds
Newstead Road
Wakefield WF1 2DE

Tel: 01924 306797
Fax: 01924 306810
Web: www.arch.wyjs.org.uk
Email: wyher@wyjs.org.uk

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District Council

Local Development
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