

Local Development Framework for Bradford

Landscape Character

Supplementary Planning Document

Volume 6: Thornton and Queensbury

October 2008



FOREWORD

This is Volume 6 of the Landscape Character Supplementary Planning Document (SPD) and outlines the Landscape Character Assessment of Thornton and Queensbury.

This document provides a detailed description and analysis of the landscape of Thornton and Queensbury 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.

THORNTON & QUEENSBURY

CONTENTS	PAGE
1.0 GENERAL DESCRIPTION	1
2.0 NATURAL LANDSCAPE	2
3.0 CULTURAL LANDSCAPE	5
4.0 ANALYSIS	7
5.0 GENERAL CONCLUSIONS	10
6.0 THORNTON & QUEENSBURY: UPLAND PASTURE	13
7.0 THORNTON & QUEENSBURY: MIXED UPLAND PASTURE	17
8.0 THORNTON & QUEENSBURY: WOODED VALLEY	23
9.0 THORNTON & QUEENSBURY: PARKLAND	27
 <u>APPENDICES</u>	
APPENDIX 1: LANDSCAPE CHARACTER DESIGN GUIDANCE	31

1.0 GENERAL DESCRIPTION

- 1.1 Thornton/Queensbury is an area of relatively high, but settled land sloping east towards the centre of Bradford from the uplands of the South Pennines. It is an exposed landscape with scattered tree cover, mainly in the small interconnecting valleys. In contrast to Wilsden whose settlements nestle into the plateau landscape, the main settlements here are superimposed on the upper slopes. Although Thornton/Queensbury is an area of traditional pasture dominated landscape with scattered farmsteads, its character has been urbanised by a proliferation of pylons marching across the landscape. The farm units are often supported by the dual economy system, whereby the marginal agricultural infrastructure is supplemented by other land uses such as haulage, storage of materials and riding stables. Unique to the character of Thornton/Queensbury is the way the landform dips steeply and falls away towards Calderdale along its southern boundary.
- 1.2 This character area is located to the west of Bradford City Centre forming the urban fringe between the urban core of Bradford and the moorlands of the Pennine Upland; it also forms part of the district boundary with Calderdale.
- 1.3 The character area is bounded to the east by the urban core of Bradford and to the south by Calderdale. The Pennine Upland character area forms a short boundary to the west and the Wilsden character area forms the northern boundary. The Wilsden boundary is perhaps the most difficult to differentiate as the landform gradually changes from an intimate, bowl shape to the more convex, pylon dominated landscape; this is a gradual transition.
- 1.4 The majority of the Thornton/Queensbury character area is approximately 60% dominated by mixed upland pasture, with small proportions of upland pasture (10%) and parkland (5%) to the west of the area in close proximity to Denholme and two small areas of wooded valley (5%) north and south of the settlement of Queensbury. Settlements account for about 20% of the character area.

1.5 KEY LANDSCAPE ELEMENTS

- Pasture dominated, gritstone walls
- Pylons
- Skyline settlement
- Dense network of roads
- Long dipslope east towards Bradford
- Scattered tree cover, mainly in the valleys

2.0 NATURAL LANDSCAPE

2.1 LANDFORM

- 2.1.1 The whole character area occurs on relatively high ground, with most land between 250 and 300m.
- 2.1.2 With this there are two main valleys which run from west to east into Bradford, with Clayton Beck sub-dividing to form several smaller valleys between Thornton and Queensbury.
- 2.1.3 These are enclosed by an arc of higher-ground to the south, which roughly follows the Clayton Heights – Queensbury – Denholme Gate Road.
- 2.1.4 Queensbury sits on a high promontory of land which drops very steeply to the south into Shibden Dale and Catherine Slack. The gorge-like qualities of these valleys are unusual within the Bradford District, more characteristic of the landscapes to the south in Calderdale.
- 2.1.5 In the west of the character area, Denholme Beck valley rises at Denholme Gate and runs north into Doe Park Reservoir, and then on into Hewenden Reservoir in the Wilsden character area.

2.2 GEOLOGY

- 2.2.1 In contrast to the rest of South Pennines, this character area has coal measures geology, with several outcrops of sandstone bedrock. Softer mudstones give a more undulating landform.
- 2.2.2 The majority of the character area has no drift deposits from glacial activity; though some till, and glacial-fluvia deposits, exist in the north around Denholme, Harrop Lane, and Pitty Beck valley.
- 2.2.3 Areas of landslip are scattered throughout the area as well as numerous quarry spoil deposits.

2.3 SOILS

2.3.1 The soils in this area are generally very shallow, sandy, clay soils. Occasional alluvial deposits occur along Pitty Beck and Denholme Beck.

2.4 BIODIVERSITY

The Thornton and Queensbury Character Area has limited ecological value; woodland cover is fragmentary and improved pastures dominate the landscape. However, there are occasional sites which have more varied nature conservation value, namely:-

- Shibden Head BWA – ancient oak-birch woodland on the steep sided valley slopes, south of Queensbury and extending into Calderdale; contains remnants of heathland including gorse and bilberry and provides a secluded habitat for a variety of wildlife. Roe deer (*Capreolus capreolus*) shelter in the valley bottom.
- Pitty Beck BWA – wooded valley in close proximity to Allerton. A wide variety of bird species have been recorded and other wildlife such as deer and stoat (*Mustela erminea*) are regularly observed.

BIODIVERSITY	
HABITAT	GENERAL SUMMARY
Woodlands	There are no large woodlands in this character area; most tree cover is in the form of narrow linear bands along valleys and boundaries. Shibden Head is a larger area where the steep sided valley is wooded with oak-birch remnants of ancient woodland changing to heathland, with gorse in some areas. Birks Wood is also a possible remnant of ancient woodland. <i>* (AW) denotes that a site is also classed as an Ancient Woodland.</i>
Hedgerows	Some hedgerows occur but most are in need of management and restoration and have limited ecological value.
Grasslands	Most of the grasslands within this area have been agriculturally improved and area often heavily grazed, with little species diversity. Occasional sites, such as Silverdale and Carperley Beck, have a range of wet meadows and marsh grassland communities which attract butterflies and other associated wildlife.
Moorland	Remnants of heathland within Shibden Head woodland and occasional small scrubby banks within the mixed upland pastures.

Wetlands	Reservoirs at Doe Park and Stubden have some ornithological interest and provide large open water areas for wildfowl; Doe Park, however, does suffer disturbance from recreation. Bull Greave Beck and Pitty Beck have wetland habitats which encourage a wide range of wildlife.			
SPA	SSSI	Area	SEGI	Area
None	None		None	
THIRD TIER SITES				
<u>Woodlands</u> Birks Wood (AW) Shibden Head (AW) <u>Wetlands</u> Doe Park Reservoir <u>Amenity</u> Little Moor Park, Queensbury		<u>Wildlife Corridors</u> Bull Greave Beck Clayton/Thornton Disused Railway Pitty Beck Thornton/Cullingworth Disused Railway <u>Grassland</u> Denholme Gate Carperley Beck Silverdale		
WILDLIFE				
Over 60 species of birds have been recorded along the Pitty Beck valley, including little owl (<i>Athene noctua</i>), skylark (<i>Alauda arvensis</i>), kingfishers (<i>Alcedo atthis</i>), a variety of finches and warblers, heathland scrub birds such as wheatear (<i>Oenanthe oenanthe</i>) and Whinchat (<i>Saxicola torquata</i>) and waders such as lapwing (<i>Vanellus vanellus</i>) and snipe (<i>Gallinago gallinago</i>). Other species of interests include roe deer (<i>Capreolus capizolus</i>) and stoat (<i>Mustela ermina</i>). The beck also contains natural populations of good quality breeding brown trout (most waters courses in Bradford are stocked) Carperley Beck, near Denholme, has a range of butterfly speicies, possibly including the green hairstreak (<i>Callophrys rubi</i>). Brown hare, stoat, weasel and badgers are also known throughout the area.				

3.0 CULTURAL LANDSCAPE

3.1 HISTORY ARCHAEOLOGY AND CULTURAL ASSOCIATIONS

- Queensbury Conservation Area – originally a small scale farming village with small, single storey cottages for hand loom weavers. Between 1800 and 1860 the village expanded in size twenty-five fold, as a result of industrialisation and Black Dyke Mills. The conservation area retains much of its Victorian character.
- Thornton Conservation Area has been kept very much intact since the by-pass of the new road in 1826. Mainly mid C19 development in the village, which is characterised by long narrow garden plots; some C17 and C18 housing has been modified during the C19 Thornton has retained a strong village community.
- The stone trade was also important element of the district during the C19; most of the quarries were small, known as delfs, although larger quarries developed to provide building material for the expanding population such as the small communities at Moscow and Egypt.
- Several small collieries exploited a local seam of coal, with an associated seam of fireclay; small scale mining shafts and other infrastructure in association with the coal measures geology are still evident in the landscape such as an ornate brick chimney on Brow Lane between Thornton and Queensbury as well as disused railway bridges and viaduct.

LISTED BUILDINGS CONSERVATION AREAS AND ARCHAEOLOGY		
Historical	World Heritage Site	None
	Listed Buildings	There are approximately 181 Listed Buildings within the Thornton & Queensbury 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: - Upper Headley Hall, together with entrance gates & walling, Headley Lane, Thornton (Grade I) - Barn to west of Upper Headley Hall, Headley Lane, Thornton (Grade I) - Leventhorpe Hall, Thornton Road (Grade II*) - Aldersley Farm, Upper Allerton Lane (Grade II*) - West Scholes House & Cottage, West Scholes Lane, Clayton (Grade II*)
	Conservation Areas	Thornton Queensbury 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	None.
	Historic Parks & Gardens	Scholemoor Cemetery
	Battlefield	None
	Other Associations	Birthplace of the Bronte children (Thornton).

3.2 SETTLEMENT PATTERNS

- There is dominated by the tree main settlements of Thornton, Queensbury and Denholme, linked by main roads extending from Bradford. Much of this settlement, and Queensbury in particular, is located on the upper slopes of the area stretching out along the ridges in linear form. The old traditional village cores have now expanded and are surrounded by extensive suburban development, now forming small towns compared to the village settlements which still exist in the Wilsden character area.
- Settlement outside these main areas consists of numerous scattered farmsteads and small hamlets nestling in the valleys, such as Egypt and West Scholes.

3.3 TRANSPORT INFRASTRUCTURE

- Two principle roads run east-west from Bradford, the B6145 to Thornton and the A647 to Queensbury (and Halifax); these roads are connected by the A644 from Denholme. The area is intersected by a network of numerous smaller roads which are generally quiet. There are no railways or canals within Thornton/Queensbury. Footpaths are most frequent around Mountain and to the south-west of Queensbury and Denholme; there are fewer footpaths around Thornton.

3.4 RECREATION/TOURISM

- Doe Park Reservoir is a popular area of sailing and other water sports and is the biggest recreational attraction within the Thornton/Queensbury area.
- Several small golf courses are located around Clayton and Queensbury.
- There are a proliferation of riding stables throughout the Thornton/Queensbury area; over grazing in some locations has had an adverse impact upon the landscape quality.
- Thornton is the reputed birthplace of the Bronte sisters and attracts many visitors to the town.
- There is a dense network of well-used footpaths and bridleways throughout the area, the higher ground often affording long distance views in many directions.

4.0 ANALYSIS

4.1 Sensitivity

- **Strength of character**

Moderate

The traditional pasture character of fields, walls, stone farmsteads and villages has been weakened by numerous urbanising influences such as pylons, traffic control infrastructure, and significant amounts of suburban development. Long lines of traditional and non-traditional development extend along particular skylines, foreshortening and dominating views of the pasture landscape. Development appears to be superimposed upon the exposed landform without extensive woodland to absorb it.

- **Historic continuity**

Medium

A lot of change has taken place in this landscape but it has been mainly concentrated in and around the small towns leaving the pockets of pasture landscape relatively unchanged.

- **Remoteness**

Settled

In areas nearer Bradford and on the Thornton and Queensbury main roads there is more awareness of the proximity to a large city, but generally the area has a rural, settled character. Any sense of remoteness in the upland pasture landscape type has been modified by close views of the urban areas.

- **Significance of new development**

Medium

Much of the twentieth century development is concentrated in and around the small towns and along transport corridors where it does form a dominant element in views. However, the other parts of the area have had very little twentieth century development and so overall the significance is considered to be medium.

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

Longer term

There is a general urbanisation of the area by traffic and utility infrastructure as well as non-traditional new housing development which dilutes the existing character of the area. These influences need managing more successfully if they are not to divide and fragment the unit of landscape further. There are particular immediate pressures on the integrity of the unit along the Thornton and Queensbury roads between these small settlements and the Bradford Urban area.

4.2 Important Features

Landmarks

- **Thornton Church**

Set on a ridge of land, and near the centre of Thornton, this acts as a pointer marking Thornton out in the landscape, and identifying its sense of place as distinct from Bradford. It draws the eye in views of this area and is a focal point in the landscape.

- **Viaduct**

This is visible in views all around the valley between Thornton and Queensbury. It is set within the landscape, and provides a dramatic, and usually interesting focal point.

Skylines

- The top of the steep slope at Catherine Slack forms an important green skyline in views from the Holmfield area, and forms a perceived visual and physical barrier between Holmfield and Queensbury. Development around Queensbury should not intrude on this skyline.

Key Views and Vistas

- **Shibden Dale**

Wooded, ravine-like slopes, dropping steeply away to the valley floor and distant views of Calderdale beyond.

- **Chat Hill**

Large, open, sloping fields, within woodland collecting in the valleys and other pockets. The spire of Thornton church is a focal point on the hill to the right, and the long distance view of the viaduct draws the eye away from the valley floor.

- **Low Fold Farm**

Small, bowl shaped valley with farmsteads, small holdings and a quarry set into the folds of the landscape. Tree groups are clumped around and in between them creating a cosy, small-scale which is distinct from the nearby settlements of Thornton, Queensbury, and Bradford.

Memorable places

- **Shibden Dale**

The dramatic, gorge like valley is unusual in the Bradford Landscape. It has a very natural, undeveloped character which is dominated by the steep landform creating a very memorable place. The steep slopes contrast with the smooth flat plateau of grazed field on the edges.

- **Brow Lane**

Where Brow Lane drops down into the little valley of Hole Bottom Beck there is an intimate, small scale, rural landscape scattered with features of a more industrial past. The land drops steeply down through tree canopies and a railway bridge opening out to a vista of small walled fields falling away down the valley of Hole Bottom Beck. There are worked stone gateposts, and stone houses, with views centring on an attractive, patterned, disused brick tower.

4.3 Detractors

Skyline along the road from Bradford through Queensbury to Mountain.

- The panoramic skyline is castellated with the silhouettes of mid twentieth century, semi-detached housing of very similar height and form. It encloses a dominates the valley bowl of pasture below, restricting views and drawing the eye to the silhouettes of cars and lorries moving between the houses. A large area of landscape could be enhanced by the establishment of tree groups along this skyline.

Pylons

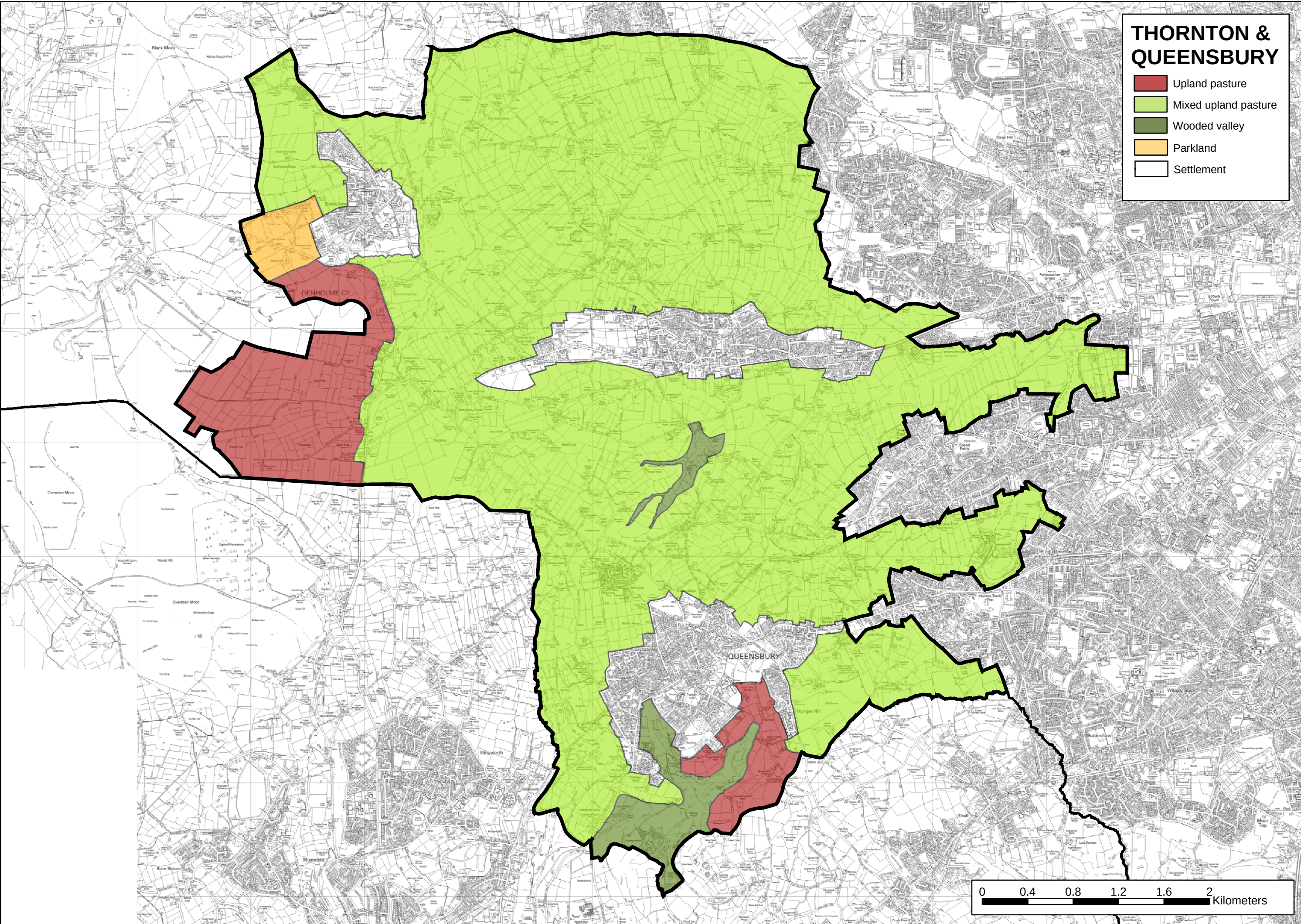
- These occur to some extent in just about every character area in the District, indeed part of their nature is to cut across landscapes without any effort to relate to any element of the landform or the gradual pattern of human development that has evolved in the landscape over the previous millennia. But because of the amount, and the visual prominence of them in the Thornton landscape they are included as the most clearly perceivable detractor in this landscape.

Harrop Lane sub station

- This is very prominent in views across the Thornton/Wilsden plateau due to the flat landform and several prominent lines of pylons all converge on this point. It is a very large and alien grey metal structure in the landscape, with no links to the character of the Thornton/Queensbury area and has a sinister, industrialised quality.

5.0 GENERAL CONCLUSIONS

- 5.1 The Thornton/Queensbury character area has moderate strength of character, medium historic continuity, a settled character, with significant twentieth century development and some longer term pressures on the integrity of the landscape unit. It can therefore be seen overall as only a moderately sensitive area.
- 5.2 However in a number of these criteria it was noted that there were strong contrasts between the small towns and transport corridors, and the moor rural pockets where few urban influences have infringed on the traditional pasture farmland character. In fact it seems that because traffic and development has been concentrated along a few main roads some of the other lanes through the landscape have remained tranquil and unspoilt places. In summary the landscapes immediately around the small towns are less sensitive to change than the more traditional, undisturbed, rural areas; and consequently these landscapes around the small towns generally have a greater potential to accommodate future development although it is important to retain the identity of the three main settlements. There is little potential for development on the edge of Bradford where it is essential to keep the green fingers of Leventhorpe, Pitty Beck and Clayton Beck extending into the Urban areas.
- 5.3 Most of the land is mixed upland pasture, and so the future development potential of the character area is addressed predominantly in Section 7.3.



6.0 THORNTON & QUEENSBURY: UPLAND PASTURE



6.1 DESCRIPTION

- Only two remnants of upland pasture occur in Thornton/Queensbury. The larger area is located on the western boundary of the character area, to the south west of Denholme on the fringes of the moorland of the Pennine upland. This area extends up to the settlement of Denholme itself. In character it is very much marginal pasture, often rush dominated, sheep and cattle grazed with relatively small enclosures bounded by stone walls on the gentle upper slopes. The land slopes more steeply from Stubden Reservoir, towards Denholme.
- The other area occurs to the south of Queensbury, consisting of small stone walled enclosed, pastures on the flat and gently sloping plain across the steeply cut valley above Shibden Head. This area is more extensively grazed by cattle and horses and the grassland has been substantially improved. Gorse outcrops are a feature of some of the steeper slopes. Traditional farmsteads, some with modern barns, occur within the area which, although only occasional, appear to be at maximum capacity for the relatively small area. Furthermore, close views of the Queensbury settlement on the skyline also seeks to add an urbanising influence to this local landscape type.

6.2 LANDSCAPE STRATEGY

6.2.1 Analysis

- Strength of character** **Strong**

The simple landscape of small enclosed fields stands out against the steep valley settlement of Queensbury, as well as forming a strong edge to the moorlands of the Pennines. The walls are a unifying elements throughout.

- Condition** **Declining**

The condition of the smaller area is relatively good, adjacent to Shibden Head with improved grasslands, although many of the stone walls are in need of repair. The marginal upland pastures adjacent to Denholme appear less well managed. However, though not a tidy landscape it is more ecologically valuable than the improved pasture that forms the 'in-by' land of the Moorland fringe. The stone walls are generally indeed of repair as these marginal pastures have been abandoned. A proliferation of telegraph poles on the edge of Denholme Gate also adds to the declining condition of the landscape type.

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 Restore

- Conserve the open undeveloped character of the pastures by restricting any schemes for development, quarrying, tipping or landfill.
- Encourage the management of the pastures for hay meadows, especially around the edges of Queensbury and as 'in-bye land' and rush pasture to form a valuable habitat for moorland fringe birds around Denholme. Countryside Stewardship grants schemes should be considered.
- Restore and repair the stone walls as a key landscape element throughout the landscape type.
- Strengthen the edges of the upland pasture of both Denholme and Queensbury by appropriate shelter belts of natural tree planting to frame the edges of the existing settlement and other development where this impinges on the openness of the character.

6.3 POTENTIAL FOR DEVELOPMENT

6.3.1 Sensitivity Analysis

- **Strength of Character** **Strong**
[See above]

- **Historic Continuity** **High**
The upland pastures have been used for grazing over a long period, having been previously claimed from moorland, probably as far back as the last century. Although cereals were grown on the lower slopes during the last century, dairy farming was the mainstay of the agricultural economy.

- **Visual prominence and enclosure** **Visible and open**
The location of the upland pastures on elevated land makes them visibly prominent and gives them a generally open aspect. This is perhaps more emphasised around Denholme.

6.3.2 Traditional Settlement Pattern

- There is no existing settlement within the upland pastures, west of Denholme; occasional isolated farmsteads occur at low frequency (one in Denholme and two in Queensbury).

6.3.3 Policy Guidelines

- This landscape has a reasonably strong character, high historic continuity and visible and open character, and therefore could be seen to be sensitive to development.
- Large 'specimen' size sycamores are often associated with isolated farm buildings and are an important landscape component. Thinning of smaller self-set groups with the replanting of oaks would be appropriate.
- The area south of Queensbury could arguably be viewed as a relatively insubstantial area, too close to the urban centre of Queensbury to be worth preserving in its own right. However, because of its prominence, on the flat plateau above the steeply wooded valley, and any development would be highly visible and development too close to the steep valley sides would appear aesthetically inappropriate. Here, this example of upland pasture should be preserved as strong edge to Queensbury. Therefore, further development in this area is not appropriate.
- The other, larger area of Thornton/Queensbury upland pastures, at Denholme Gate to the south west of Denholme, has some existing development in respect of linear industrial premises touching on its edge, along the A629. Although this development weakens the edge of the upland pasture, as moorland fringe the land is considerably less valuable for development than other areas. Strong tree planting along the industrial development could help to improve the character of the upland pasture.

7.0 THORNTON/QUEENSBURY: MIXED UPLAND PASTURE



7.1 DESCRIPTION

- Mixed upland pasture accounts for around 60% of the Thornton/Queensbury character area. This gives the character area a certain uniformity of landscape, although it is also a complex landscape; it has a mixture of elements within it, and this mixture varies throughout the character area.
- In general it consists of a basic structure of relatively small, rectangular fields enclosed by dry-stone walls and farmsteads. In addition, housing groups, tree clumps, street lights, telegraph poles, roads, fences, quarries, pavements, small woods, and occasional hedges all occur separately or in combination.
- It can, however, vary widely in character in relation to the combination of landform and pylons. This can be seen by comparing the mixed upland pasture between Wellheads and Harrop Lane, with the mixed upland pasture in the Hole Bottom Beck catchment area.
- In the former situation the land is an open, large scale plateau, stretching into the distance with lines of pylons dominating the skylines. In the latter case, the undulating valley landform gives a slightly enclosed, smaller scale to the landscape, and the one pylon run present is viewed against the valley sides rather than against the skyline. In this way the lack of prominent pylon runs means the landscape has a stronger, more pleasant and rural character.

7.2 LANDSCAPE STRATEGY

7.2.1 Analysis

- Strength of character** **Moderate**

In general the presence of dominant urban elements in the landscape such as pylons and streetlights etc, and the lack of distinctiveness, gives this landscape a moderate strength of character. However there are wide variations between different areas, ranging from weak/moderate to moderate/strong.

- Condition** **Declining**

There are significant amounts of neglected or marginal pasture land, and walls are in need of repair. Some areas have quite a degraded character, and there are industrial buildings and retail outlets in a gradually deteriorating condition. Nature is re-colonizing unmanaged land with rushes or moorland vegetation encroaching into some of the pasture land.

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 Enhance

- Conserve key areas of the open landscape that separate the settlements from each other and from the Bradford urban core.
- Conserve areas with stronger landscape character (i.e. not dominated with pylons and together urban elements), as mixed upland pasture. Retain rural farmed character, repair walls, and resists urbanising elements.
- Enhance areas with weaker landscape character, either through encouraging traditional farming practices and removing/screening urban elements; or through encouraging a managed return to natural vegetation and habitats e.g. Moorland, grasslands or small woodlands.
- Enhance the detractors of Harrop Lane sub-station, and the Clayton Heights to Mountain skyline with carefully designed woodland planting, and possibly other landscape elements to reduce their impact upon the landscape.
- Extensive woodland is not part of the existing character of the Thornton/Queensbury character area, but some new planting is to be encouraged where:
 - It does not detract from those characteristics we are seeking to conserve.
 - It links with existing woodlands
 - It screens any of the detractors
 - It is part of a new woodland structure for development
 - It is to create small copses.
- Enhance the opportunities for informal recreational activities in the landscape whilst retaining and enhancing the character of the mixed upland pasture.

7.3 POTENTIAL FOR DEVELOPMENT

7.3.1 Sensitivity Analysis

- **Strength of character** **Moderate**

[See above]

- **Historic continuity** **Medium**

Whilst the basic pasture landscape structure has not changed much for centuries, there has been a lot of changes in the landscape; modern development, pylons, industrial developments, and infrastructure works.

- **Visual exposure and enclosure** **Prominent, open**

Due to the high ground, the plateau nature of some areas, and the lack of boundaries to some roads, the mixed upland pasture is prominent in most views of the Thornton/Queensbury character area. The mixed upland pasture generally has a very open character. Some areas on higher ground could be described as exposed.

7.3.2 Traditional Settlement Pattern

- Small hamlets and groups of stone buildings located along main road routes through the landscape. Stone terraces along roads, or at right angles to them. Farmsteads scattered throughout the landscape.

7.3.3 Policy Guidelines

- This landscape has moderate strength of character, medium historic continuity, and is prominent and open. It can therefore be seen to be sensitive to change. However the factors affecting sensitivity vary widely across the Thornton area, and some parts, for example to the north-west of Thornton, have weak character, and would therefore be assessed as being only moderately sensitive to change. Generally though, it is worth bearing in mind that the prominence of the mixed upland pasture means that any changes that do occur in the landscape are very noticeable and have a large impact on the landscape character.
- Further development and environmental projects must aim not only to accommodate future needs, but also mitigate the adverse impacts of the past rather than perpetuate them. The location of any new settlement within landform is equally important to the design of the development.

Land around Queensbury

- This settlement has the potential to accommodate further development on the north western side as long as the development does not broach the important skyline in views from Holmfild and Illingworth in Calderdale. Significant areas of advance tree planting could be used to integrate development, as part of an overall site brief, to enhance the degraded skyline which exists along the Mountain – Queensbury – Bradford road and to strengthen the current edges of the modern, suburban style extended Queensbury settlement.
- There is an immediate pressure on the integrity of this landscape unit where Thornton and Queensbury are starting to merge with Bradford. This is not considered desirable in landscape terms because these settlements have their own identities as small towns within a wider landscape unit. The traditional settlement pattern in this character area consists of small towns on ridges, and any further development within the mixed upland pasture between these small towns and Bradford would severely weaken the character of the whole area.

Land around Thornton

- Should further development be required in this character area a new settlement could be created in this degraded corridor of land to the west of Thornton, perhaps consolidating the existing hamlet of Keelham.
- Small settlements on ridges or linear settlements along transport corridors are also a characteristic element in this character area and any new development could be used to reflect this character in the landscape. Any new settlement should be developed as an entirely separate unit to Thornton, with its own individual character, expressing strong links to the traditional South Pennine village layout, imaginative siting and use of materials. The 'standard' design approach of suburban housing from the volume builders would be inappropriate in this situation.

An extension of Thornton itself is not considered desirable for the following reasons:

- A large linear town is not appropriate to the character of the Thornton/Queensbury character area where smaller, separate villages are an inherent element of the landscape.
- An expanded Thornton could continue to develop into a massive urban promontory of Bradford. These green 'fingers' extending into the urban core all around the

western edge of Bradford are very important to the regional character of the district.

Denholme

- There is potential for limited development along the southern boundary of Denholme. This would improve the edge of the settlement which is currently weakened by modern, flat roofed urban development which does not respond to the traditional townscape character or material so the settlements in the Thornton and Queensbury area. A well designed, traditional housing scheme in the valley bottom would help to mitigate this weak edge from on approach to Denholme from the A629 Halifax to Keighley Road. Other development could be absorbed around the edges of Denholme – see Thornton/Queensbury Parkland.

Other Locations

- Since occasional hamlets feature as part of the traditional settlement pattern of the is character area it is considered that there is potential for limited development nestling into small valleys such the hamlet of Back Heights, to create more of a small centre of traditional gritstone terraces/cottages and emphasis their sense of place. Key tree planting schemes would also be required to absorb any new and existing development into its landscape setting.
- With any development a very carefully controlled project would be required, based on the Countryside Commission's Countryside Design Statements principles, and developments consisting of groups of suburban detached houses with associated garage/drive and form gardens or single, isolated plots would be inappropriate. Additionally, car parking provision is often a difficult issue to address when designing new developments in traditional style, especially in areas constrained by landform. However, imaginative approaches to integrating modern needs within traditional character should be explored and appropriate solutions sought.
- The impact of traffic generation on the existing road layout needs careful consideration before new settlements are sited.
- Recommendations in the DETR publication 'Housing Layouts – Lifting the Quality' suggests that concise concept statement, produced by the local authority and as a precursor to any development brief, would be beneficial to guide prospective developers before plans are invited.

8.0 THORNTON/QUEENSBURY: WOODED VALLEY



8.1 DESCRIPTION

- There are two small areas of wooded valley in the Thornton/Queensbury character area. The smaller of these, based around High Birks Beck south of Thornton, has bigger impact on the landscape than its actual size would indicate because of the surrounding views looking down into the valley. This is a steeply sloping, densely wooded south-west to north-east running valley based on the beck; there are industrial archaeology associations in respect of the viaduct and line of disused railway which crosses the site.
- The other area, based around Shibden Head is very steep, though less densely wooded and less visible from surrounding areas. Here the slopes also incorporate pastures, a sewage works and more scrub such as gorse and holly on the slopes.

8.2 LANDSCAPE STRATEGY

8.2.1 Analysis

- Strength of character** **Strong**

Both these areas have strong character due to their landform and the dense wooded slopes.

- Condition** **Declining**

Ad hoc incidences of tipping are changing the landform and disturbing the dense tree cover in the High Birks Beck wooded valley. The area based around Shibden Head is generally in better condition.

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 and Restore

- Conserve the existing tree cover throughout the wooded valley, by restricting development which would necessitate the removal of any trees, or affect the landform either by tipping or landfill proposals.

- Enhance the woodlands by managing them for their nature conservation value and consider increasing the 'naturalness' of the wooded cover, removing non-native species and replanting with appropriate Pennine ghyll species; maintain and strengthen the canopy cover by replanting schemes and good woodland management to restructure any unevenness of age structure; increase the shrub/thicket habitat on the woodland edges.
- Enhance the informal recreation value of the area through the promotion of public access, woodland trails and viewpoints.

8.3 POTENTIAL FOR DEVELOPMENT

8.3.1 Sensitivity Analysis

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

[See above]

- **Historic continuity** **High**

The wooded slopes constitute the natural vegetation of the Pennine valleys and the steepness of both areas has precluded changes such as development.

- **Visual prominence & enclosure** **Visible/hidden & Very enclosed**

Visible from some elevated areas above Thornton Valley, but Shibden Head is generally only visible from within the landscape type; there is also a strong sense of enclosure within both units.

8.3.2 Traditional Settlement Pattern

- These areas are generally too steep for settlement. Shibden Head incorporates a sewage works (now redundant and to be decommissioned) with associated offices in traditional stone construction.

8.3.3 Policy Guidelines

- With a strong character, high historic continuity and mixed visible/hidden characteristics with a strong sense of enclosure the Thornton/Queensbury landscape type is only moderately sensitive to change. However, its natural steeply sloping landform and dense tree cover restricts most type of development and this landscape type cannot therefore be considered to be under great threat.

- However, some of the decline which has occurred to its condition has been as a result of 'nibbling away' at the upper edges of the woodland cover, especially above High Birks Beck. It is important that the wooded valley character is allowed to spill over the upper edges of the landform where appropriate and such fragmentation of the tree cover should be avoided unless the development proposed is small scale and can compensate by including substantial additional tree planting to absorb new building or changes in level and hide it within an enhanced wooded framework.
- The wooded valley of Shibden Head has a more open character and includes pastures in association with the Yorkshire Water sewage works in the bottom of the valley. These works are to be de-commissioned and any redevelopment must take account of the minimal impact of the existing works on the landscape. They are currently well hidden, with a general lack of elevated structures, most of the works consisting of ground level lagoons, sewage beds etc which have now revegetated to the general wooded character of the landscape type. Any new development should retain the open pastures; improved access roads should be limited to a single farmstead layout of traditional gritstone construction. This is a hidden corner at the extremity of the district and this character should be retained.

9.0 THORNTON/QUEENSBURY: PARKLAND



9.1 DESCRIPTION

- Located on the western edge of Denholme, in a relatively elevated position to the settlement. This is a small area of densely wooded parkland, surrounded by well maintained high stone walls which enclose two or three large residences/farms within formal gardens which are linked to the Foster family who owned the large mill in Denholme; some pastures on the edge of the walled enclosures are linked to the farms and grazed by cattle.
- The tree cover is predominantly deciduous with some non-natives and conifer species. The road from Denholme to Lemming and Oxenhope dissects the Thornton/Queensbury parkland, giving a tunnel effect as the dense tree cover is entered. Although the area appears to be densely wooded, this effect is actually given by dense tree planting along boundaries which gives the solid effect from outside. The area includes a small, traditional terrace of cottages on the edge of the landscape unit.

9.2 LANDSCAPE STRATEGY

9.2.1 Analysis

- **Strength of character** **Strong**
Small self-contained which contrasts strongly to the surrounding landscape.

- **Condition** **Good**
Well maintained walls and tight, compact landscape unit with well grazed pastures.

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			

9.2.2 Policy Guidelines

Conserve

- Conserve the tight compact woodland character of the parkland by restricting any development which would entail the removal of tree cover.
- Maintain and manage the existing tree cover, with additional planting to replace mature specimens and reinforce the sense of enclosure. Consider advance planting schemes to absorb any future development.
- Conserve and maintain the stone wall enclosure around the parkland; consider stone wall boundaries as an integral feature of any new development.

9.3 POTENTIAL FOR DEVELOPMENT

9.3.1 Sensitivity Analysis

- **Strength of Character** **Strong**
[See above]
- **Historic Continuity** **High**
Traditional Victorian style farm houses, set in landscaped grounds. Mature woodland cover and extensive walled enclosure which is evident of a large estate.
- **Visual prominence & enclosure** **Visible & very enclosed**
Visible from views on approach to Denholme from the south, A629 from Halifax. Has a very enclosed feel from within the landscape type.

9.3.2 Traditional Settlement Pattern

- Large formal residences/farm houses of traditional Pennine stone, set in landscaped grounds. Traditional stone terrace of cottages on the edge of the landscape type.

9.3.3 Policy Guidelines

- With a strong character, high historic continuity and with visible and very enclosed characteristics, this landscape type is only moderately sensitive to change.
- Off all the settlements in Thornton/Queensbury, Denholme has the weakest character because modern, estate style housing has been allowed to develop on the outer edges, in conflict with the landform and without appropriate mitigation in the form of a tree planting framework within the adjacent pastures.
- Within this area, therefore, there would be an opportunity to bring the parkland landscape type closer to Denholme, in the form of stone built residences in a landscaped woodland setting, which would form a stronger edge to Denholme, without impacting in a deleterious sense upon the landscape as a unit. It is also recommended that the stone wall perimeter of the parkland unit is preserved and similar new walling considered as an integral feature, to enclose any further development.

- The dense wooded character should be maintained and any proposed development would have to give careful attention to how this could be achieved and minimise the impact of the associated infrastructure of street lighting, access roads and driveways within this setting.

APPENDIX 1:

**LANDSCAPE CHARACTER
SUPPLEMENTARY PLANNING DOCUMENT**

LANDSCAPE CHARACTER DESIGN GUIDANCE

OCTOBER 2008

CONTENTS	PAGE
1.0 INTRODUCTION	33
The Aim of the Design Guidance	
The Landscape Context	
The Role of Developers in the Landscape Process	
2.0 PRELIMINARY WORK	34
Site Survey and Appraisal	
Outline Landscape Plan	
3.0 LANDSCAPE DESIGN	37
Landscape Design Principles	
Landscape Design Details	
4.0 LANDSCAPE MANAGEMENT & MAINTENANCE	40
Maintenance Considerations	
Maintenance Responsibilities	
Management Plans	
5.0 FURTHER ADVICE	42
Council Contacts	
Other Useful Council Contacts	
Other Useful Contacts	

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

2.0 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

APPENDIX 1

	▪ 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.

3.0 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

3.2.1 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
	12) 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.

APPENDIX 1

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).

4.0 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.

5.0 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**5.4 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

Produced by the
City of Bradford Metropolitan
District Council

Local Development
Framework Group

October 2008