Local Development Framework for Bradford

Landscape Character

Supplementary Planning Document

Volume 7: Tong Valley

October 2008

City of Bradford MDC
www.bradford.gov.uk

FOREWORD

This is Volume 7 of the Landscape Character Supplementary Planning Document (SPD) and outlines the Landscape Character Assessment of Tong Valley.

This document provides a detailed description and analysis of the landscape of Tong Valley along with a succinct set of policy guidelines for each landscape type. A map of the character area can be found on Page 9.

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 criterions set out within the Design Guidance (within the Appendix of each document) and can demonstrate these within the proposal.

For further information or advice on submitting proposals, please contact the Landscape Design Unit on (01274) 433542 or email john.hogg@bradford.gov.uk

TONG VALLEY

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TONG VALLEY

1.0 GENERAL DESCRIPTION

1.1 Tong Valley is a pleasant, green, relatively well wooded, and gently undulating, lowland landscape in between the Leeds and Bradford conurbations. In general it is an enclosed landscape with a ring of estate and high-rise flat developments featuring on distant skylines. Leafy lanes cross the large, hedgerow-bound, pasture fields, connecting the historic, and unspoilt, village of Tong with the surrounding areas.

1.2 The Tong Valley exists as an island of relatively static, rural countryside in the middle of the busy and expanding urban settlements of Bradford, Pudsey, Birkenshaw, Gilderstone, and Drighlington. The dramatic contrast between these two types of landscape serves to emphasise the historic character and tranquillity of Tong Valley. However, the proximity of the urban areas also threatens the integrity of the unit of countryside through continual pressures to develop the land at the edges, and the subsequent long-term effects on the viability of the farms.

1.3 Urban pressures, and the increasing isolation and fragmentation of the farmland, has resulted in a gradual deterioration of the landscape condition. Marginal neglected pasture occurs close to the Holmewood estate, and cases of roadside tipping exist throughout the area.

1.4 The Tong Valley is perceived as being continuous with other small pieces of countryside which fringe the above settlements, and this character area should be considered as part of this wider unit of landscape.

1.5 <u>KEY LANDSCAPE ELEMENTS</u>

- Woodlands
- Gently sloping large pasture fields
- Narrow tree-lined, leafy lanes
- The village of Tong
- Small streams

2.0 NATURAL LANDSCAPE

2.1 LANDFORM

2.1.1 The Tong Valley is relatively low lying, gently undulating land which generally slopes from west to east, dropping in height from 200m to 80m

2.1.2 The landform consists of one main ridge of land extending towards Leeds, with a smaller, parallel ridge to the north, on the other side of Holme Beck. The character area, and district, boundaries run along Carr Beck and Pudsey Beck valleys to the north; Tong Beck valley to the east; and Ringshaw Beck to the south

2.2 GEOLOGY

2.2.1 The underlying bedrock is the coal measures geology, with various fault lines running within it. There are scattered areas landslip, as well as several areas of man-made ground conditions and colliery spoil

2.3 SOILS

2.3.1 Significant areas around Newlands Farm and Black Carr are covered by glacial till deposits (boulder clay); and narrow strips of alluvium run alongside the becks.

2.4 BIODIVERSITY

- The Tong Valley Character Area has a more viable agricultural value due to better quality soils of the Lower Coal Measures. Its location between the conurbations of Bradford and Leeds means greater demand for an economic land use; concequently the area has fewer sites of nature conservation interest.

- The only site of ecological significance is:-

- Black Carr Wood SEGI- south west of Pudsey and part in the Leeds Metropolitan District. A large semi-natural broad-leaved woodland with a uniform canopy, containing some ancient woodland indicator species such as bluebell (*Endymion non-scriptus*) and dog's mercury (*Mercurialis perennis*) and notable for the absence of any introduced species such as sycamore. One of the most natural ancient woods in the county.

BIODIVERSITY				
HABITAT	**GENERAL SUMMARY**			
Woodlands	There are only two significant woodlands in this Character Area- Black Carr Wood as described above and Park Wood. The latter is significant for its size in a predominantly agricultural area and could also be ancient woodland which has been replanted. A few other areas of ancient woodland occur such as Kit Wood, a remnant of ancient woodland, and it is likely that all these areas formed part of much larger woodland in the past. Some of the small streams are lined by groups of trees ** (AW) denotes that a site is also classed as an Ancient Woodland.*			
Hedgerows	Hedgerows and hedgerow trees are important elements within this landscape and have more of an impact in this area, especially where they link woodlands.			
Grasslands	Nearly all the pastures in this area have been agriculturally improved, drained and fertilised and have little ecological value			
Moorland	None			
Wetlands	Carr Beck runs through Black Carr Woods SEGI and generates diverse flora on the stream sides, containing alder underlain by dog's mercury (*Mercurialis perennis*) and wood anemone *(Anemone nemorosa).* Pudsey Beck forms the northern boundary of the character area and the Bradford District and there are several small watercourses across the area. There is little information however, about their nature conservation value.			
SPA	**SSSI**	**area**	**SEGI**	**area**
None	None		BLACK CARR WOOD (AW)	30.1 ha
THIRD TIER SITES				
<u>Woodlands</u> Kit Wood (AW) Park Wood (AW)				
WILDLIFE				
There is little information available for this area.				

3.0 CULTURAL LANDSCAPE

3.1 HISTORY, ARCHEOLOGY AND CULTURAL ASSOCIATIONS

- The village of Tong is mentioned in the Doomsday Book and is of considerable historical importance, having several important listed buildings, being protected by a conservation area, and containing a historic battlefield site. The surrounding countryside contains some ancient woodlands; and the overall relatively unspoilt historical character of Tong Valley is emphasised all the more because of its position between the modern urban conurbations of Leeds and Bradford

- There are also several disused coal shafts and workings, as well as one disused sandstone quarry

Adwalton Moor, Battlefield Site

- The battle at Adwalton Moor took place on 30th June 1643 and is considered to be one of the most important battles of the Civil War as well as the most significant historic event that took place in the Region. Although the A650 has undoubtedly altered the character of the eastern part of the battlefield, nevertheless, the remaining topography of this part of the battlefield and, in particular, the lines of the hedgerows running across the fields rising up the hillside to which the Royalists initially fell back, are still clearly evident with several of the hedgerows in this area likely to have been features of the 1643 scene.

Tong Village

- Tong Hall (Grade I listed) was built in 1702 by Sir George Tempest, probably on the site of a much older residence. Sir George Tempest also built St. James church which replaced an original chantry from the mid twelfth century. Excavations of the foundations have indicated the possible remains of an earlier Saxon church. St James's church is an important example of an estate church closely related to the Hall

- Other historic buildings and structures include the early eighteenth century village school and the old wheel-wrights shop with adjoining pinfold. (a feature of every community from Saxon times where stray animals were held until claimed by the owners for a fee). There is an elaborate, early nineteenth century drinking fountain, the village stocks; and an eighteenth century walled kitchen garden with rare redbrick unique in the Bradford area.

- The original road layout also remains, contributing to the charm of this village which lies at the heart of the Tong Valley character area.

LISTED BUILDINGS, CONSERVATION AREAS AND ARCHAEOLOGY		
Historical	World Heritage Site	None
	Listed Buildings	**There are approximately 44 Listed Buildings within the Tong Valley 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: - Tong Hall, stable court and farmhouse, Tong Lane (Grade I) - Gate Piers and entrance to Tong Hall, Tong Lane (Grade II*) - Church of St James, Tong Lane (Grade I) - Home Farm, Tong Lane (Grade II*) - Buildings to North & West western yard, Home Farm, Tong Lane (Grade II*) - Buildings to North & West eastern yard, Home Farm, Tong Lane (Grade II*) - 1, 2, 3 Home Farm, Tong Lane (Grade II*) - Buildings to NE of yard at Home Farm, Tong Lane (Grade II*) - 360 & 362 Ryecroft Hall, Holme Lane, Tong (Grade II*)
	Conservation Areas	Tong 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	Elaborate earth 19th drinking fountain Yullage stocks, 18th Century walled kitchen garden, rare brickwork unique in Bradford area.
	Historic Parks & Gardens	None
	Battlefield	Adwalton Moor
	Other Associations	Tong is mentioned in the Doomsday Book

3.2 SETTLEMENT PATTERNS

- The estate development of Holmewood is sharply and awkwardly connected to the western edge of the Tong Valley landscape, and the industry of Westgate Hill adjoins the south western corner.

- Within the Tong Valley there is just one village. This lies on the top of a high ridge of land and extend along either side of the Tong lane with other tracks and lanes running off it at right angles.

- Apart from Tong Village, there is very little other development within the landscape apart from occasional farmsteads throughout the character area and sewage works

3.3 TRANSPORT INFRASTRUCTURE

There is relatively little transport infrastructure within the Tong Valley.

- The B6135 from the M62 to Bradford forms a small part of the southern boundary of the character area
- Tong lane runs from the B6135 through Tong village to Leeds, and New Lane runs off Tong Lane to Scholebrook farm and then west to Holmewood estate
- There are several other smaller lanes, tracks and footpaths in the character area.

3.4 RECREATION/TOURISM

- There are opportunities for informal recreation in the Tong Valley- walking riding or cycling along the paths, tracks and lanes. The Leeds Country Way runs alongside much of the eastern and northern boundaries providing a popular recreational route for local residents

- There is also a golf course north east of Scholebrook Farm and a hotel/public house in Tong village

- There is potential for some form of low-key recreation/tourism activity to be based around the remains of the Adwalton Moor Battlefield site. Any such activity must not impact the site nor the hedgerow or field boundaries which are a key feature of the site.

4.0 ANALYSIS

4.1 Sensitivity

- **Strength of character** **Moderate**
  Large woodland blocks give a dominant structure within views of the undulating pasture landscape. Pylons, and the surrounding housing estates and blocks of flats weaken this character.

- **Historic Continuity** **High**
  A lot of change has occurred on the western edge of Tong Valley in the Holmewood housing estate so reducing the size of the character area in recent years. However, very few changes have occurred within the character area: the rural land uses remain, there are ancient woodlands and the village of Tong is very traditional and unspoilt.

- **Remoteness** **Not remote**
  The high rise flats and the housing of Holmewood and the housing of Pudsey are all very visible views in the area

- **Significance of new development** **Low**
  There is very little twentieth century development actually within the Tong Valley area.

- **Pressures on the integrity of the landscape unit** **Immediate**
  This unit of landscape is not continuous with other large areas of countryside, but enclosed by settlements on all sides. Most of these are under pressure to expand in some way, and as the adjacent settlements of Pudsey, Holmewood, Birkenshaw, Drighlington and Gildersome are all on higher ground, development will be very visible from Tong Valley. There is a real danger that the rural character of the valley will be fragmented and overshadowed by development along these skylines.

4.2 Important Features

Key Views and Vistas

View from Holmewood Estate

- From Holmewood looking down the valley between the two large woodland blocks towards Leeds. This view captures the character of the Tong Valley, with the dominant woodlands partially obscuring the city of Leeds

Memorable places:

Tong Village

- Its interesting architecture, mature tree groups, consistent scale, and attractive townscape work together to create a clear and memorable sense of place.

4.3 Detractors

Tipping

- The condition of the land is generally poor and there are some places where large amounts of rubbish have just been tipped onto the roadside verge. This is a very visible and unattractive feature which leaves a lasting impression of the landscape in peoples perceptions.

- There are two rows of pylons which are very prominent within the landscape

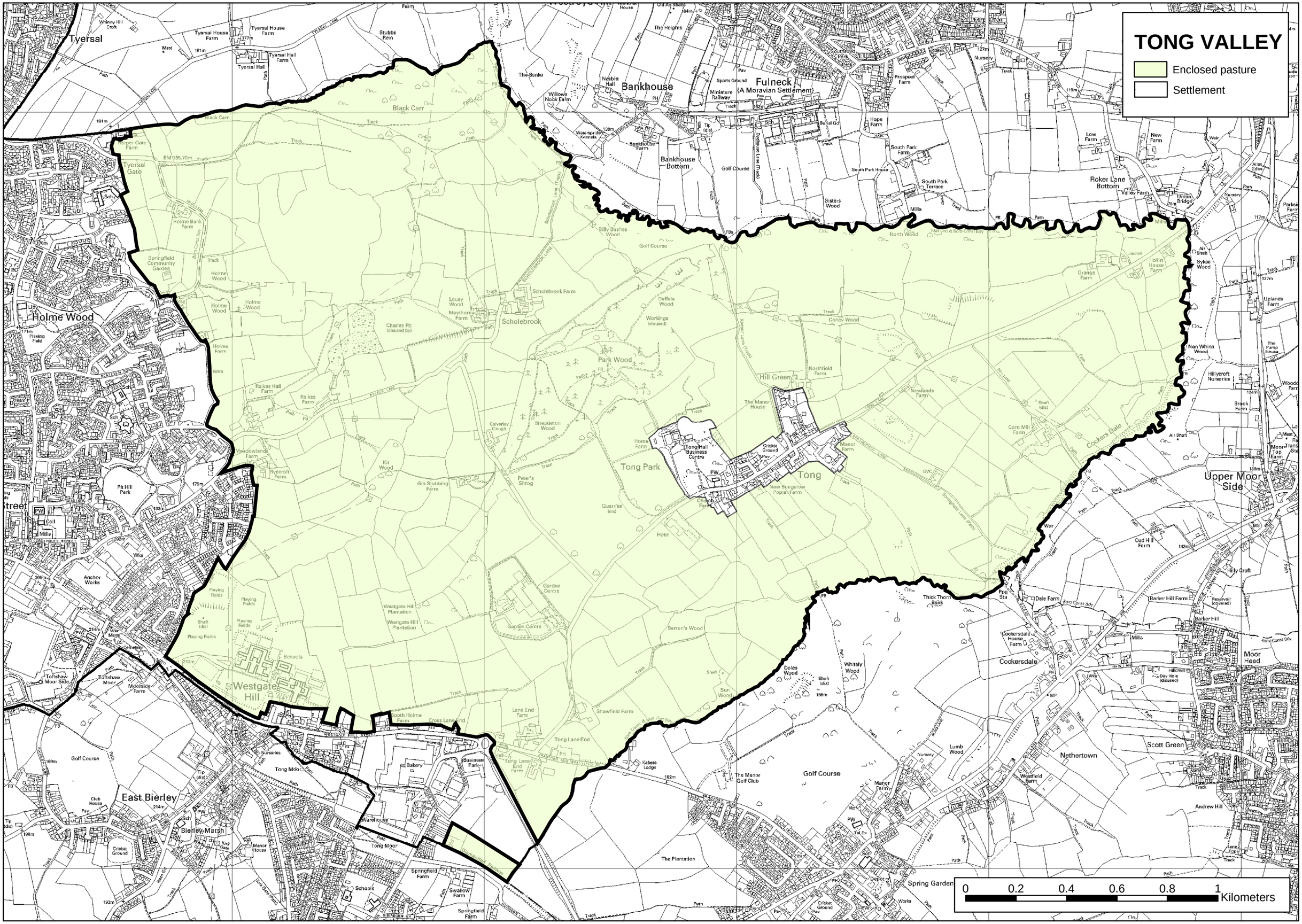
5.0 GENERAL CONCLUSIONS

5.1 The Tong Valley has moderate strength of character; high historic continuity; is not remote; but has little twentieth century development and has immediate pressures on the integrity of the landscape unit. In summary, it can therefore be seen to be sensitive to further development.

5.2 Taking account of the traditional settlement pattern and the sensitivity of the character area (in particular the village of Tong) it can be seen that in landscape terms the Tong Valley has limited potential for further development relative to other character areas.

5.3 Apart from Tong Village, the character is composed of just one landscape type - enclosed pasture. Should further development be required in this character area it will have to be accommodated within the enclosed pasture. Should further development be required in this character area it will have to be accommodated within the enclosed pasture and recommendations can be found within Section 6.0 of this document.

5.4 The landscape strategy of the enclosed pasture is to restore and enhance. Being the only landscape type, apart from Tong village, these guidelines in section 6.0 can be taken to apply over the whole character area.


TONG VALLEY
Enclosed pasture
Settlement
Tyersal
Bankhouse
Fulneck
(A Moravian Settlement)
Black Carr
Tyersal Gate
Holme Wood
Scholebrook
Tong Park
Tong
Hill Green
Upper Moor Side
Westgate Hill
East Bierley
Bierley Marsh
Tong Moor
Golf Course
Cockersdale
Moor Head
Nethertown
Scott Green
Roker Lane Bottom
Bankhouse Bottom
Spring Garden
0 0.2 0.4 0.6 0.8 1 Kilometers

6.0 TONG VALLEY: ENCLOSED PASTURE

6.1 DESCRIPTION

- Enclosed pasture covers all of the Tong valley countryside. It varies from the other enclosed pasture in the Bradford District in that sense of the enclosure is not as strong. This is because the field sizes are much larger than elsewhere in the District, and the slopes are more gentle so the patchwork pattern of fields and woods common to enclosed pasture appears at a larger scale, and in a looser, more open way.

- The enclosure here comes primarily from the gently undulating landform, and the large woodland blocks, with many smaller copses and hedges also contributing.

6.2 LANDSCAPE STRATEGY

6.2.1 Analysis

Strength of character **Moderate**

- Undulating landform with large woodland blocks dominant in views of the hedgerow-bound pasture landscape. Pylons and the surrounding housing estates and blocks of flats weaken this character

Condition **Poor**

- The fields and hedges vary in their condition-some are clearly maintained and worked while others have a more marginal character with clear signs of neglect. There are significant and increasing urban pressures on the landscape, notably tipping of rubbish along the road sides and some vandalism.

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

Restore and Enhance

- Restore field boundaries through hedge planting and maintenance as well as wall repair
- Retain and reinforce hedgerows and field boundaries across the Battlefield site.
- Encourage farming land uses to ensure conservation of the rural countryside character
- Repair and restore prominent old stone buildings/out buildings
- Enhance the appearance of the landscape through the removal and prevention of dumped rubbish

- Conserve and maintain the narrow, enclosed, leafy character of road corridors.

- Conserve and enhance woodlands through implementation of woodland management plans; and creation of new woodlands on neglected, marginal farm pasture to help screen adjacent housing areas and provide a sustainable long-term land use.

- Create and enhance recreational opportunities along 'green routes' through Tong Valley, which are easily accessible in surrounding populations. These should be in the form of a few well designed, controlled access bridleways, rather than lots of small footpaths which could further threaten farming practices and provide a sustainable long term land use.

- Create and enhance recreational opportunities along 'green routes' through Tong Valley which are easily accessible to surrounding populations. These should be in the form of a few well designed controlled access bridleways, rather than lots of small footpaths which could further threaten farming practices and provide more opportunities for vandalism

6.3 POTENTIAL FOR DEVELOPMENT

6.3.1 Sensitivity Analysis

- **Strength of character** **Moderate**
  [See above]

- **Historic continuity** **High**
  A lot of change has occurred on the western edge of the enclosed pasture around the Holmewood housing estate so reducing its area in recent decades. However very few changes have occurred actually within the landscape: the farming and other rural land uses remain, as do some areas of ancient woodland.

- **Visual prominence and enclosure** **Prominent and enclosed**
  The enclosed pasture is visible in views from the large number of settlements on the higher ground which surrounds Tong Valley.

  There are limited routes through this landscape, and most of these are narrow lanes bounded on both sides by hedgerows, trees and sometimes walls as well. This means that in most people's experience, the landscape has an enclosed character.

Tracks into the fields often have a far more open character, with views across the rolling countryside.

6.3.2 Traditional Settlement Pattern

- Within the enclosed pasture there are a few scattered farmsteads and occasional detached houses

6.3.3 Policy Guidelines

- With moderate strength of character, high historic continuity and a prominent and enclosed nature it can be seen that this landscape is sensitive to change. Section 5.0 of this chapter also concludes that Tong Valley has limited potential for further development relative to other character areas in the Bradford District.

- However, should further development in Tong Valley be required then sites on the edge of the Holmewood Estate or Westgate Hill areas would be the most appropriate. Though development of these sites would have the cumulative effect of putting pressure on the integrity of the unit of countryside, such sites would accommodate modern estate developments with far less detrimental impact than if in the open countryside

- However, the countryside of Tong Valley will continue to have development pressures and it is considered that appropriate development should consist of small, often single dwelling, developments associated with existing farmsteads. Any new development would need to be appropriately and carefully designed to fit in with, and even enhance the historic character that give Tong Valley its unique identity. The role of the scattered farmsteads in forming appropriate and interesting features in views of the landscape could be developed by appropriate and interesting features in views of the landscape could be developed by appropriate new stone buildings or extensions to accommodate alternative income-generating businesses. This would contribute towards the continued prosperity of the area and the management of its landscape

- As a very attractive location, Tong Village faces continual pressure to accommodate more houses. Whilst not desirable in landscape terms, if some further development here is required, small developments of very sensitively designed housing would have least impact on the character of the village. The principles of Countryside Design Statements should be used to determine the location, and detailed form of any developments. Blocks of development along Tong Lane would have strong negative impacts on the character of the village and hence the whole character area itself, since Tong, like Esholt, is at the heart of its character area.

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

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

	▪ 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. *Reference should be made to the Postcode Plant Database:* 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
	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.

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 MAINTENACE

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
S051 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	Tel: 01924 306797
Registry of Deeds	Fax: 01924 306810
Newstead Road	Web: www.arch.wyjs.org.uk
Wakefield WF1 2DE	Email: wyher@wyjs.org.uk

Produced by the
City of Bradford Metropolitan
District Council

Local Development
Framework Group

October 2008

City of Bradford MDC

www.bradford.gov.uk