

# HAWORTH CROSS ROADS & STANBURY

NEIGHBOURHOOD DEVELOPMENT PLAN  
2019 - 2030



# Contents

Foreword	6
1. Introduction	7
2. The Neighbourhood Plan Area - Yesterday and Today	10
3. The Neighbourhood Plan Preparation Process	12
4. The Vision and Aims for Haworth, Cross Roads and Stanbury	16
5. The Plan Policies and Community Actions	18
5.1 Built Heritage, Development and Design	18
Haworth and Stanbury Conservation Areas - Development and Design	18
Local Heritage Areas	27
Non-Designated Heritage Assets	29
Community Actions	32
5.2 Green Environment	33
Landscape, Biodiversity/Geodiversity and Green Infrastructure	33
Local Green Space	35
New Green Space	37
Community Actions	38
5.3 Community Facilities and Services	39
Protection and Enhancement of Facilities	39
Provision of New Community Facilities	40
High Speed Broadband	42
Community Actions	42
5.4 Housing	43
Housing Sites – Development Requirements and Aspirations	45
Development on Housing Sites	49
Development on Non-Allocated Housing Sites	51
Housing Density	52
Housing Mix	53
Community Actions	55

5.5 Employment and Tourism	56
New Employment Development	56
Community Actions	57
5.6 Highways and Travel	58
Car Parking	58
Improved Public Transport Provision	61
Improved Walking, Horse Riding and Cycling Provision	62
Community Actions	63
6. Monitoring, Review, Implementation	65
Appendices	
Appendix 1: Key Views/Vistas	71
Appendix 2: Local Heritage Areas	86
Appendix 3: Green Infrastructure	92
Appendix 4: Local Green Space Sites Assessment	97
Appendix 5: Local Wildlife Site Citation Documents	120
Appendix 6: Community Facilities	132
Appendix 7: Schools Consultation – Parking Problems	160
Appendix 8: Glossary of Terms	162
Appendix 9: List of Abbreviations	168
Maps	
Map 1: The Haworth, Cross Roads and Stanbury Neighbourhood Area	13
Map 2: Haworth Conservation Area	21
Map 3: Haworth Views/Vistas Key Map	22
Map 4: Stanbury Conservation Area	23
Map 5: Stanbury Views/Vistas Key Map	24
Map 6: Local Heritage Areas	26
Map 7: Housing Sites covered by Neighbourhood Plan Policies	44
List of Policies	
BHDD1: Haworth and Stanbury Conservation Areas – Development and Design	25
BHDD2: Local Heritage Areas	27
BHDD3: Local Heritage Areas - Development and Design	28
BHDD4: Protection and Enhancement of Non-Designated Heritage Assets	30
GE1: Green Infrastructure	34
GE2: Local Green Space	36

GE3: Provision of New Green Space	37
GE4: Land at Sugden Reservoir	38
CF1: Protection and Enhancement of Community Facilities	40
CF2: Provision of New Community Facilities	41
CF3: High Speed Broadband	42
H1: Worsted Road, Cross Roads	46
H2: Lees Lane North, Cross Roads	46
H3: Baden Street, Haworth	47
H4: Ebor Mills, Ebor Lane, Haworth	48
H5: New Housing Development – Key Guiding Principles	50
H6: New Housing Development on Non-Allocated Sites	52
H7: Housing Density	53
H8: Housing Mix	55
E1: Hotel Development	57
E2: Visitor Accommodation	57
HT1: Haworth Centre Public Parking	59
HT2: Protection of Private Non-Residential Parking Areas	60
HT3: Primary School Parking and Drop-Off Areas	60
HT4: Improved Public Transport	61
HT5: Improved Walking, Horse Riding and Cycling Provision	63
HT6: Keighley and Worth Valley Cycleway	63

*Photographs courtesy of Stephen Hogg, John Huxley, David Mahon, Tito Arana and Mark Currie*



## Foreword

The area covered by this Neighbourhood Development Plan (NDP) is the three villages in Haworth, Cross Roads and Stanbury Parish. Our three villages each have their distinctive character. Haworth with its association with the Bronte family, and also the Worth Valley Railway, has become a significant tourist destination and needs to retain its historic charm. Cross Roads with Lees is probably the oldest inhabited part of the Worth Valley – its ancient roots and mill village character need equally to be recognised and retained. Stanbury, a traditional South Pennine hilltop village, has its own unique rural attractions.

The production of a NDP is a very new and exciting way for communities such as ours to shape the future of the area we live in and we are very proud that our Neighbourhood Development Plan Steering Group, with a great deal of community support, has progressed the plan to the pre-submission stage. The process of creating the plan has been led by committed members of your community, supported by the parish clerks, and is part of the Government's revised approach to planning, which aims to give local people more say about what happens in the area in which they live. Communities like ours have been granted this important new power through the Localism Act of 2011. Ultimately we will all be able to decide whether or not to adopt this plan through a local referendum.

The NDP contains over 30 new planning policies, covering areas where Bradford Council is expected to confirm new development, and those where future development is also considered possible. Given the granting of permission for in the region of 200 new houses in the parish since 2009, the hope is that we need only receive up to another 200 over the next 12 years. The policies recognise that our settlements need to continue to be separated by open green spaces to protect the individual character of each and that new development should remain consistent in character, scale and density with the traditional housing stock. They explore a whole range of current and possible future biodiversity, community, economic, environmental, housing, infrastructure, landscape, transport and traffic matters, mainly planning but also non-planning in nature. It will be the job of Bradford Council to implement the planning policies, but the parish council's task to police that implementation and to lead on many of the non-planning actions, alongside other key partners and stakeholders.

Our policies have been drafted following considerable interaction and consultation with residents in the parish over the last 4 years. In addition to holding our steering group meetings in public, we have also held drop-in sessions in all 3 villages and sent every resident a Policy Intentions Document back in spring 2015. Views and comments received at each of our 3 consultation stages have been most useful and form part of the evidence base that supports the plan.

Our thanks go to all the members of our steering group, who have provided us with great help in producing our policies. Thanks also to all other members of our community, whose names are too numerous to mention, for taking the time to contribute their thoughts and views. Special mention should be made finally of John Huxley who chaired the steering group for the majority of the last 4 years and remains a member.



Chair of Parish Council  
David Mahon



Chair of Steering Group  
Tito Arana



## 1. Introduction

### Background to the Haworth, Cross Roads and Stanbury Neighbourhood Plan

The Haworth, Cross Roads and Stanbury Neighbourhood Development Plan ('Neighbourhood Plan') is a new type of community-led planning document introduced by Government in the 2011 Localism Act. Neighbourhood Plans are part of a raft of new community rights to enable local communities to better shape their places.

A Neighbourhood Plan can be used to decide where new development takes place, what type it should be and what it should look like, together with other matters of local interest such as open space and community facilities. It cannot be used to stop development already allocated or permitted, or propose less development than that in the Local Plan (The Bradford Core Strategy, Replacement Unitary Development Plan and emerging Site Allocations Plan). It could, however, propose more development than the Local Plan if a community was so minded. Neighbourhood Plans also provide the opportunity for communities to set out other non-planning actions and aspirations so that the resultant document presents a holistic framework for the future of an area over the next 10 to 15 years (up to 2030 in the case of this plan).

The process of producing a plan also provides an opportunity for communities to work with their District Council on the allocation of sites as well as other corporate objectives, such as improving equality, cohesion and integration and recognising diversity.

Once 'made' (i.e. 'adopted'), the plan forms part of the statutory Local Plan ('The Bradford Local Plan') and carries real legal weight in decisions on planning applications and planning appeals.

The decision to produce a Neighbourhood Plan for Haworth, Cross Roads and Stanbury was taken by the parish council on 26th November 2012. A Neighbourhood Plan was seen as an opportunity to have a direct influence on planning policy. It was felt that Haworth's dependence on its historic appearance and literary connections, to sustain one of its key income drivers – tourism - needed to be taken seriously; that the viability of Cross Roads's civic identity should be maintained; and that Stanbury should continue to be conserved as an outstanding example of a South Pennine hill village. At the same time, the need to sustain the whole parish's business community, and by definition jobs, was also clearly recognised. The parish council was of the opinion that the community's views on planning matters often lacked weight when planning applications within the parish were considered by City of Bradford Metropolitan District Council (CBMDC) and that producing a Neighbourhood Development Plan would give the community a louder voice at city hall.

## Strategic Planning Context for the Plan

The adopted local plan for the area comprises:-

- the Bradford Core Strategy (CS) adopted in 2017 which sets out the broad scale and distribution of growth as well as policies to protect and enhance the natural and built environment, and guide/manage development across Bradford district for the period 2011 to 2030; and
- the saved policies of the Replacement Unitary Development Plan (RUDP), adopted in 2005 which includes a number of policies that are relevant to the neighbourhood plan, including the defined Green Belt boundaries.

CBMDC is currently undertaking a partial review of its Core Strategy. This review is due to various changes to national planning policy and local circumstances, and covers several subjects including a proposed new plan period (2020 to 2037), revised housing and employment land requirements and spatial distribution as well as various environment and transport policies. Work reached the Preferred Options stage in July 2019. Further consultation (a revised Preferred Options) is due to take place in 2020, with a submission draft being published in 2021.

Work is also on-going to prepare an Allocations DPD that will identify sites to meet the requirements of the Core Strategy Partial Review. The Allocations DPD is at an early stage of preparation: the Issues and Options paper was consulted on in 2016 and the Preferred Options is currently being prepared.

## Level of Growth & Development

For spatial planning purposes, CBMDC has split its area into four subareas (City of Bradford; Airedale; South Pennine Towns & Villages; and Wharfedale). The neighbourhood plan area is situated within the South Pennine Towns & Villages sub-area.

The settlement hierarchy is defined in Core Strategy Policy SC4. Under this policy, Haworth is classed as a Local Service Centre, where the emphasis will be on a smaller scale of development comprising both market and affordable housing, together with the protection and enhancement of those centres as attractive and vibrant places and communities, providing quality of place and excellent environmental, economic and social conditions. Cross Roads is not specifically referred to as a separate settlement within the hierarchy. Figure SS2 within the Core Strategy shows the extent of Haworth and Cross Roads.

Stanbury is classed under saved RUPD policy K/GB3.5 as being washed over by the Green Belt. It is not specifically referred to in the Core Strategy settlement hierarchy.

Under Core Strategy Policies PN1 and HO3, Haworth will see the development of 400 homes over the adopted plan period (2011 to 2030). Within the Core Strategy Partial Review, it is proposed to reduce this requirement to 275 dwellings over the revised plan period (2020 to 2037). The sites to accommodate this growth will be identified in the emerging Allocations DPD. A specific level of employment development is not identified for the neighbourhood plan area.

In terms of the retail hierarchy (Core Strategy Policy EC5), Main Street and Mill Hey in Haworth, and Cross Roads are identified as Local Centres. The policy states that these centres should be the focus for appropriately sized local supermarkets and a variety of small shops of a local nature to meet people's day to day needs and minimise their need to travel.

Development in Stanbury is restricted by saved RUPD Policy GB3 to infill development, provided that it falls within the infill boundary of the settlement, as defined on the Proposal Map, fills a small gap in a small group of buildings and is related to the scale of the settlement and does not adversely affect the character of the settlement or its surroundings. Also it should not result in the loss of open space which is important to the character, visual amenity and local identity of the settlement. Proposals for the extension of the settlement will not be permitted.

## Implementation of Policies H1 to H4

The policies, as drafted, leave any formal designation/allocation of these sites to the Local Plan Allocations DPD which CBMDC is in the process of preparing. Work is underway on assessing the suitability of all sites within the Strategic Housing Land Availability Assessment (SHLAA), including those listed in Policies H1 to H4 of the Haworth, Cross Roads & Stanbury Neighbourhood Plan, using an agreed site selection methodology. The results of this work, together with the evidence base, Sustainability Appraisal and Habitat Regulations Assessment will inform which sites are identified in the Preferred Options version of the Allocations DPD, due for publication later in 2020.

Should all or any of these sites be allocated in the Allocations DPD, it would be expected that the policy considerations set out in the neighbourhood plan Policies H1 to H4 will be used in determining planning applications on them.

It should be noted the Ebor Mills site (Policy H4) is the subject of a pending planning application (Application Ref: 19/04426/MAF). It is for the conversion and refurbishment of Ebor Mills into 14 dwellings, construction of 24 new dwellings within the curtilage of the site, landscaping, biodiversity and environmental enhancements, high-way and footway improvements to Ebor Lane and demolition of the weaving sheds and partial demolition and reconstruction of the boiler house. An application for Listed Building Consent (Application Ref: 19/04425/LBC) is also pending.



## 2. The Neighbourhood Plan Area Yesterday and Today



### Yesterday

Haworth, Cross Roads and Stanbury Civil Parish is formed by three distinctive communities, each with its own character and history.

### Haworth

Medieval Haworth is not listed in the Domesday Book, but a century later, grants of arable land are on record. The Church of St Michael and All Angels dates back to the early C14th, but there may have been a church and a hedged settlement upon the site long before that time.

Initially this was an agrarian economy, later supplemented by lead mining, stone quarrying and hand loom weaving. The introduction of toll roads in the middle of the C18th improved trade and communications and the Bluebell Turnpike through Haworth signalled such changes. The quality of textiles improved at this time with the introduction of wool from the eastern counties of England.

During the industrial revolution, water-powered mills producing cotton and woollen products brought an influx of immigrant labour from three main areas; notably farm labourers from Wiltshire, silk weavers from the midlands and, closer to home, miners from Swaledale in North Yorkshire.

In 1820, the Reverend Patrick Bronte moved with his family from Thornton to become the parson of Haworth Church. Daughters Charlotte, Emily and Anne wrote their iconic books, which became classics of English literature, whilst living at the Parsonage.

Steam power for the mills improved production and the completion of the Worth Valley railway spur in 1867, which connected Haworth to the Midland Railway at Keighley, revolutionised access to wider markets for local textiles. During the latter decades of the C19th, the east side of Haworth, later to be called Brow, or Brow Side, was set aside for building homes for the influx of labour to serve the expanding textile industry. This comprised mainly terraced and back to back housing with a number of under dwellings/flying freeholds on the steepest sections of the hill side.

From the late C19th, Haworth Urban District Council was formed and later ran its own gas and lighting services and created Haworth Central Park, opened in 1927. This council was subsumed into Keighley during the 1936/7 reorganisation of local government. As the fame of the Bronte sisters grew, the village began to develop a tourist industry to cater for the growing needs of people keen to visit the home of these authors.

### Cross Roads

The hamlets of Bocking, Barcroft, Sugden End, Bingley Road and Lees comprise what later became Cross Roads. Early documents confirm the existence of these settlements under the auspices of Rievaulx Abbey and Nostell Priory, but from 1338, records show that the major landholders were the Knights Hospitallers of Jerusalem and an area adjacent to Lees Farm was known as “Hospital Rode” (rode – a clearing) and later called Hospital Royd. Lees Farm is possibly the oldest dwelling in the community.

Although farming, hand loom weaving and stone quarrying were the main sources of income in this area, it is worth noting that the first mill in the valley was Syke Mill at Lees, (originally Leys – a meadow) built c.1571. This was water-powered and may have been a flour mill, although records as to its use are not known. This was replaced in the 1840s with Lees Mill producing textiles, although the main road through Lees is still known locally as “The Syke”. Ebor Mill on nearby Ebor Lane was one of the earliest textile mills in the valley with the original building dating from the 1790s.

The amalgamation of these hamlets into the single entity of Cross Roads may date from the establishment of the Keighley to Halifax turnpike circa 1760, when the ancient east to west Haworth to Bingley Road combined with the improved north to south turnpike, to create a crossroads that resulted in an influx of trade and would have been an important meeting and stopping place for travellers and the transport of goods.

An important development in retail trading was the opening in 1861 of the Lees and Cross Roads Cooperative Society No. 88, just 15 years after the establishment of the movement by the Rochdale pioneers.

Cross Roads was governed by Haworth UDC from 1895 until 1937 when the UDC was subsumed into Keighley.

### Stanbury

Stanbury is the smallest of the three communities, being comprised of a linear village street set on a hill top and a number of outlying farms, with an adult population of around 250 people.

An important find of a Bronze Age cremation pot with other ceramics and metal was uncovered in the village during building work, proving that the area has been inhabited since prehistoric times.

Stanbury is noted in the Domesday Book of 1086 and the name is thought to be derived from a Viking term for a farm or settlement. Mainly an agrarian economy, little is known until the C17th where it is noted that at Holton Croft in the village there was a Quaker burial site dating from 1656 where a total of 45 people were interred. No buildings remain prior to the C17th and the village tends to be made up of buildings in clusters from the C17th, C18th and C19th.

The inception of the Bluebell Turnpike, that improved the highway from Bradford to Colne, led to the development of wool and worsted textile manufacture and, indeed, Stanbury was one of the leading centres of such production in the late C18th and, at that time, was a more important producer than Bradford.

During the C19th, the Stanbury economic base moved from agricultural to textile production and at its height, there were five textile mills operating in the locality.

The construction of the Lower Laithe Reservoir, which took from 1911 to 1925, due to a combination of WW1 and labour disputes, changed the face of the south side of the village, submerging farmland and the hamlet of Smith Bank and diverting the course of Moorside Lane.

## Today

The three communities of today rest full-square on the communities of yesteryear. Much of today's population still live in housing built for mill workers and mill owners; many of the actual mill buildings still survive, accommodating modern businesses or themselves now housing local people; yesterday's shop premises still commonly host today's shops, cafes and restaurants – still serving community needs, even if those needs are much-changed with the passage of time. The original turnpikes and railway spur are, respectively, today's major roads and a major component of the local tourist-based economy.

One of the key issues and priorities for Haworth, Cross Roads and Stanbury today is the conservation of this built heritage which so firmly underpins present-day life for its constituent communities. Conservation is also the watchword for the area's iconic moorland and river valley landscapes, which form the backdrop to and basis for both its former industrial wealth and current Bronte-fuelled, tourism-led prosperity.

The more things change, the more they stay the same and housing, facilities, travel and work remain as much a concern today as they ever were. As such, this plan seeks to address the modern-day housing issues – of mix, density and of the right homes in the right places; to protect existing and provide new, much-needed, community facilities; to deal with the pressures of today's road traffic, while encouraging more sustainable, alternative transport modes; and to help support the area's vital tourist industry.

Threaded throughout the plan is the determination to ensure that all new development in the area - whether desired or simply received - respects and is in keeping with the best of the development that has gone before. This area is founded on its distinctive communities, their character and history. This plan aims to keep it that way.



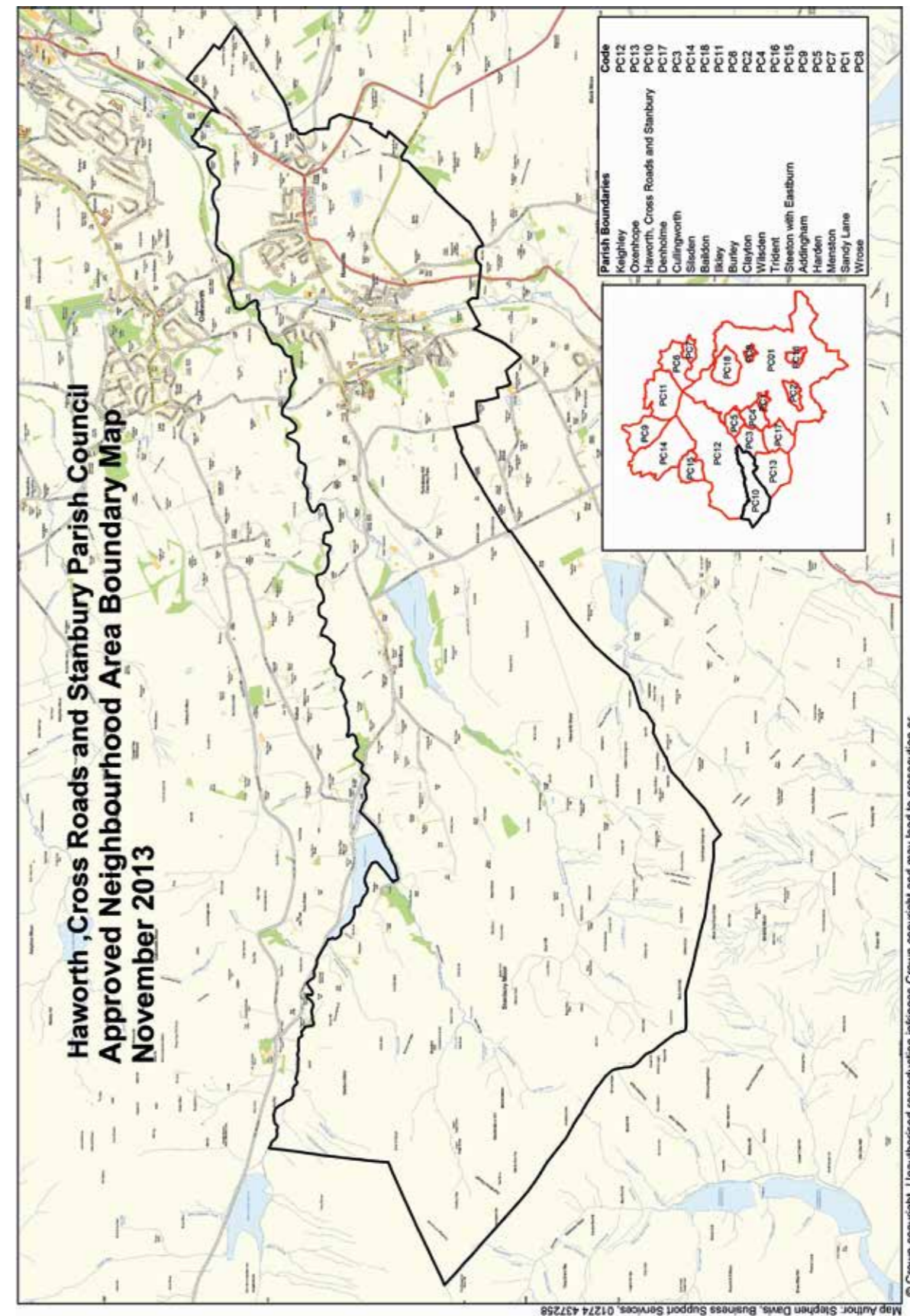
## 3. The Neighbourhood Plan Preparation Process

This Neighbourhood Development Plan (NDP) has been prepared by residents and members of the parish council, working as part of the Haworth, Cross Roads and Stanbury NDP Steering Group. The work has been supported by independent consultants, CBMDC and Planning Aid England. The process has involved a number of key steps.

### The Neighbourhood Area

The first step in the neighbourhood planning journey is always to define the extent of the area the plan will cover ('The Neighbourhood Area'). An application to CBMDC for the designation of the Neighbourhood Area was made on 7th March 2013. The Neighbourhood Area was approved by the council on 5th November 2013.

In parished areas, it is normal to approve the whole of the parish as the Neighbourhood Area and this was the case with Haworth, Cross Roads and Stanbury. The designated Neighbourhood Area is illustrated by Map 1 below. The Neighbourhood Plan and its policies can only apply to this area, not beyond.



MAP 1: The Haworth, Cross Roads and Stanbury Neighbourhood Area



## Consultation and Evidence Gathering

The decision to develop a Neighbourhood Plan was taken by the parish council in November 2012, as detailed in Chapter 1. Following this decision, the parish council, which had been driving the project forward hitherto, decided to hand over the work to a steering group involving both councillors and interested community members. It also resolved to merge already ongoing work on a 'community plan' into the work of the NDP steering group. Once properly constituted, the parish council devolved budgetary and decision-making powers down to the group and work gathered momentum. The early work of the group was guided by Planning Aid England, including agreement regarding terms of reference and the initiation of a programme of initial public consultation meetings.

The consultation meetings were the focus of the steering group's early work. As a matter of policy and equity it was decided that the consultation meetings should be staged in all three village centres so that every part of the community had an opportunity to be involved in the process. Banners, posters, press releases, social media and a specially-designed website were the tools used to provide maximum exposure for the project. The parish council's newsletter that is delivered to every household in the parish also carried information and requests for information.

At the consultation meetings, attendees were asked to feedback their comments on general planning topics via a system of 'dotmocracy'. This system of giving attendees ten coloured dots, which they placed against issues they thought to have the highest priority, enabled the steering group to focus their thinking in terms of the key issues which NDP planning policies needed to address.

In 2014, the parish council engaged a planning consultant, which led to the production of a Policy Intentions Document in spring 2015, based on an analysis of initial community engagement work. This set out what the parish council was minded to include in a final draft Neighbourhood Plan. The 'document', together with a questionnaire, was circulated to all households, as well as to local businesses and CBMDC. Supporting drop-in events were also held. Over 280 respondent households (a roughly 9% response rate) indicated clear majority support for the proposed vision, aims and intentions.

The responses to the consultation on the Policy Intentions Document were used to guide detailed evidence gathering and to develop a first full draft Neighbourhood Plan. This draft now contained a number of policies and proposals relating to individual sites and buildings within the Neighbourhood Area. As such, it was considered necessary to carry out a targeted informal consultation with those with legal interests in these sites/buildings, as well as giving local people the opportunity to comment on these detailed proposals.

The 'Informal Sites Consultation' was carried out over a three week period from 19th February until 12th March 2018. The consultation included community drop-ins in each of the three main areas of the parish. A total of 35 individual

respondents made representations relating to 40 of the 125 consultation sites, together with 6 additional sites which were suggested for consideration.

Following amendments to plan policies as a result of the consultation, a plan draft was submitted to CBMDC for informal comment, and screening opinions in respect of Strategic Environmental Assessment and Habitat Regulations Assessment prepared by the parish council's consultants in order to satisfy European Union Regulation requirements.

## Draft Plan, Submission, Examination and Modifications

The responses to the consultation on the Policy Intentions Document and informal sites consultation were used during 2018 to develop a Pre-Submission Draft Haworth, Cross Roads and Stanbury Neighbourhood Plan. The draft plan was the subject of a statutory six week Regulation 14 consultation period from October to December 2018. This attracted 44 separate detailed representations from a range of statutory consultees, organisations and individuals, via Survey Monkey, e-mail and written submissions. A series of three public drop-in events, held during November, attracted 43 people.

The resultant Submission Draft Plan, as amended, following detailed analysis of the statutory consultation results, was formally submitted, as required, to CBMDC for a six week Regulation 16 publicity period, which took place across September and October 2019. There then followed an independent examination in 2020, with a successful outcome.

This document represents the final plan, as modified in accordance with the examiner's recommendations.

Full information on all of the consultations undertaken is provided in the Consultation Statement which accompanies the Submission Draft Plan.

## Structure of the Plan

The core of the Neighbourhood Plan that follows comprises 3 main chapters and a set of appendices:-

Chapter 4: The Vision and Aims for Haworth, Cross Roads and Stanbury – sets out an overall 'vision statement' of how the community would wish the parish to be by the year 2030, together with a set of aims framed in order to achieve that vision.

Chapter 5: The Plan Policies and Community Actions – sets out the detailed planning policies, under six key themes, which have been developed in order to meet the plan's aims and deliver on its overall vision. These are accompanied by non-planning 'community actions' which, together with the planning policies, constitute a holistic statement for each theme of what needs to be done in the Neighbourhood Area over the next 12 years in order to meet community needs and aspirations. It should be noted that the community actions and approaches do not form part of the statutory Development Plan.

Chapter 6: Monitoring, Review and Implementation – recognises that the Neighbourhood Plan, once 'adopted', is a living document which needs to stay in the parish council's eye and be a standing agenda item. The 'Project Delivery Plan' in particular will be a key element of the plan which will guide the implementation of identified community actions and be rolled forward annually to keep it current and up-to-date.

The Appendices – provide detailed site-based and other information underpinning many of the planning policies and community actions set out in Chapter 5.

There is in addition a detailed evidence base, held by the parish clerk and to be found online here; (<http://www.haworthcrossroadsstanburyndp.org.uk/>), which contains the detailed references and links to other documents which have been drawn on in order to produce this plan.



## 4. The Vision & Aims for Haworth, Cross Roads and Stanbury



### Background

In the 2015 Policy Intentions Document consultation, the following vision statement and detailed aims for this Neighbourhood Plan, developed by the Neighbourhood Plan Steering Group, were strongly endorsed by some 93% of the 286 respondents in the consultation exercise. As such, they remain the foundation of this plan.

The vision statement is aspirational. It paints a picture of how the parish council and its community would wish the parish to be 12 years from now. There is no guarantee that this will happen but it nonetheless constitutes an achievable, if challenging, ambition for all involved in the life of Haworth, Cross Roads and Stanbury. The aims which follow the statement are designed to help achieve the vision. The planning policies and actions which form the core of this plan (Chapter 5) will work to deliver the aims and, through them, the vision itself.

### Vision Statement

By 2030 the parish will have accepted its inevitable share of Bradford's growing population, but, in keeping with its staunch, centuries-old non-conformist and co-operative traditions, very much on its own terms. Growth and development will have been balanced and sustainable, managed, well integrated, well-built and well designed – in short the right development in the right places.

New housing will have maximised the use of the existing housing stock and extant recyclable properties, be true to the local vernacular and catering for local needs as well as aspirations.

There will be new facilities, delivered hand-in-hand with the housing, together with complementary infrastructure and employment, offering local jobs for local people. Each village will have more and improved community services and green spaces, while our all-important tourists will enjoy an enhanced accommodation and leisure offer. A new emphasis on a multi-mode transport system, with car parking appropriate to all local needs, will make the experience of moving around the parish more efficient and pleasurable for all.

Above all else, the changes in the parish will have fully respected what makes the parish so special to residents and visitors alike. The surrounding South Pennine countryside, with its hills and iconic windswept moorland, will be intact, as will the green lungs which separate and permeate its villages. Each village will retain its own sense of community and history, reflected in more effective preservation and use of its heritage assets.

Stanbury will still appear as the classic hill farming village, but quietly progressive and receptive to its changing role in a changing world.

Cross Roads will still stand proudly as the Pennine valley's oldest community, historically shaped by its two mills and with those same mills at the heart of its hamlet's heritage-based prosperity.

Haworth will have remained synonymous with the Brontes and its steam rail past, its festivals and its tourism, strengthened in its role as the valley's thriving service centre.

### Aims

- To identify and adequately protect the parish's built heritage assets.
- To ensure that all new development is in keeping with existing and historical architectural character.
- To address car parking problems across the parish and improve provision.
- To improve public transport provision.
- To secure better walking, horse riding and cycling routes within the parish.
- To protect, improve and encourage further community and recreational services and facilities in all elements.
- To protect green spaces of local community value.
- To secure new housing which meets identified housing needs.
- To ensure that new housing and commercial sites are developed in the best possible way, relative to their characteristics, surroundings and neighbouring uses.
- To secure and grow local employment opportunities.





## 5. The Plan Policies and Community Actions

### 5.1 Built Heritage, Development and Design

#### Introduction

This section of the plan picks up on the importance which the vision statement attaches to each village's sense of history, their heritage assets and their preservation, and the reflection of local vernacular in the design of new development.

The section's provisions contribute directly to the delivery of the following plan aims:-

- To identify and adequately protect the parish's built heritage assets.
- To ensure that all new development is in keeping with existing and historical architectural character.
- To ensure that new housing and commercial sites are developed in the best possible way, relative to their characteristics, surroundings and neighbouring uses.

#### Haworth and Stanbury Conservation Areas – Development and Design

Initial public consultation on the Neighbourhood Plan called for a “more active conservation programme” in respect of the parish's heritage. The follow-on Policy Intentions Document consultation in 2015 attracted over 92% support for suggested built heritage, design and development policies, including a specific policy intention regarding conservation area development and design.

#### Haworth

Much of the central core of Haworth (see Map 2) enjoys conservation area status dating back to the original designation of the Haworth Conservation Area in 1971 and subsequent extension in 1978. Following CBMDC's last review, the current conservation area and associated appraisal (CAA) were approved in January 2007. This affords the area substantial statutory protection against adverse development and change. A review of this appraisal is due. Core Strategy Policy EN3 (Historic Environment) provides complementary protection to the conservation area, in particular through Clause G.

The designation of the conservation area recognises its historic and architectural importance. New development proposals, within or adjacent to it, should be designed to be sympathetic to the area's special character, and avoid the destruction of key features that are essential to fully appreciate its historical and architectural context.

The conservation area is the village's major distinctive asset in terms of its special architectural and historic character. It sits within the folds of the Pennine moorlands, with its primary focus around Main Street, from Sun Street to the south up to North Street to the north. It also includes Central Park and the Bridgehouse area. Its rugged and sturdy appearance is characterised by the predominant use of indigenous natural stone on all the planes of development.

The key characteristics of the conservation area are set out in the CAA. The appraisal summarises the key elements as:-

- Built-up Main Street linking the former 'greens' by St Michael's Church and Haworth Old Hall;
- Organic street pattern;
- Piecemeal terraced and fold development;
- Fine grain of development;
- Mix of building and land uses (including park and railway station) to give distinctive 'town centre' character;
- Rural fringes to the south, north and west;
- The form of the built environment responds to the topography;
- Traditional natural building materials: stone walls, stone slates, and painted timber;
- Local vernacular architecture for most buildings;
- Sloping topography providing open views;
- Stone boundary walls.





## Stanbury

Stanbury's conservation area is key to its essential identity and any development within or impinging upon it must look to maintain and enhance the qualities for which it was designated. This is consistent with the views of local people as expressed through Neighbourhood Plan consultations to date.

The whole of Stanbury village (see Map 4) benefits from conservation area status dating back to the original designation of the Stanbury Conservation Area in 1973. Following CBMDC's last review, the current conservation area and associated appraisal (CAA) were approved in April 2008. This affords the area substantial statutory protection against adverse development and change. A review of this appraisal is due. Core Strategy Policy EN3 (Historic Environment) provides complementary protection to the conservation area, in particular through Clause G.

The conservation area designation recognises the unique and historic value of the settlement and its setting, on an elevated ridge of land between two steep valleys. The village of Stanbury developed from a scattered agricultural settlement, located on a busy route between Yorkshire and Lancashire, into a thriving industrial village in the 19th Century. Despite its transformation and growth, the village retains its green and rural setting. The conservation area boundary includes all the buildings in the village as well as some of the fields immediately adjoining the settlement. These fields, which extend to the south as far as the banks of Lower Laithe Reservoir, form an important part of the character of the conservation area.

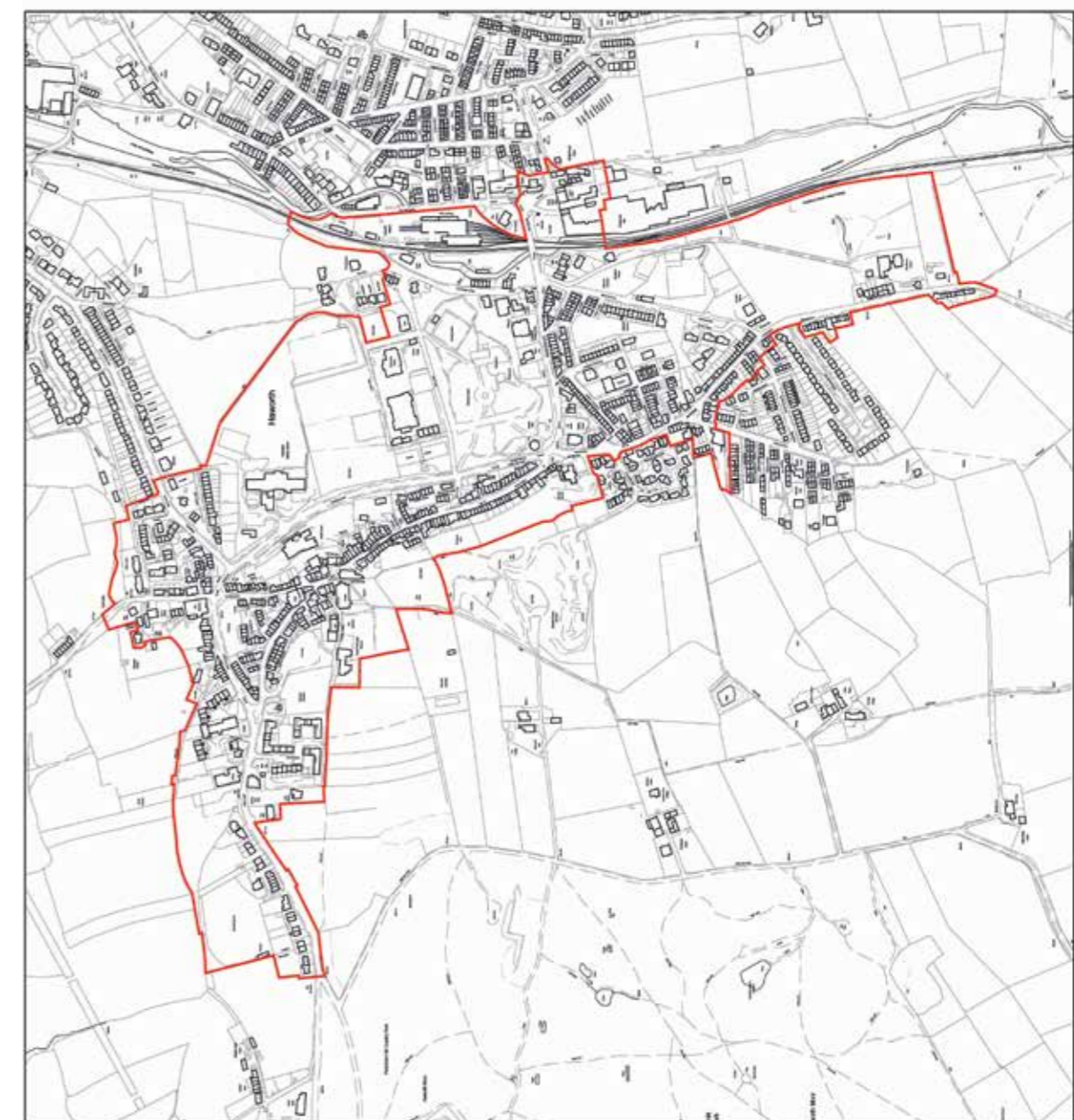
The key characteristics of the conservation area are set out in the CAA. The appraisal summarises the key elements as:-

- Main land use residential and agricultural;
- A mix of building ages and types, illustrative of the social and historic development of Stanbury's agricultural and industrial past;
- Predominately clusters of terraced houses built in the 17th, 18th, and early 19th Centuries;
- Self-contained sense of place;
- Important views across the valley and between the buildings;
- Size of gardens to houses dependent on original status;
- A traditional roofscape;
- Traditional natural building materials.

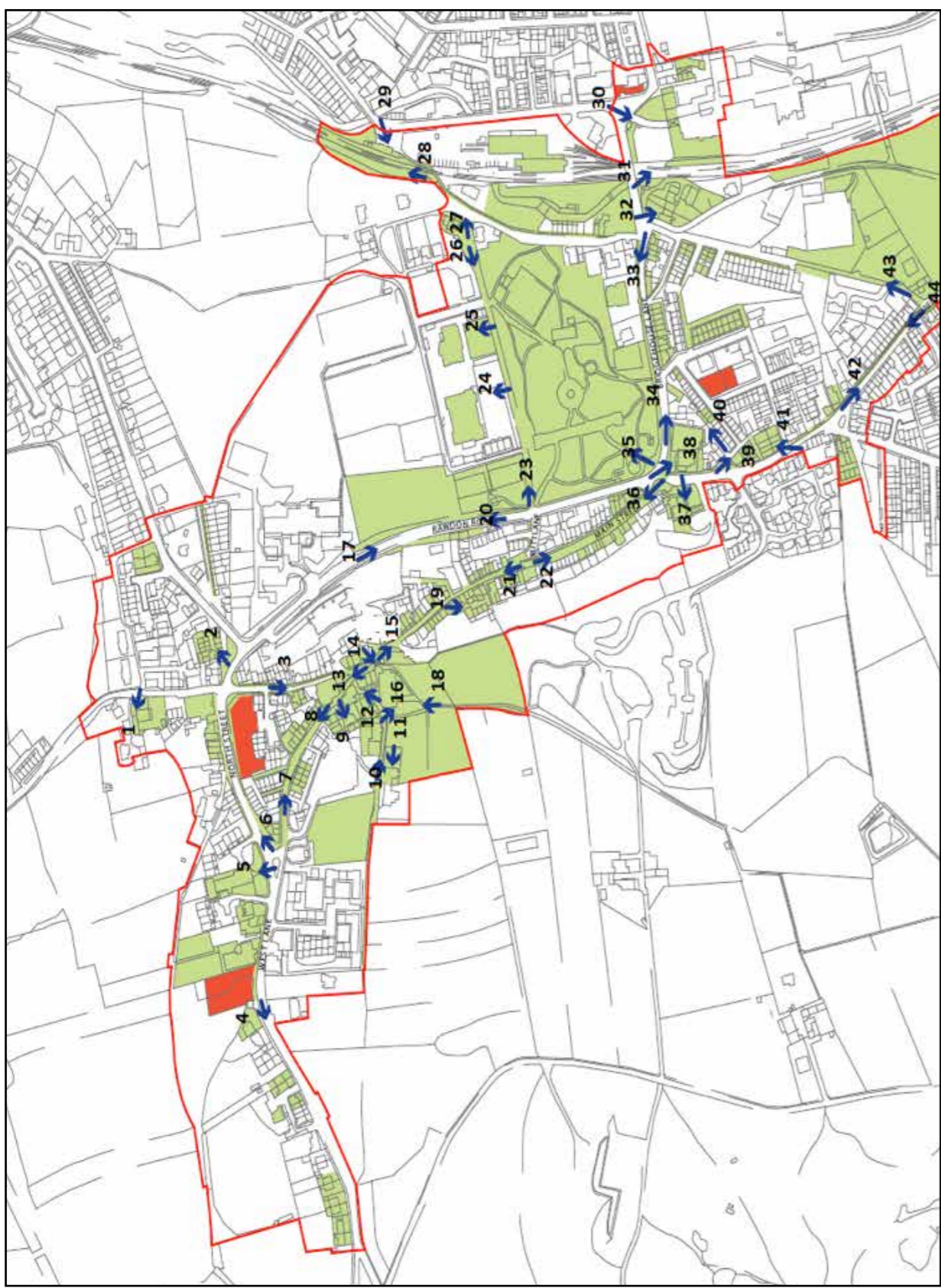
The CAAs list the important features and details which contribute to the essential character of the two conservation areas. Based on these key features and details, and on the original Haworth and Stanbury Conservation Area Assessments, Neighbourhood Plan Policy BHDD1 sets out the main ways in which development should seek to retain character in order to bring about successful new development within the conservation areas. This policy adds detail to the provisions of Core Strategy Policy EN3 and gives additional weight to the provisions of the conservation area appraisals and assessments.

Further, the City of Bradford MDC 'Shop Front Design Guide' and 'A Shopkeepers Guide to Securing the Premises' SPDs set out detailed guidance on the design of shop fronts in historic areas.

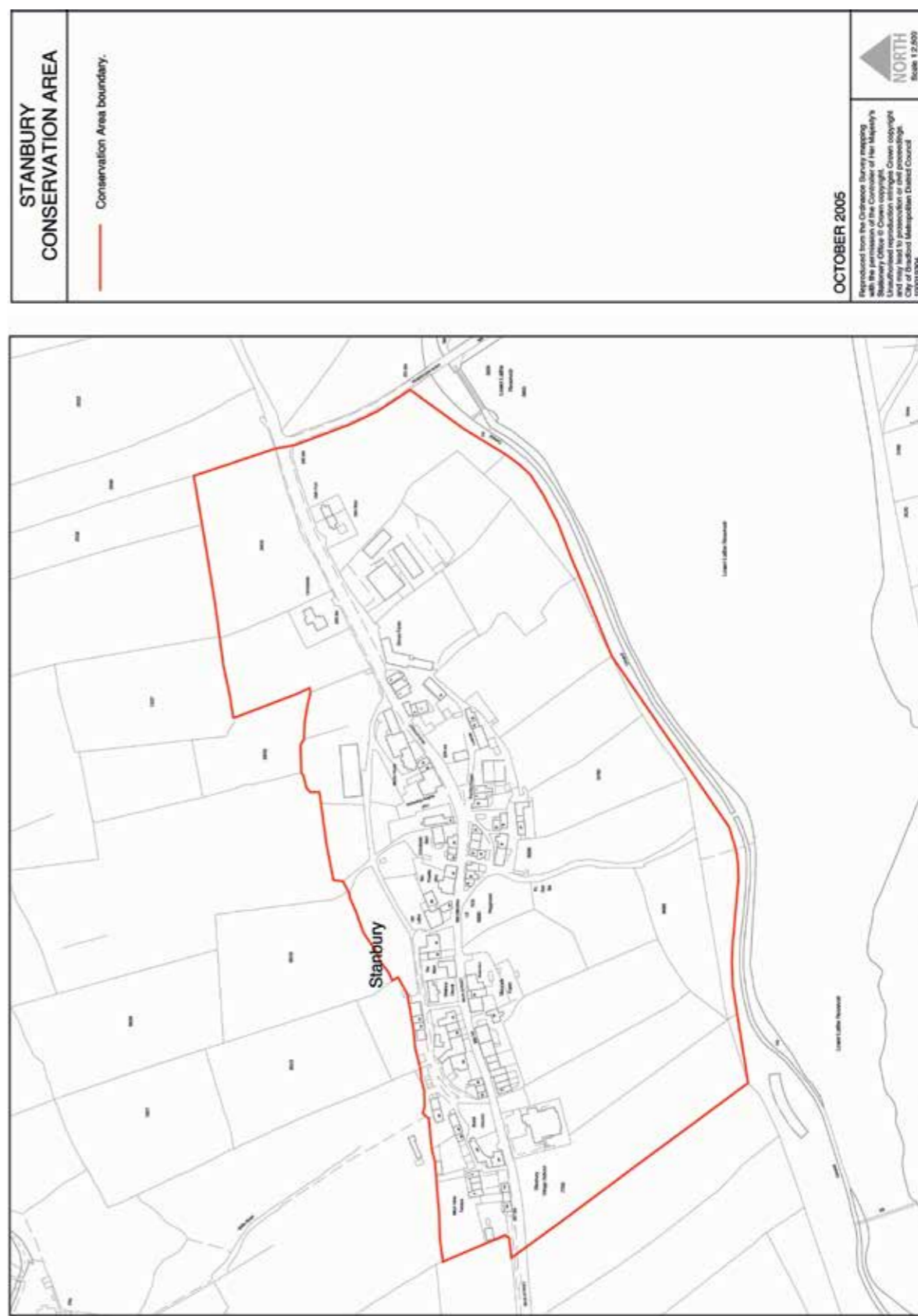
In the framing of Policy BHDD1, it is recognised that while future development in Haworth Conservation Area needs to be mindful of its character, it should also be distinctly of its time. Poorly designed and detailed pastiche development can be as eroding to special character as development that shows no regard to its setting.



MAP 2: Haworth Conservation Area



MAP 3: Haworth Views/Vistas Key Map



MAP 4: Stanbury Conservation Area



MAP 5: Stanbury Views/Vistas Key Map

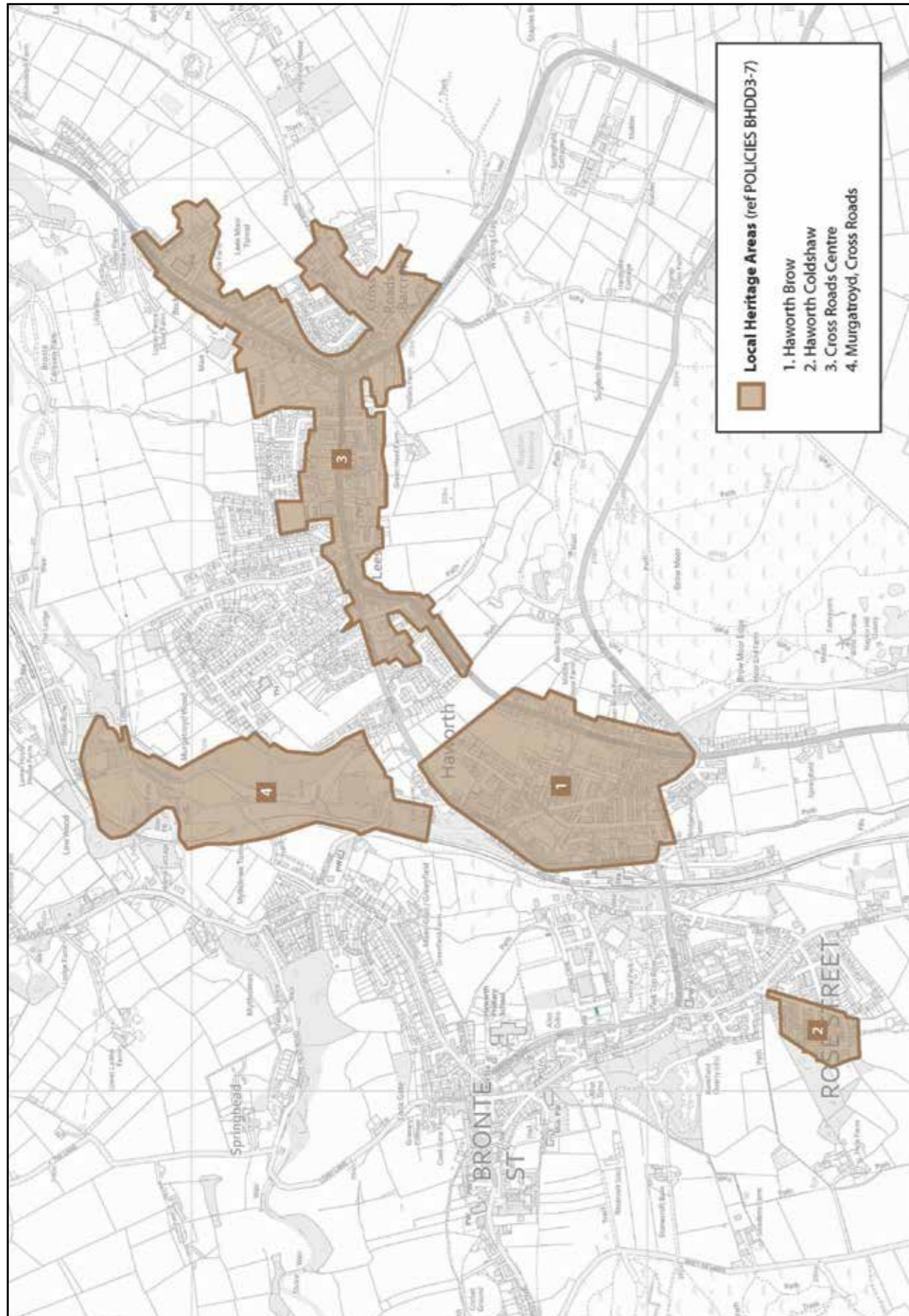
### POLICY BHDD1: HAWORTH AND STANBURY CONSERVATION AREAS – DEVELOPMENT AND DESIGN

In order to preserve and enhance the character and appearance of Haworth Conservation Area, as shown on the Neighbourhood Plan Policies Map, development, including new buildings and extensions and alterations to existing buildings, within or affecting the setting of the conservation area, should reflect its distinctive local characteristics and have regard to the following design principles:

- Layout should reflect the traditional building pattern of the conservation area;
- The need to maintain and respect the significant views and vistas, into, out of and through the conservation area, as shown on Maps 3 and 5 and in Appendix 1, and demonstrate the impact of their proposal on any views;
- Reflect where possible, existing architectural detailing in terms of roof forms, use of chimney stacks, coursing and pointing of stonework, the proportions of window openings, joinery profiles and opening pattern of new and replacement windows and doors;
- Use of quality materials that reflect the architectural and/or historic interest of the area and sit harmoniously with the existing building fabric and respect the uniformity in the colour and texture of the built form of the conservation area;
- Use of external surfacing materials in accordance with those traditionally used in the particular part of the conservation area affected;
- Retention of existing boundary walls, gates, gateposts and railings in the development and incorporation of new means of enclosure in a way which complements those already in existence using similar materials and details;
- Retention of other architecturally or historically interesting features that testify to the evolution of the structures and are of good quality in their own right;
- Incorporation of the reinstatement of traditional features, based on a historical understanding of the structure and where possible evidence of the original detail - where the replacement of features is necessary this should be done on a like-for-like basis;
- Where traditional features have been replaced by modern alternatives, the reinstatement of original traditional features of a similar design to the original should be the presumed aim of conservation;
- Retain traditional shopfronts, with any new or replacement shopfronts reflecting the distinctive character of the conservation area;
- Retain important trees that are of amenity value;
- Retain key open spaces that have been identified in the Haworth Conservation Area Appraisal as contributing positively to the character of the conservation area, together with their existing identity.

There is some scope for modern architectural innovation, provided it respects the distinctiveness of the conservation area.

The sympathetic enhancement of the area will be encouraged.



MAP 6: Local Heritage Areas



## Local Heritage Areas

As already stated, the community has called for a “more active conservation programme” in respect of the parish’s heritage. The Policy Intentions Document consultation in 2015 attracted over 92% support for suggested built heritage, design and development policies, including a specific policy intention regarding areas of heritage value.

As set out above, much of the central core of Haworth already enjoys conservation area status. The current designation however excludes two areas of the village – Haworth Brow and Coldshaw - felt, with good evidential justification, to be worthy of similar protection. It is also the view, based on evidence, that two areas of Cross Roads – Cross Roads Centre and Murgatroyd – warrant the same consideration. These areas have been assessed in line with guidance set out in Historic England’s advice note 1 (HEAN 1) “Conservation Area Designation, Appraisal and Management” and adjudged to meet criteria warranting their identification as Local Heritage Areas. The Neighbourhood Plan Policies Map illustrates these areas, as does Map 6. Appendix 2 sets out the detailed evidence and assessments.

Conservation area extensions/satellites to cover these areas will be pursued with CBMDC by the parish council under the Neighbourhood Plan umbrella, following up, in the case of Haworth Brow and Coldshaw, on past attempts to obtain designation. In the meantime this plan will put in place ‘Local Heritage Area’ policies to provide some at least interim guidance regarding development and design for the four areas in question.

### POLICY BHDD2: LOCAL HERITAGE AREAS

The following areas, as shown on the Neighbourhood Plan Policies Map, are defined as Local Heritage Areas:-

- 1. Haworth Brow.
- 2. Haworth Coldshaw.
- 3. Cross Roads Centre.
- 4. Murgatroyd, Cross Roads.

The conservation and sympathetic enhancement of these areas to better reveal their significance will be encouraged in accordance with the design principles set out in Policy BHDD3.

### **POLICY BHDD3: LOCAL HERITAGE AREAS - DEVELOPMENT AND DESIGN**

Within or within the setting of the defined Local Heritage Areas, as detailed in Appendix 2, development will be encouraged which:-

#### **GENERAL**

- Reflects the general, traditional pattern of buildings and spaces in the heritage areas, especially in scale and proportion, although there is some scope for modern architectural innovation provided that it reflects the character of the area in question.
- Reflects local 'roofscapes'.
- Uses materials (including on external ground surfacings) reflective of those used presently in that particular part of the heritage area, with particular preference for traditionally used materials, in order to strengthen the textural grain of the heritage area.
- Preserves the area's remaining cobbled surfaces.
- Maintains and respects the significant views and vistas into, out of and through the area.
- Retains surviving historic buildings and historic architectural building and other features including fencing

#### **HAWORTH COLDSHAW SPECIFIC**

- Preserves the area's remaining unmade roads and lanes.

#### **MURGATROYD SPECIFIC**

- Retains and where possible restores remnant features associated with the area's industrial heritage, e.g. bridges, goits, weirs, sluice gates;
- Retains the existing configuration of water courses, channels and bodies (e.g. mill ponds);
- Retains and enhances the area's green open landscape, together with its well-wooded aspect;
- Seeks to maintain and where appropriate enhance permeability through the area;
- Has full regard to the potential for archaeological remains and to the need for archaeological surveys and recording in areas of acknowledged or potential value;
- Has full regard to the potential for surviving historic architectural building features and to the need for architectural surveys and recording in areas of acknowledged or potential value;
- Accommodates agreed action as a result of any archaeological or architectural surveys.

### **Non-Designated Heritage Assets**

In the consultation on the Neighbourhood Plan Policy Intentions Document in 2015, 92% of respondents supported policies aimed at respecting locally distinctive architecture and protecting local heritage assets.

The Neighbourhood Area retains many individual heritage buildings, structures and sites, 84 of which have been 'listed' by Historic England and are as such already protected in law. These include in Haworth, the grade I listed Haworth Parsonage and grade II\* Church of St Michael and All Angels; in Cross Roads, Lees Methodist Church; and in Stanbury, the grade II\* Ponden Hall. The area also contains Central Park, Haworth, which is a grade II Registered Historic Park (see the parish council's online evidence base for full details of all of the above).

Other buildings within the two conservation areas are identified as 'key unlisted buildings' within the Conservation Area Appraisals and also enjoy substantial protection via conservation area legislation. The evidence base includes maps showing all such buildings.

All the above enjoy additional protection via clauses D and E of Core Strategy Policy EN3 (Historic Environment).

Other buildings and historical features however, such as Haworth's Former Bronte Cinema, the Almshouses in Cross Roads and Griffe Mill near Stanbury, remain relatively unprotected against unsympathetic development, despite generic reference to them in Clause F of Policy EN3. A candidate list of these local assets has been thoroughly assessed (based on Historic England (HE) Local Heritage Listing guidance) by the Neighbourhood Development Plan Steering Group. These assessments are included in a separate Non-Designated Heritage Assets Assessment Report annexed to the plan. Based on these assessments, a total of 68 assets were adjudged to meet HE criteria. As a result, the Neighbourhood Plan will introduce policy in order to seek to protect what makes these ' Non-Designated Heritage Assets' important and to encourage appropriate enhancement. This is in the context of NPPF para 195 and Core Strategy policy and adds to that policy by specifying those assets of local significance.



#### **POLICY BHDD4: PROTECTION AND ENHANCEMENT OF NON-DESIGNATED HERITAGE ASSETS**

The particular significance of any Non-Designated Heritage Asset (including its setting), as listed below and identified on The Neighbourhood Plan Policies Map and described in the Non-Designated Heritage Assets Assessment Report will be taken into account when considering the impact of any development proposal on such an asset. A balanced judgement will be made having regard to the scale of any harm or loss caused by any development and the asset's significance. Their conservation and sympathetic enhancement will be supported.

##### **Haworth**

- Ashmount Country House Hotel (70)
- Bridgehouse Mill Goit (71)
- Former Bronte Cinema (77)
- Former Corner Shop, Victoria Road (101)
- Former Hippodrome Cinema (72)
- Green Lea, Mytholmes (103)
- Haworth Cemetery (112)
- Haworth Cenotaph (114)
- Haworth Primary School (143)
- Haworth Stocks (76)
- Mill Hey Primitive Methodist Chapel (75)
- Mill Pond, Ebor Mill (144)
- Nos 2 & 6 North Street (former Town Head Farm) (145)
- Nos 34-48 Mill Hey (146)
- Flying Freeholds/Under Dwellings, Oak Street/Apsley Street/Prince Street (147)
- Old Mill Hey Police Station (73)
- Old Sun Hotel (148)
- Our Lady and St Joseph's Catholic Church (149)
- The Old Fire Station (rear of Mill Hey) (150)
- Three Graces Masonic Lodge (74)
- Woodlands Railway Bridge (163)
- Worthside House (151)

##### **Cross Roads**

- Almshouses (78)
- Barcroft Farm (164)
- Bocking Co-op (79)
- Bocking Mill (80)
- Bocking Primitive Methodist Chapel (81)
- Bocking Working Men's Club (82)
- Central Co-op Building (83)
- Cliffe House (84)
- Cross Roads Inn (86)

- Cross Roads Park Old Bowls Pavilion (99)
- Cross Roads Park Toilet Blocks, Entrance Walls & Gate Piers (91)
- Cross Roads Primitive Methodist Chapel (87)
- East Terrace Co-op Building (100)
- Former Lees Village Institute (East Lees Hall) (88)
- Former St James Vicarage (Halifax Road) (108)
- Green Head Farm and Barn (165)
- Hollins Farm (166)
- Leadbeater's & Snowden's Shops (92)
- Lees & Cross Roads Branch Co-op No 1 Building (85)
- Lees Primary School (93)
- Lees House (94)
- Lees Mill/Damside Mill (95)
- Longlands Hall (96)
- Longlands Hall Gatehouse (97)
- Myrtle Farm and Barns (167)
- Myrtle House (89)
- Myrtle Lodge (Myrtle House Gatehouse) (90)
- Smithfield Cottage (102)
- Spring Mount (104)
- The Pinnal (off Bingley Road) (168)
- The Toll House (106)
- The Vicarage, Haworth Road ('Woodbine Cottage') (105)
- Vale Farm (152)
- Vale Barn (153)
- Vale Cottages and Schoolroom (169)
- Vale Mill ('New Part') (107)
- West View Terrace (109)
- Wild's Old Bakery (110)

##### **Stanbury**

- Buckley Green Bottom Cottage (111)
- Griffe Mill (113)
- Lower Laithe Reservoir (154)
- Lower Laithe Reservoir Railways (155)
- 'Oldgate' Packhorse Track (156)
- Sladen Bridge (157)
- Sladen Valley Treatment Works (158)
- Stanbury Cemetery, including War Memorial (159)



## Community Actions

In addition to the plan's core planning requirement to seek to protect, and look for the enhancement of, the area's built heritage areas and assets through the development and planning process, and to work through that process in order to secure development which respects and reflects the area's special architectural and historic character, both inside and outside the conservation areas, the following complementary actions and aspirations, to be pursued either locally or via outside agencies, have been identified. These originate from suggestions made by the local community in the four rounds of Neighbourhood Plan consultations so far undertaken, as reviewed by the Neighbourhood Plan Steering Group.

These are presented in more detail in the 'Project Delivery Plan' to be found in Chapter 6.

- Haworth Conservation Area - lobby CBMDC regarding review and extensions/satellites at Brow and Coldshaw.
- Stanbury Conservation Area – lobby CBMDC regarding review.
- New conservation areas – lobby CBMDC regarding potential new conservation areas at Cross Roads Centre and Murgatroyd.
- Information/awareness-raising – advice and encouragement to land/property owners in the conservation areas, local heritage areas and of non-designated heritage assets regarding conservation, maintenance and enhancement of their properties, via an information leaflet.
- Local Heritage Area (LHA) management/improvement - establish joint working with CBMDC Countryside in respect of open spaces in LHAs.



## 5.2 Green Environment

### Introduction

This section of the plan responds to the vision statement's aspirations to respect the area's South Pennine countryside, as well as the green lungs which separate and permeate its settlements, and to see every village enjoying more and better green spaces.

The section's provisions contribute directly to the delivery of the following plan aim:-

- To protect green spaces of local community value.

### Landscape, Biodiversity/Geodiversity and Green Infrastructure

Community engagement on the Neighbourhood Plan to date, from the earliest meetings in 2014 through to the Policy Intentions Document consultation in 2015 consistently refers to the need to protect Green Belt, greenfield(s), the countryside, open hills, views and the landscape/'village-scapes'.

The natural environment in which Haworth, Cross Roads and Stanbury sit is both outstanding and dramatic, consisting of open moorland, pastureland and deep valleys with wooded slopes descending to the valley floors. It is highly valued in its own right, but with its Bronte connections has become an international tourist attraction. This landscape is classified and described in full detail in CBMDC's Landscape Character Assessment Supplementary Planning Document (SPD), Volumes 3 and 10, respectively covering the Pennine Upland and Worth and North Beck Valleys.

This extensive and highly-prized landscape contains within it individual areas and sites of significant nature conservation value, notably the South Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC), which is of Europe-wide importance for its rare and threatened habitat types and breeding bird populations. The South Pennine Moors are also designated as a Site of Special Scientific Interest by Natural England. Further designated sites of regional or local interest include the four Local Wildlife Sites (LWS) of Airedale Spring Mill Pond, Baden Street (Haworth), Brow Moor with Sugden End and Penistone Hill. The last of these is also a Country Park.

The importance and value of the area's 'Bronte landscape' is fully recognised within the Bradford Core Strategy and its many facets afforded high level protection through a raft of policies:-

- Strategic Core Policy SC7 – Green Belt
- Strategic Core Policy SC8 – Protecting the South Pennine Moors and their Zone of Influence
- Policy EN2 – Biodiversity and Geodiversity
- Policy EN4 – Landscape
- Policy DS2 – Working with the Landscape
- Policy EN5 – Trees and Woodlands
- Strategic Core Policy SC6 – Green Infrastructure

The operation of Policy EN4 is further underpinned by the detailed character area and landscape type provisions of the aforementioned Landscape Character SPD.

The Core Strategy sets out a comprehensive suite of policies on national and strategic green infrastructure. The Neighbourhood Plan can build on this by adding a more local spatial and policy dimension to green infrastructure coverage.

Policy SC6 provides a strategic context for the Neighbourhood Area's green infrastructure as well as a policy context for more local green infrastructure provision. Based on initial regional level work by Natural England and the Leeds City Region (see 2009's "Yorkshire and Humber Green Infrastructure Mapping Project" in the online evidence base), as updated by work on the Bradford Ecological Habitat Network, the policy identifies the South Pennine Moors as a strategic 'Green Infrastructure' asset. The Worth Valley is also identified as a district corridor, while 'Great Northern Trail and Shibden', which touches on the Cross Road's area, is designated a sub-regional corridor. Policy specifically states that "mitigating the adverse effects of increased recreation upon the South Pennine Moors SPA/SAC will be a priority".

As a context for local policy action, SC6 states that "further work to define Green Infrastructure will be carried out through the preparation of the other Local Plan documents" and that green spaces and corridors which can be assessed as making a significant contribution towards green infrastructure criteria (as itemised in the policy) will be protected. The positive role of plans and policies in relation to green infrastructure is further supported in clause A of the policy, with the role of Neighbourhood Plan policies and proposals specifically cited in the policy's supporting text (NB under 'Indicators' and in paras 3.96 and 3.99).

As such, this plan defines in detail, in map form, the area and boundaries of already identified 'Green Infrastructure' within the Neighbourhood Area, i.e. South Pennine Moors, Worth Valley and Great Northern Trail and Shibden, based on the strategic work already undertaken. Within this, the plan identifies Bridgehouse Beck as a sub-area within the Worth Valley. Bridgehouse Beck constitutes a local green link within the built-up area and performs important functions as an environmental buffer, wildlife corridor (embodying a designated biodiversity site and Local Green Spaces) and conduit for recreational access routes, connecting the community with the surrounding green space and countryside. All green infrastructure is detailed at Appendix 3 and shown on The Neighbourhood Plan Policies Map.

The identification, protection, enhancement and promotion of a range of green infrastructure will support the Core Strategy aspiration to mitigate the adverse effects of increased recreation on the strategically important South Pennine Moors SPA/SAC, by helping to divert recreational pressures into more local areas.

### POLICY GE1: GREEN INFRASTRUCTURE

Green Infrastructure, as listed below and shown on The Neighbourhood Plan Policies Map, should be protected from development which would sever it or harm its operation as part of a multifunctional wildlife, amenity and recreational network:-

- South Pennine Moors
- The Worth Valley
- Great Northern Trail and Shibden
- Bridgehouse Beck

Any development adjacent to or permitted within Green Infrastructure should include measures to enhance or extend it where appropriate, in accordance with the Core Strategy policies.



### Local Green Space

One of the issues 'tabled' by the community in initial public consultation on this plan was that of green open spaces and outdoor recreation. In the follow-up 2015 Policy Intentions Document consultation some 90% of respondents supported proposed community services, facilities and green space policies, including a specific policy intention regarding the protection of community green space.

The Government's National Planning Policy Framework (NPPF) provided local communities, including those preparing Neighbourhood Plans, with the new power of Local Green Space (LGS) designation, enabling them to identify for special protection green areas of particular value to them, whether for landscape, recreational or wildlife value, subject to certain criteria as set out in NPPF paragraphs 99 and 100. As a result of this provision, such areas will enjoy a high level of protection against development, consistent with that afforded by Green Belt designation. As such, development would only be approved in very special circumstances, as set out in NPPF paragraphs 101 and 143-147 (Proposals affecting the Green Belt).

The parish council has assessed a candidate list of Local Green Space sites against the relevant NPPF criteria. Appendix 4 sets out the assessments of those candidate sites which were considered eligible for LGS designation and which are covered, as a result, by Policy GE2 below. It also sets out the assessment methodology. Assessments of candidate sites not considered eligible are to be found in the plan's online evidence base. As a basis for this process, consideration has been given to the green space protection afforded to local sites by the adopted Replacement Unitary Development Plan (saved policies OS2, OS3, OS6 and OS7), to regional and local nature conservation designations and to the key green areas identified within conservation area appraisals. This is within the context of Core Strategy Policy EN1 (Protection and Improvements in provision of Open Space and Recreation Facilities – particularly Clauses A and D). It should be noted that some of the sites identified as Local Green Space also benefit from other designations, including Local Wildlife Site (LWS) and Non-Designated Heritage Asset. As such, any proposals affecting these sites should also be considered against relevant policies covering each designation type and an appropriate balance struck.

The last CBMDC assessment of local green space in the Neighbourhood Area was carried out on the council's behalf in 2006 by consultants Knight, Kavanagh and Page. The resultant Bradford Open Space, Sport and Recreation Study underpins Core Strategy Policy EN1 in respect of provisions for the improvement of open space and recreation facilities. This study assessed a variety of open spaces across the Neighbourhood Area, however detailed assessment data is not available and would in any case now be over ten years out of date and of limited value. It is however noted that Lees Primary School Playing Fields (NB identified as LGS) were assessed as being of poor quality.

In 2008, CBMDC identified 23 separate green space sites across the Neighbourhood Area. Qualitative data on these sites is scant, although Central Park, Haworth was noted as having a 70% quality rating (NB 'green' = high), while the rating for Cross Roads Park was only 35% (NB 'red' = poor). The quality of Cross Roads Park has improved greatly in recent years through the efforts of Friends of Cross Roads Park. Moreover, the partnership between the Friends of Haworth Park and CBMDC has seen the park consistently maintain its Green Flag status for over 10 years, as a result of steady improvement.

Neighbourhood Plan consultations have elicited community calls for improved parks. However, in the absence of comprehensive, objective, up-to-date data on quality, the parish council considers it unreasonable to highlight specific sites in need of improvement. As such, Neighbourhood Plan policy adopts a generic approach to LGS enhancement through new development.

### **POLICY GE2: LOCAL GREEN SPACE**

The areas listed below and shown on the Neighbourhood Plan Policies Map are designated as Local Green Space. Development on these areas will not be supported except in very special circumstances that justify the development:-

#### Haworth

- Allotments off Main Street (11)
- Baden Street Woodland (126)
- Brow Top Road (160)
- Ebor Mill Nature Reserve (127)
- Gas Street Community Garden (129)
- Hall Green Baptist Chapel Burial Grounds (130)
- Haworth Brow – Dean Street/Portland Street (131)
- Haworth Central Park (1)
- Haworth Cricket Pitch (2)
- Haworth Primary School Grounds (133)
- Land at Haworth Village Hall (135)
- Mytholmes Rec (3)
- Rawdon Road Allotments (12)
- St Michael and All Angels Churchyard (161)
- West Lane Allotments (10)
- West Lane Baptist Church Burial Grounds (138)
- West Lane Methodist Chapel Burial Grounds (139)

#### Cross Roads

- Cross Roads Park (5)
- Lees Methodist Church Grounds (162)
- Lees School Field (6)
- Longacres Park (Massey Fields Play Area) (4)

#### Stanbury

- Stanbury Cemetery (13)
- Stanbury Playground (8)

The enhancement of a designated Local Green Space site to improve the quality or usability of the open space will be supported.

### **New Green Space**

In the initial Neighbourhood Plan consultations, responses called variously for more sporting and playing field facilities and more for young people. In 2015 some 90% of Policy Intentions Document respondents supported proposed green space policies, including a specific policy intention regarding new recreational facilities.

The open space needs of Bradford have been identified in the aforementioned 2006 Knight, Kavanagh, Page Study. This showed the Neighbourhood Area to be deficient in a number of categories:-

- Natural and semi-natural space – minor gap in provision;
- Amenity Greenspace – lacking in north Haworth (NB Mytholmes);
- Allotments – minor gap in provision (e.g. Cross Roads);
- Cemeteries – lacking across the area.

While it can be said that little has changed since the assessment, the parish council view now is that cemetery space is not considered to be lacking in the Neighbourhood Area.

Part B of Core Strategy Policy EN1 provides for new open space and recreational facilities through new housing development, including the addressing of identified local deficiencies where development involves Green Belt or ‘greenfield’ release. Part C contains special provision for mitigating green space, where such development adds to recreational pressures on the South Pennine Moors. Part F requires the setting of quantitative and accessibility standards as part of the Local Plan.

Within this supportive context, Neighbourhood Plan Policy GE3 specifically identifies the types of new green space and the parts of the Neighbourhood Area deficient in provision, based on the most up-to-date assessment and on documented community views.

Additionally, Policy GE4 identifies a specific opportunity for the establishment of a new open space resource centred on Sugden Reservoir to the south of Cross Roads. The area in question comprises the reservoir itself (formerly used for angling) and the field to the east (a former cricket ground). Both have been publically accessible in the past, but this has not been the case for a number of years. ‘Sugden Swamp’ which pre-dated the reservoir fed the stream which powered Syke Mill and later Lees Mill in the valley to the north-west – the area may have industrial archaeological interest as a result. The area also forms part of the Brow Moor with Sugden End Local Wildlife Site, details of which are included in Appendix 5.

### **POLICY GE3: PROVISION OF NEW OPEN SPACE**

The provision of new open space in the following categories will be supported.

- Natural and Semi-natural Space
- Amenity Greenspace
- Allotments
- Outdoor Sports

The provision of amenity greenspace in the Mytholmes area of north Haworth will be supported.

#### **POLICY GE4: LAND AT SUGDEN RESERVOIR**

Land at Sugden Reservoir, as identified on The Neighbourhood Plan Policies Map, presents an opportunity for new open space, providing for water-based biodiversity/nature conservation with associated sensitively-designed public access, angling and car parking.

Any development of the site for open space purposes should take account of the following:-

- The desirability of restricting motorised vehicular access to the area, from Hardgate Lane only;
- The desirability of providing new footpaths, bridleways, cycle paths as appropriate, linked into the existing Public Rights of Way network;
- The need for an ecological assessment and agreement as to resultant action, prior to the commencement of any works on site and;
- The need for an archaeological assessment to assess industrial archaeological interest and agreement as to resultant action, prior to the commencement of any works on site.

#### **Community Actions**

In addition to the plan's core planning provisions regarding the protection, enhancement and extension of the area's green infrastructure and local green/open spaces, the following complementary actions and aspirations have been identified, to be pursued either locally or via outside agencies. These originate variously from four rounds of community consultation, as reviewed by the Neighbourhood Plan Steering Group.

These are presented in more detail in the Project Delivery Plan to be found in Chapter 6.

- Improve local parks and green/open spaces – research needed to identify specific parks and green/open spaces in need of improvement and the improvements needed.
- New green/open space – identify sites/opportunities for the creation of new natural/semi-natural space, amenity greenspace, allotments and outdoor sports facilities.
- Land at Sugden Reservoir Project – initial research to produce project brief and development plan.
- Trees - undertake Neighbourhood Area wide tree survey; identify significant unprotected trees; seek TPO protection for significant trees; set up a working group to oversee and prioritise areas for working, e.g. development sites, Local Heritage Areas.



#### **5.3 Community Facilities and Services**

##### **Introduction**

This community facilities and services section addresses the desire for each village to have more and improved community services, in particular for new facilities to be delivered hand-in-hand with new development. It also addresses the aspiration for a strengthened role for Haworth as the valley's thriving service centre and an enhanced tourist leisure offer.

The section's provisions contribute directly to the delivery of the following plan aim:-

- To protect, improve and encourage further community and recreational services and facilities in all elements.

##### **Protection and Enhancement of Facilities**

In response to initial Neighbourhood Plan consultations, the community raised a range of services and facilities issues, covering essential community infrastructure (e.g. community centre), schools and indoor recreation and with a clear mandate to try to protect key services and facilities such as Butt Lane Community Centre (Haworth Village Hall) and Haworth Fire Station (NB sadly unsuccessful). In the 2015 Policy Intentions Document consultation, some 90% of respondents supported proposed community services, facilities and green space policies, including a specific policy intention re the protection of existing community services and facilities.

Both Core Strategy and RUDP policy are silent on the subject of retaining existing community facilities. Paragraphs 91 and 92 of the NPPF however provide a clear basis for planning policy in this regard, with paragraph 92 specifically stating that policies should “guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs” and that they should “ensure that established... facilities and services are able to develop and modernise and are retained for the benefit of the community.” Further, the NPPF states (para 96) that access to a network of opportunities... for sport and physical activity is important for the health and well-being of communities.

Neighbourhood Plan policy will fill the local policy gap by identifying, and evidencing, the facilities of particular value to the community and to which Policy CF1 below will apply (ref Appendix 6 and the ‘Community Facilities’ evidence base document online) and the particular local circumstances which should govern loss or alternative provision. This is within the context of May 2017 amendments to the Use Classes Order which now permit further changes in the use of facilities without the need for express planning permission, allowable changes which Policy CF1 reflects.

Where proposals involve the loss of a community facility, developers will be expected to demonstrate that the facility, and its continued use, is no longer economically viable, and that all reasonable efforts have been made to market the site/facility for its current use without success.

### **POLICY CF1: PROTECTION AND ENHANCEMENT OF COMMUNITY FACILITIES**

Development requiring planning permission, which would result in the loss of any of the community facilities listed below, as detailed in Appendix 6 and shown on The Neighbourhood Plan Policies Map, will only be supported where:

- The facility would be replaced by equivalent or superior provision in a suitable location, as agreed through negotiation between the local planning authority and the developer, or
- It can be demonstrated that there is no longer any need for the facility or
- It is financially viable.

The improvement of these facilities for the benefit of Haworth, Cross Roads or Stanbury communities, will be supported:

- Civic and Community
- Educational
- Health/Social Care
- Religious
- Social and Entertainment
- Sports and Leisure

### **Provision of New Community Facilities**

In consultation, the community has specifically highlighted the lack of certain facilities within the parish, including a library, a leisure centre, facilities for young people and for Stanbury village. As already stated, some 90% of Policy Intentions Document respondents supported proposed community facilities policies, including specific policy intentions regarding the provision of new community and recreational services and facilities.

Bradford’s 2008 Sport and Recreation Facilities Assessment, carried out by Strategic Leisure Ltd, predicted that by 2018 the Keighley constituency, within which the Neighbourhood Area falls, would be deficient when judged against future demand in terms of swimming pools, sports halls and artificial turf pitches, and in surplus only in respect of health and fitness centres. None of these facilities were present within the Neighbourhood Area in 2008 and, with the exception of the all-weather pitch at Haworth Primary School, are still lacking.

CBMDC’s 2013 (as updated) Local Infrastructure Plan recognises that Haworth is an important cultural attraction and that increasing accessibility to this cultural amenity is a priority. It states that “feasibility work is also ongoing to create a multi-function community hub in Haworth. A new building would be needed to include a library for the village and a replacement community centre”. Improving accessibility to these facilities for residents from surrounding rural areas is critical to helping deliver sustainable communities in the Pennine moors.

Findings from both the 2008 and 2013 reports supports the community view as expressed through consultation and underpins the proposed policy approach.

Saved RUDP Policies CF7A and CF7B respectively covering built facilities for community sport and recreation, and indoor sports and recreation facilities, support such provision, with such support now reflected in Core Strategy Policy EN1. Previous RUDP policy support for community uses (Policy CF3) has also now been taken on by the Core Strategy, with Policy PN1 (Clause B, paragraph 3) suggesting that the plan will address deficiencies: “Provision will be made for associated community facilities... to address current deficiencies”. Provision is also in line with NPPF paragraphs 91 and 92, with paragraph 92 specifically stating that policies should “plan positively for the provision and use of... community facilities (such as... meeting places, sports venues...) and other local services to enhance the sustainability of communities and residential environments.”

Policy CF2 below adds to this by specifying the types of new facility which would be welcomed and where.

### **POLICY CF2: PROVISION OF NEW COMMUNITY FACILITIES**

Development proposals for the provision of new community facilities within the Neighbourhood Area will be supported, in particular:-

- A library
- Indoor recreational facilities;
- Young people facilities.

Any such facilities will:-

- Be located within or adjacent to existing settlements;
- Be of a scale relative to the size of existing settlements;
- Meet the needs of Neighbourhood Area residents.



## High Speed Broadband

Historically, there has been a failure to provide sufficient internet and mobile connectivity to the Neighbourhood Area, where local people require a modern, efficient and reliable telecommunications infrastructure for both private and commercial usage. While general connectivity is acknowledged to have improved, particular issues remain in Stanbury.

The provision of an effective telecommunications system is an important aspect of sustainable development, particularly economic growth, which is supported by Government-backed initiatives to provide good connectivity. Within this context, Core Strategy Policy EC1 (Creating a successful and competitive Bradford District economy within the Leeds City Region) states that “planning decisions should help to deliver... ICT and communications infrastructure, installation and take up of high speed broadband, particularly as a priority in rural and peripheral areas of the Bradford District.” More specifically, Sub Area Policy PN1 (South Pennine Towns and Villages) states that there will be a focus on supporting initiatives for the extension of high speed broadband to rural communities, while PN2 (Investment Priorities for the Pennine Towns and Villages) highlights a focus on support for the development and extension of high speed broadband, especially in rural and other less accessible areas.

The provision of fibre optic infrastructure is considered to be the most robust and ‘future proof’ method of delivering enhanced connectivity and therefore all new residential and economic development within the locality will be encouraged to address this issue and facilitate improvements where viable. This policy is intended to ensure that where developments are undertaken which have the ability to contribute towards the provision of an improved telecommunication infrastructure, opportunities are maximised to benefit the local communities most in need where possible.

### **POLICY CF3: BROADBAND AND TELECOMS**

The development of superfast broadband will be supported, particularly in Stanbury.

New residential and business space development should, where possible, provide superfast broadband.

## Community Actions

In addition to the plan’s core planning provisions regarding the protection, enhancement and provision of new community facilities, together with the support for development-led superfast broadband, the following complementary actions and aspirations have been identified, to be pursued either locally or via outside agencies. These originate variously from four rounds of community consultation, as reviewed by the Neighbourhood Plan Steering Group.

These are presented in more detail in the Project Delivery Plan to be found in Chapter 6.

- Haworth Library Project.
- Haworth Bank Project.
- Indoor recreational facilities - leisure centre.
- Facilities for younger people.
- Improve Stanbury broadband services.



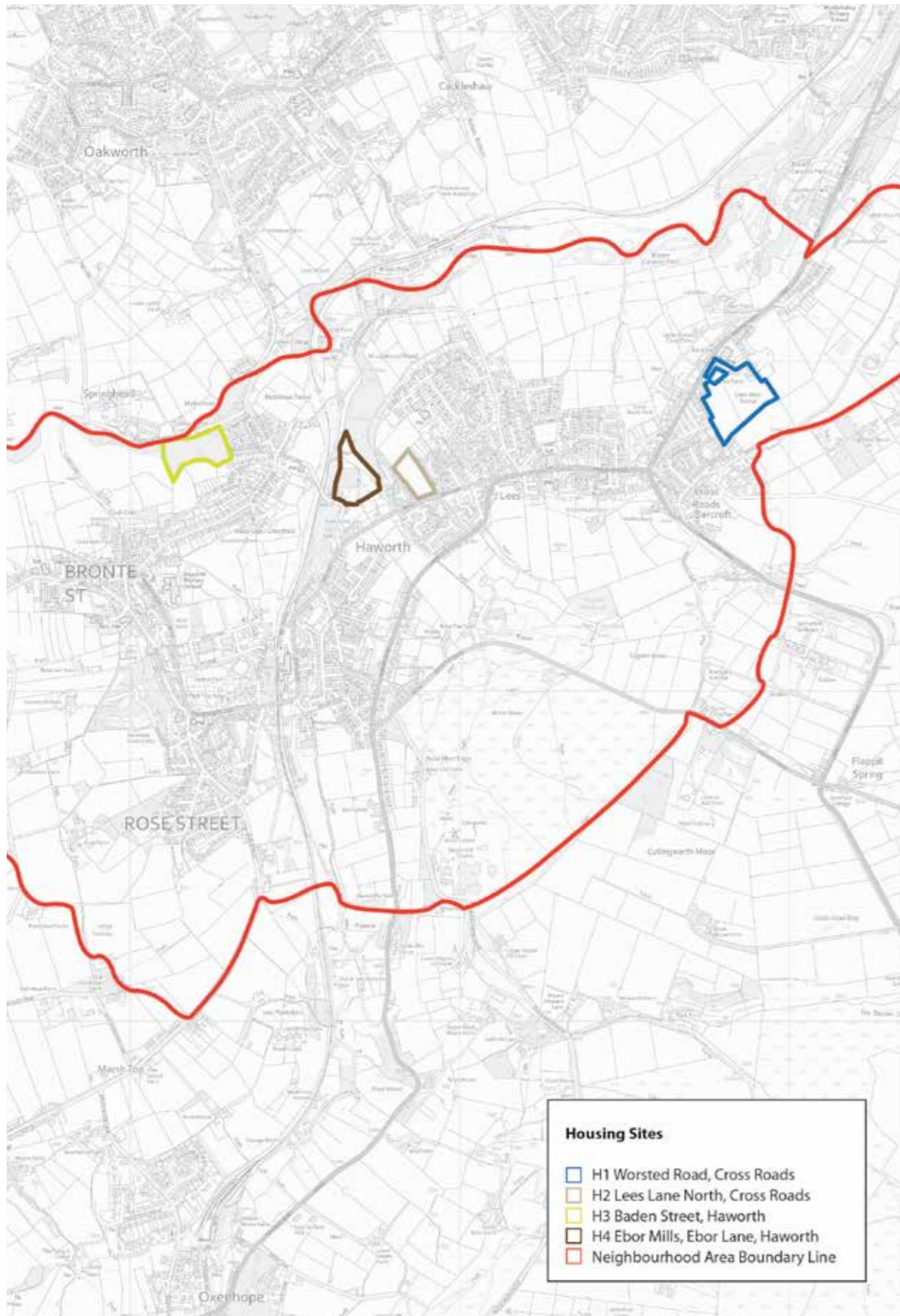
## 5.4 Housing

### Introduction

This section is framed within the context of the vision statement’s acceptance of the parish receiving its allotted share of Bradford’s growing population. It responds directly to the statement’s aspiration that any such growth-led development will be balanced and sustainable, managed, well integrated and well-designed, as well as true to the local vernacular. It speaks also to the belief that new housing should cater for local needs as well as aspirations and that maximised use of the existing housing stock should be a priority.

It specifically addresses the following plan aims:-

- To identify and adequately protect the parish’s built heritage assets.
- To ensure that all new development is in keeping with existing and historical architectural character.
- To protect green spaces of local community value.
- To secure new housing which meets identified local needs.
- To ensure that new housing and commercial sites are developed in the best possible way, relative to their characteristics, surroundings and neighbouring uses.



MAP 7: Housing Sites covered by Neighbourhood Plan Policies

## Housing Sites – Development Requirements and Aspirations

In initial Neighbourhood Plan consultations in 2014, issues around the scale and possible location (both general and specific) of any new housing understandably excited much interest in the area’s communities. This was at a time when Core Strategy numbers were yet to be fixed and the large number of sites in the SHLAA (Strategic Housing Land Availability Assessment) inevitably gave rise to speculation, rumour and misinformation as to sites to be identified for development. At the time of the 2015 Policy Intentions Document consultation, these issues had been taken out of the NDP equation and over 83% of respondents expressed support for the document’s focussed housing policy intentions, including a specific intention to set out ‘concept statements/outline development briefs’ for any allocated housing sites.

The Bradford Core Strategy and Land Allocations Plan (part of the Bradford Local Plan) will ultimately together determine the level of housing development and the sites which will accommodate it in the Local Service Centre of Haworth. Over the years to 2030 the adopted Core Strategy (Policy HO2) commits to delivering 400 new homes in Haworth, including existing planning permissions, unimplemented but deliverable or developable sites allocated for residential development in the RUDP and safeguarded land sites identified in the RUDP.

On this basis, a number of previously identified sites in Haworth (including Cross Roads) are expected to be confirmed for housing development through the Land Allocations Plan. They are likely to include the following:-

- Worsteds Road, Cross Roads (safeguarded site) (RUDP K/UR5.31) – “a new greenfield site, revised from that allocated for housing in the adopted UDP and located on the edge of the urban form. Investment in drainage infrastructure and retention of trees on site are required.” (ref RUDP) – likely to deliver a minimum of 83 homes (ref SHLAA3, 2015).
- Lees Lane North, Cross Roads (previously identified) (RUDP K/H1.36) - revised site from adopted UDP. A part brownfield, part greenfield site within the settlement. Planning permission granted for residential use.” (ref RUDP) – likely to deliver a minimum of 27 homes (ref SHLAA3, 2015);
- Baden Street, Haworth (safeguarded site) (RUDP K/UR5.12) – “a new greenfield site, allocated for housing on the adopted UDP and located on the edge of the settlement. Development of the site would be restricted by the need to protect its ecological value.” (ref RUDP) – likely to deliver a minimum of 18 homes (ref SHLAA3, 2015).

The development of these sites will be subject to the requirements of Core Strategy Policy SC8 regarding the protection of the South Pennine Moors SPA and SAC and their zone of influence. Lees Lane North and Baden Street fall within Zone B, i.e. land up to 2.5km from the SPA and SAC boundary, within which “it will be considered, based on such evidence as may be reasonably required, whether land proposed for development affects foraging habitat for qualifying species of the SPA”. Worsteds Road falls within Zone C, i.e. land up to 7km from the SPA and SAC boundary, within which “it will be considered how recreational pressure on the SPA or SAC that such development might cause, will be effectively mitigated”.

The Neighbourhood Plan represents an important opportunity to set out detailed parameters, requirements and aspirations in respect of the way these three sites will be developed, via ‘concept statements cum outline briefs’. These are set out in Policies H1-H3 below.

Developers should take account of the guidance set out in the Bradford Homes and Neighbourhoods Design Guide 2020.

### **POLICY H1: WORSTED ROAD, CROSS ROADS**

In the event that the principle of residential development is accepted via a site allocation in the Land Allocations Plan and/or relative to the requirements of Core Strategy Policy SC8, development at Worsted Road, as identified on The Neighbourhood Plan Policies Map, should be laid out and designed in accordance with the following design principles:-

- Retention of mature trees on site;
- Retention and improvement of footpath from Barcroft to Halifax Road;
- Installation of a pedestrian crossing on Halifax Road;
- Provision of specialist accommodation and accessible homes for older people and people with disabilities, in accordance with the strategic policy;
- Preservation or enhancement of the character or appearance of the Cross Roads Centre Local Heritage Area adjacent to the site, including compliance with Policy BHDD4, and;
- Preservation of the special architectural or historic interest of the Non-Designated Heritage Assets on-site and adjacent to the site, together with their settings.

Where it is not possible to satisfy any of the design principles, developers will be required to demonstrate the reasons for non-compliance in their Design and Access Statement.



### **POLICY H2: LEES LANE NORTH, CROSS ROADS**

In the event that the principle of residential development is accepted via a site allocation in the Land Allocations Plan and/or relative to the requirements of Core Strategy Policy SC8, development at Lees Lane North, as identified on The Neighbourhood Plan Policies Map, should be laid out and designed in accordance with the following design principles:-

- Trees that are subject to a Tree Preservation Order and other mature trees shall be safeguarded and protected during development, in accordance with Core Strategy Policy EN5, and;
- Retention of stone boundary walls.

Where it is not possible to satisfy any of the design principles, developers will be required to demonstrate the reasons for non-compliance in their Design and Access Statement.



### **POLICY H3: BADEN STREET, HAWORTH**

In the event that the principle of residential development is accepted via a site allocation in the Land Allocations Plan and/or relative to the requirements of Core Strategy Policy SC8, development at Baden Street, as identified on The Neighbourhood Plan Policies Map, should be laid out and designed in accordance with the following design principles:-

- Protection of trees on site subject to Tree Preservation Orders;
- The carrying out of an ecological assessment and agreement as to appropriate resultant action, prior to the commencement of any works on site;
- Protection of the biodiversity interest of the Bradford Local Wildlife Site within which much of the site is located;
- Mitigation measures in relation to the site's location within the Bradford Local Wildlife Site;
- Retention and improvement of the footpath between Baden Street and Lord Lane;
- Provision of off-road parking in accordance with, or in excess of, section 2.15 of the Bradford Homes and Neighbourhoods Design Guide 2020, Core Strategy Policy TR2 and Appendix 4 and;
- Provision of safe motorised vehicular access to the site, including construction traffic.

Where it is not possible to satisfy any of the design principles, developers will be required to demonstrate the reasons for non-compliance in their Design and Access Statement.



In addition, the plan identifies the Ebor Mills, Ebor Lane site in Haworth (SHLAA3, 2015, HA/005) as presenting a further opportunity for housing development. The site is identified as falling within ‘village greenspace’ as identified in the RUDP, but currently comprises largely single storey sheds and two and three storey mill buildings, many of them listed. RUDP Policy OS7 (Village Greenspace) states that “on land defined.....as village greenspace, development will not be permitted where it would result in the loss of open space which is important to the character, visual amenity and local identity of the settlement.” As the land in question is not open space and any development would be subject to requirements concerning, in particular, the protection of any special heritage and green open space/tree interests, including trees subject to Tree Preservation Orders, it is considered that any development as envisaged would be in conformity with adopted policy.

The development of Ebor Mills will be subject to the requirements of Core Strategy Policy SC8 regarding the protection of the South Pennine Moors SPA and SAC and their zone of influence. The site falls within Zone B, i.e. land up to 2.5km from the SPA and SAC boundary, within which “it will be considered, based on such evidence as may be reasonably required, whether land proposed for development affects foraging habitat for qualifying species of the SPA”.

#### **POLICY H4: EBOR MILLS, EBOR LANE, HAWORTH**

In the event that the principle of residential development is accepted via a site allocation in the Land Allocations Plan and/or relative to the requirements of Core Strategy Policy SC8, development at Ebor Mills, as identified on The Neighbourhood Plan Policies Map, should be laid out and designed in accordance with the following design principles:-

- Preservation of the special architectural or historic interest of the listed Ebor Mill and bridge and their settings;
- The need for an archaeological assessment to assess industrial archaeological interest and agreement as to resultant action, prior to the commencement of any works on site;
- Protection of trees on site subject to Tree Preservation Orders;
- Regard to flood risk both on and off site, in line with the site’s flood zone status;
- Preservation or enhancement of the character or appearance of the Murgatroyd Local Heritage Area both within and adjacent to the site, including compliance with Policy BHDD4;
- Compliance with Policy GE1 in respect of the Bridgehouse Beck Green Infrastructure corridor;
- Provision of safe motorised vehicular access to the site and;
- The desirability of providing new footpaths, bridleways, cycle paths as appropriate, linked into the existing Public Rights of Way network, including a link to Haworth Railway station forecourt.

Where it is not possible to satisfy any of the design principles, developers will be required to demonstrate the reasons for non-compliance in their Design and Access Statement.



#### **Development on Housing Sites**

As stated above, it is The Bradford Core Strategy and Land Allocations Plan which will together determine the level of development and the sites which will accommodate it in the Local Service Centre of Haworth and whether there will be any allocated sites within the Neighbourhood Area.

This plan can however have a significant say on how any allocated sites would actually be developed on the ground, by setting out general parameters, requirements and aspirations in order to help shape the make-up, layout, infrastructure and design of future development.

Policy H5 will be taken into account in considering all housing development whether on allocated or non-allocated sites. Developers should take account of the guidance set out in the Bradford Homes and Neighbourhood Design Guide 2020.

## POLICY H5: NEW HOUSING DEVELOPMENT – KEY GUIDING PRINCIPLES

New housing development should seek to achieve the following:-

- The avoidance of significant adverse impacts on the Neighbourhood Area’s landscape, nature conservation and open space assets.
- The avoidance of significant adverse impacts on the Neighbourhood Area’s conservation area, ‘Local Heritage Area’ and built heritage assets and their settings.
- The avoidance of unacceptable adverse impacts on local road safety and traffic congestion.
- The programme of highway improvements shall be clearly set out in a planning condition before development commences on the site.
- Accessibility to the public transport network and local community facilities, including educational and health facilities, should be in accordance with the Accessibility Standards set out in Appendix 3 of the Core Strategy.
- The protection of existing Public Rights of Way and cycle paths on the site, where possible, and their integration into the development. Where this is not feasible, the diverted route should not be substantially less convenient for the public to use than the existing route.
- The creation of new pedestrian, bridleway and cycling routes and the bridging of gaps in and making of improvements to existing routes in order to encourage people to walk, horse-ride and cycle.
- Adequate in-curtilage, off-street parking shall be provided in accordance with, or in excess of, the indicative standard of 1.5 spaces per dwelling for non-town/city centres as set out in Core Strategy Policy TR2 and Appendix 4.
- Retention of stone boundary walls and other on-site stone walls where possible, and
- Trees that are subject to a Tree Preservation Order and other mature trees shall be safeguarded and protected during development, in accordance with Core Strategy Policy EN5.



## Development on Non-Allocated Housing Sites

The allocation of particular sites for future housing development cannot of course preclude developer applications on additional sites within the Neighbourhood Area. The local community has made it clear throughout Neighbourhood Plan consultations that development should be focussed on brownfield sites and that issues of transport, educational and health infrastructure, together with accessibility to other community infrastructure, should be determining factors in permitting further housing.

In the first instance, the response to any such applications is governed by the relevant policies of the Bradford Core Strategy – principally P1, SC1 and SC4. These, respectively, spell out the national presumption in favour of sustainable development (P1); overall spatial priorities (SC1); and expectations regarding planning decisions in Local Service Centres such as Haworth.

Proposals should be designed in order to be compatible with the character of the settlement, in terms of scale, layout, design and massing as well as making the most appropriate use, where possible, of previously developed land. They should also reflect the principles of the strategic design policies set out in Core Strategy policies HO9 and DS1 to DS5 as well as the provisions of the “Homes and Neighbourhoods: A Guide to Designing in Bradford” Supplementary Planning Document (February 2020).

## Infrastructure

It is essential to ensure that local infrastructure is taken into account as part of new development. Where development is assessed as having an impact on local infrastructure, it will be expected to contribute, subject to viability, towards provision in line with the requirements of Core Strategy policies ID2 and ID3 and the Community Infrastructure Levy Regulations 2010 (as amended). Contributions will be sought via Bradford’s Community Infrastructure Levy (effective from July 2017) or section 106 agreements. Major developments are subject to an infrastructure assessment by CBMDC.

In terms of assessing infrastructure requirements, CBMDC refers proposals for 10 or more dwellings (major development) for infrastructure assessment to various departments within the authority, for example education, leisure and open space. In relation to highways, each planning application is assessed on its merits. Off-site highway works will only be sought where it is justified. The National Health Service tends to seek contributions for developments of 10 or more dwellings.

## Accessibility

The Core Strategy Accessibility Standards are set out in Appendix 3 of the Core Strategy. These seek to ensure that developments are located in areas with good accessibility to services and facilities by sustainable modes.

Within this context, Policy H6 below sets out more local considerations to be addressed, in determining whether or not housing development on windfall sites or small sites below the allocation size threshold are acceptable.

### **POLICY H6: NEW HOUSING DEVELOPMENT ON NON-ALLOCATED SITES**

Housing development on non-allocated land will be acceptable in principle, in locations within the settlement boundary of Haworth and Cross Roads and where the national and strategic policy exceptions for development in the countryside are satisfied, providing that:-

- Greenfield land is not developed if it has intrinsic value as amenity space or for recreation or biodiversity/geodiversity or makes a valuable contribution to the visual, historic and/or spatial character of the Neighbourhood Area, with particular reference to the policies contained in sections 5.1 and 5.2 of this plan.
- The number of dwellings does not exceed the capacity of infrastructure, as existing or provided as a condition of development, in respect of:-
  - Transport – including congestion impacts, highway safety and ease of access to the local road network;
  - Education – local primary and secondary school places;
  - Health – local medical service places, including doctor and dental practices
- For developments of 5 or more dwellings, a location which accords with the applicable Core Strategy Accessibility Standards will be preferred.

## Housing Density

Taking an overview of the built-up areas of Haworth, Cross Roads and Stanbury, it can reasonably be concluded that the past pattern of development has led to generally high housing densities. This is, for example noticeably the case within the area's two conservation areas and in the Brow Local Heritage Area. While the community has been largely silent on the density issue, the general opposition to Green Belt and 'greenfield' development and support for brownfield development, points to a view that any new housing development to be received into the area should make the most of previously developed land, in order to minimise Green Belt/greenfield land take. As such, it can be reasonably concluded that there is support for maximising density levels on any land to be developed.

Bradford Core Strategy Policy H05 (Density of Housing Schemes) states that "densities should normally achieve at least a minimum of 30 dwellings per hectare". Policy Clause C, however, allows for the setting out of detailed, locally specific, density targets, while the policy generally supports "delivering the most houses possible while taking account of the need to arrive at a well-designed layout which reflects the nature of the site, its surroundings and given the type and size of housing needed in the area".

Within this context of community and policy support, this plan therefore sets out a locally specific approach which seeks to maximise density levels over and above the Core Strategy minimum requirement.

### **POLICY H7: HOUSING DENSITY**

Housing development within or adjacent to the built-up areas of the Neighbourhood Plan Area should seek to achieve a density appropriate to the density and character of housing in the immediate locality and, where possible, a net density in excess of 30 dwellings per hectare, providing such densities are reflective of the topographical and landscape constraints of the development site in question and its surroundings, and as long as the resulting scheme would provide acceptable living standards for existing and future occupiers.

## Housing Mix

In initial Neighbourhood Plan consultations in 2014, the area's communities voiced questions about both the type and size of any new housing. This was carried through in to the 2015 Policy Intentions Document consultation, where over 83% of respondents expressed support for the document's housing policy intentions, including a specific intention to set out a policy on housing type and mix.

In late 2016, the parish council commissioned consultants Chris Broughton Associates to carry out a study, in order to gain an understanding of the housing needs and requirements of local households, so as to inform Neighbourhood Plan housing policies.

The study points to the following conclusions:-

- The population is likely to age considerably over the next 20 years;
- More housing choice is needed for elderly downsizers to enable them to remain in the local community if they wish, particularly bungalows;
- There has been a trend of younger adults leaving the area and taking their children with them;
- There is a need for mid-priced, non-terraced, market housing, for first and second time movers or elderly downsizers;
- There is a very strong demand for private rented housing across the price and quality range, with investors seeking to acquire suitable properties to meet demand.
- There is a relatively small amount of local need for additional social or affordable rented housing.

The full study is available in the plan's online evidence base.

In support of the study's findings regarding elderly needs, CBMDC's 2013 Strategic Housing Market Assessment (SHMA) found that Haworth is a popular retirement location with pent up demand for property.

Core Strategy policy on housing mix (Policy H08) states that the council will ensure that a mix and balance of housing is provided, to meet the needs of the district's growing population and that all large sites (0.4ha in size or delivering 10 or more dwellings – i.e. most allocated/identified sites in the Neighbourhood Area – see Policies H1-6 above) will be expected to incorporate a mix of housing types, sizes, prices and tenures. In clause D, the policy further states that there should be particular emphasis on a number of strategic housing priorities, including the following of particular relevance to the Neighbourhood Area:-

- Delivering more family housing of 2-3 bedrooms;
- Increasing the supply of accessible housing, able to meet people's needs throughout their lives;
- Supporting the provision of specialist accommodation for older people in areas of greatest demand;
- Supporting the provision of Build for Rent housing.

The policy also provides (clause B) for robust local evidence or information to provide a basis for the exact housing mix on large sites and (clause C) for specific guidance on housing mix in an area to be set out in Neighbourhood Plans.

As stated above, the policy specifically addresses accessible homes and the provision of specialist accommodation, especially for older people. The Core Strategy states (para 5.3.129) that large sites will be expected to include a proportion of accessible homes and should consider the provision of specialist housing for older people and people with disabilities. It further states (para 5.3.131) that the provision of specialist accommodation (e.g. bungalows, sheltered housing, extra care), especially for older people, will be supported in suitable locations with good access to amenities and services and in areas of greatest anticipated demand. Policy H1 above identifies Worsted Road, Cross Roads as a site where specialist accommodation and accessible homes will be a particular requirement of development due to its proximity to facilities on Haworth Road.

NPPF paragraph 61 states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies, including people who rent their homes.

With regard to affordable housing, consultations show both local concerns and support for NDP policy to make suitable provision. However, SHMA and Local Housing Needs Assessment evidence suggest that existing Core Strategy policy (Policy H011) already substantially addresses community concerns and documented local needs, with the exception of the required local mix in terms of housing size, type and tenure

Based on community views and up-to-date assessment evidence, and in the context of permissive Core Strategy and NPPF policy, Policy H8 below sets out detailed local housing mix requirements, covering size, type and tenure, together with specific older peoples and affordable housing needs.



## POLICY H8: HOUSING MIX

Subject to the findings of the latest housing needs assessment, development of larger housing sites (of 0.4ha or above or 10 or more dwellings) will be expected to provide a mix of market and affordable housing of:

- Smaller dwellings (1-2 bedrooms), including accessible housing and housing suitable for older people.
- Medium-sized dwellings (3 bedrooms) suitable for families.

The development of Build to Rent housing will also be encouraged.

The development of sites consisting primarily of large dwellings (4 or more bedrooms) will not be supported.

## Community Actions

The plan sets out core planning provisions regarding requirements and aspirations for potential key development sites in the area, key guiding principles for other new housing development and the testing of any proposed development on non-allocated sites, together with housing density and mix provisions. In addition, it identifies the following complementary action, to be pursued either locally or via outside agencies, which originates from Neighbourhood Plan consultation, as reviewed by the Neighbourhood Plan Steering Group.

This is presented in more detail in the Project Delivery Plan to be found in Chapter 6.

- Baden Street Parking/Garage Area - investigate the feasibility of tackling /reinstating disused/ degraded area, in co-operation with landowners and local residents.
- Empty Homes – develop a strategy with actions to tackle and reduce the number of empty homes in the Neighbourhood Area.





## 5.5 Employment and Tourism

### Introduction

This section responds to the vision of new employment being delivered hand-in-hand with new housing and the aspiration of local jobs for local people, by specifically addressing an aspect of tourism-related employment. In so doing, it seeks also to further improve the area's tourist accommodation offer.

It specifically addresses the following plan aim:-

- To secure and grow local employment opportunities.

### New Employment Development

The community has expressed a general view that one of the aims of the NDP should be to secure and grow local employment opportunities. In the Policy Intentions Document consultation of 2015, 90% of respondents agreed with the concept of both retaining existing employment land in employment use and of providing new employment land, subject to evidence regarding need and site suitability. Consultation with major local employers in 2016 uncovered the following key issues:-

- A desire to stay and consolidate local operations;
- Lack of space to expand;
- Poor access, particularly for heavy vehicles;
- Lack of parking for staff and customers.

Core Strategy Policy EC4 (Sustainable Economic Growth), Clause C, already protects land and buildings currently or last in use for business or industrial purposes, subject to a demonstration that they are no longer suitable for such use, in terms of location, accessibility, adjacent land uses, environmental impacts and market significance. This plan cannot realistically strengthen this protection.

Regarding new employment development, Core Strategy Policy EC4 – Clauses F, G and H – already provide general support for sustainable economic growth and new economic development in places like Haworth, Cross Roads and Stanbury. Additionally, Policy PN1 (Clause C – Economic Development) supports the economic diversification of South Pennine settlements to retain local employment and supports initiatives for the sustainability and diversification of agricultural and rural enterprise. These policies will provide the framework for considering proposals for new employment development or the diversification of existing rural businesses in the plan area. No employment land allocations are proposed in the plan.

The one area where it is considered that this Neighbourhood Plan can provide some added local value is with regard to the employment potential of the area's thriving tourism economy, and in particular the potential for hotel development and visitor accommodation generally. The need for a hotel has been specifically raised by the community during consultations, and the plan supports the development of appropriate hotel and visitor accommodation within the Neighbourhood Area.

Alongside Policy EC4 (Clause F) and its encouragement of tourism-based economic enterprise and PN1 (Clause C), promoting sustainable tourism, Core Strategy Policy EC1 (delivery of non-business class sectors such as tourism) and PN2 (encouraging initiatives that develop sustainable tourism that respects the character of the south Pennines) set a positive context for sensitive hotel and visitor accommodation development in the area.

#### POLICY E1: HOTEL DEVELOPMENT

Hotel development will be supported in the plan area. Any such development should be located within the Local Centres of Haworth Main Street, Haworth Mill Hey and Cross Roads, then edge of centre locations. Only if suitable sites are not available should out of centre sites be considered. Development should be of a size relative to the size of existing settlements and should have regard to the following:-

- Provision of adequate in-curtilage, off-street parking;
- Avoidance of adverse impacts on any existing local parking issues;
- Safe access from the highway network and avoidance of increased local traffic congestion;
- It should not have an unacceptable adverse impact on residential amenity, including noise and light intrusion.
- Where applicable, the development shall be laid out and designed taking into account the principles of BHDD1.

#### POLICY E2: VISITOR ACCOMMODATION

The development of visitor accommodation will be supported, where it respects the character of the South Pennines and conserves and enhances the heritage of Haworth and the conservation areas.

New accommodation should be well designed to reflect the built character of the area and have regard to the principles set out in policy BHDD1 and relevant development plan policies.

### Community Actions

In addition to the plan's core planning provision regarding the promotion of new hotel development in the Neighbourhood Area, the following complementary actions and aspirations have been identified, to be pursued either locally or via outside agencies. These originate variously from three rounds of community consultation, as reviewed by the Neighbourhood Plan Steering Group.

These are presented in more detail in the Project Delivery Plan to be found in Chapter 6.

- Identify sites/opportunities for hotel development in the area.
- Improved tourist signage.



## 5.6 Highways and Travel

### Introduction

This section responds to the plan’s vision of a new emphasis on multi-mode transport, improving the experience of moving around the area, while ensuring car parking appropriate to all local needs.

It specifically addresses the following plan aims:-

- To address car parking problems across the parish and improve provision.
- To improve public transport provision.
- To secure better walking, horse riding and cycling routes within the parish.

### Car Parking

Early Neighbourhood Plan consultations have shown road traffic issues to be a key area of community concern, with a wide variety of issues raised, including car parking problems. Two particular parking issues have emerged, namely congestion in Haworth village centre and congestion around the area’s three primary schools at school drop-off and pick-up times, both caused by a lack of off-street car parking. The 2015 Policy Intentions Document consultation showed 86% respondent support for policy intentions regarding traffic and transport, including specific provisions for improved car parking in the village centre and primary school parking/drop-off areas.

Adopted Core Strategy policy (Policy TR2 Parking) prioritises a reduction in car usage and a modal switch to more sustainable forms of transport such as walking, cycling and public transport, but nonetheless recognises (Clause B) that the provision and management of car parking must be related to traffic congestion and supports (Clause C) a reduction in on-street parking . Additionally, Policy TR4 (Transport and Tourism), states (Clause A) that “areas of tourist, cultural and heritage significance should not be adversely affected by the impact of transport”.

Saved RUDP Policy TM17 (Protection of Car and Coach Parking Outside the City and Town Centres), explicitly states that public car and coach parks in tourist areas such as Haworth, should not be developed for other purposes and provides for compensatory provision in the event of any such development. In doing so, it recognises that such car parks in tourist areas are essential for taking parking off the streets, easing congestion, improving general environmental quality and road safety.

In an attempt to more specifically address Haworth centre’s parking issues, this plan adopts, through policy HT1, the dual approach of seeking to protect existing public car parking locations and welcoming additional provision.

In Haworth, but to a greater extent in Cross Roads, private car parks also make a telling contribution to the control of on-street parking and the reduction of traffic congestion. Indeed in Cross Roads, in the absence of any public car parking, their contribution is essential. The loss of such parking in Cross Roads would throw employee car parking onto the streets, adding to existing issues of school-related parking (see below), but would also be detrimental to local shop trade by reducing available spaces for people wanting to use the shops. Core Strategy Policy TR2, as already stated, sets out a context for managing congestion and reducing on-street parking. Policy HT2 below builds on this by seeking to protect the existing level of private, non-residential car parking in Haworth and Cross Roads in order to manage local on-street parking and congestion issues.

On-street parking is a problem at all three of the area’s primary schools (Haworth, Lees and Stanbury) at drop-off and pick-up times. Discussions with each school (see Appendix 7) have indicated acute awareness of the problem, but with no obvious short term solution in terms of land available to create car parking or drop-off areas. With an eye on possible longer term opportunities, Policy HT3 of this plan positively welcomes any suitable development-related opportunity which may arise.

#### **POLICY HT1: HAWORTH CENTRE PUBLIC PARKING**

Development of existing public car parking areas, as listed below and shown on The Neighbourhood Plan Policies Map, should not result in the loss of car parking capacity. Where development is permitted, provision of compensatory car parking of equal or greater capacity will be required within Haworth centre.

- Gas Street Car Park (1)
- Weavers Hill (Bronte Village) (3)
- Parsonage (Museum) (4)
- Dimples Quarry (5)
- Penistone Quarries (6)
- Penistone Hill Country Park (7)
- Moorside Lane No 1 (8)
- Moorside Lane No 2 (9)
- Cemetery Road No 1 (10)
- Cemetery Road No 2 (11)
- Cemetery Road No 3 (12)

Development which would provide for additional centre car parking capacity will be supported.



### POLICY HT2: PROTECTION OF PRIVATE NON-RESIDENTIAL PARKING AREAS

Development proposals that result in the loss of, or adversely affect, private non-residential car parking provision in Haworth and Cross Roads, as listed below and identified on The Neighbourhood Plan Policies Map, should demonstrate:

- i) That the loss will not have an adverse impact on parking issues in the nearby area; or
- ii) Adequate and convenient replacement of car parking spaces will be provided on the site or nearby.

- Changegate/North Street Car Park (1)
- Haworth Old Hall Car Park (2)
- Community Centre (Village Hall) Car Park (3)
- Parkside Social Club Car Park (5)
- Masonic Hall/Lodge Car Park (6)
- Damside Mill Car Park (7)
- Lees Methodist Church Car Park (8)
- BT Telephone Exchange Car Park (9)
- Cross Roads Inn Car Park (10)
- Church of Jesus Christ of Latter-day Saints Car Park (124)
- Church of Jesus Christ of Latter-day Saints Overspill Car Park (125)
- Railway Station Car Park (170)

### POLICY HT3: PRIMARY SCHOOL PARKING AND DROP-OFF AREAS

Development which would provide for new off-road car parking and/or drop-off areas, capable of servicing the needs of Haworth, Lees or Stanbury Primary Schools and which complies with other policies in this Neighbourhood Plan or in the Local Plan, will be supported.

### Improved Public Transport Provision

Public transport shortcomings have been raised through community consultations to date and significant support provided for the intention to address them through plan policy. Two specific service improvements have been suggested, namely new direct bus routes to Bradford Royal Infirmary and Halifax.

Core Strategy policies are both generally and specifically supportive of improvements to public transport in the Neighbourhood Area. Policy TR3 (Public Transport, Cycling and Walking) Clauses A, B and C all reference such improvements, with A and B variously linking development with improvements and investment, while TR4 highlights the need to provide improved sustainable transport access to existing tourist destinations. More specifically, policies for the South Pennine Towns and Villages (PN1 and PN2) highlight the need for bus improvements both within the South Pennines and with Bradford and Halifax and for these to be an investment priority. PN2 Clause A explicitly references Haworth.

Within this extremely supportive strategic policy context, Policy HT4 below sets out more detailed and locally specific requirements in order to address local concerns. It is expected that the contribution to improving services will be determined with reference to Core Strategy Policy ID3 (Developer Contributions) and in particular the factors listed in Clause A relevant to the nature and scale of contribution sought.

### POLICY HT4 – IMPROVED PUBLIC TRANSPORT

Major developments should contribute to improving public transport services and associated infrastructure where necessary to serve the development.

New bus routes between the Neighbourhood Area and Bradford Royal Infirmary and Halifax will be supported.





## Improved Walking, Horse Riding and Cycling Provision

Early Neighbourhood Plan consultations revealed the desire for more cycling opportunities to be an issue for the community. The proposed Oxenhope to Keighley cycle route, via Haworth, was specifically highlighted in this regard. Policy intentions in respect of this issue received over 85% support from respondents to the 2015 NDP consultation.

The value and potential of walking, horse riding and cycling within the Neighbourhood Area, particularly linked to local tourism, is recognised strategically, by CBMDC and other partners. The area already boasts a number of recognised trails, ways and paths including the Pennine Way, Bronte Way, Worth Way and Senior Way, as well as numerous guided walks taking in other public rights of way and permissive paths. CBMDC's Rights of Way Improvement Plan provides a strategic focus for improvements, maintenance and the coordination of innumerable interest groups, user groups and stakeholders, including landowners. It is included in the plan's online evidence base.

This section of the NDP focuses on the potential for new development to bring about improvements and extensions to the existing rights of way network, including cycle routes, as well as one specific route which the parish council would like to see brought to final fruition. This is the proposed Keighley and Worth Valley Cycleway, the subject of a 'Feasibility Report on Possible Routes' by David Pearson, commissioned by Haworth Village Trust with support from CBMDC and The Countryside Agency in 2001. The NDP is strongly supported in these aspirations by a raft of Core Strategy policies.

Policy TR3 (Public Transport, Cycling and Walking) states that walking and cycling infrastructure and services will be safeguarded and improved through a variety of planning and development related measures. Policy clauses A, F and G go on to make explicit links between development, the use of walking and cycling, links to networks through appropriate layouts and the creation of attractive places that encourage walking and cycling. TR4 (Transport and Tourism) supports improved sustainable transport access to existing tourist destinations (Clause B) and supports the development of 'transport based' leisure attractions such as cycle and walking trails and bridleways (Clause D). Green Infrastructure policy SC6 provides further support (see also Section 5.2 above) as does Sub Area Policy PN1 (Clause E). Additional support is provided by Saved RUDP Policies TM8 (New Pedestrian and Cycle Links) and TM10 (The National and Local Cycle Network).

In relation to Policy HT5 below, the expected contribution to network improvements or new desired provision will be determined with reference to Core Strategy Policy ID3 (Developer Contributions) and in particular, the factors listed in Clause A relevant to the nature and scale of contributions sought.

### HT5 – IMPROVED WALKING, HORSE RIDING AND CYCLING PROVISION

Development directly affecting the Haworth, Cross Roads and Stanbury public rights of way and cycleway network, as shown on The Neighbourhood Plan Policies Map, must be compatible with it and contribute to it.

Development likely to significantly increase pedestrian footfall and/or horse/cycle usage within the network, should contribute to the improvements to the cycle routes and rights of way network listed in the Community Actions and shown on the Neighbourhood Plan Policies Map, in their immediate vicinity and provide connections to the network.

The improvement of the rights of way, bridleway and cycle network will be supported.

### HT6 – KEIGHLEY AND WORTH VALLEY CYCLEWAY

The line of a proposed Keighley and Worth Valley Cycleway, within the Neighbourhood Area, shown on The Neighbourhood Plan Policies Map, is safeguarded. Development should not prevent or harm the development of a cycle route along the identified route.

The delivery and improvement of the safeguarded route as a cycle way will be supported.

## Community Actions

In addition to the plan's core planning provisions regarding the protection and improvement of local car parking, improved public transport and better walking, horse riding and cycling opportunities, the following complementary actions and aspirations have been identified, to be pursued either locally or via outside agencies. These originate variously from four rounds of community consultation, as reviewed by the Neighbourhood Plan Steering Group.

These are presented in more detail in the Project Delivery Plan to be found in Chapter 6.

- Tackle traffic congestion, e.g. on Haworth Main Street.
- Speeding – e.g. on Lees Lane, Hebden Road (north from the area boundary), Halifax Road, the A629 (north from Flappit Spring), West Lane.
- Improve condition of roads – e.g. Sun Street/Cold Street in Haworth and Stanbury village.
- Improve public transport – e.g. direct routes to Halifax and Bradford Royal Infirmary; bus timetabling.
- Tackle HGV traffic through Stanbury and access routes to Vale Mill.
- Increased crossing patrols, 'walking bus' and 'park 'n' stride' initiatives at Haworth and Lees schools.
- Weaver's Hill Car Park – formalisation of its 'Public Car Park' status; improve coach parking facilities; community operation.



- Improve cycle routes – Keighley and Worth Valley Cycleway; Great Northern Trail; National and Local Cycle Network.
- Improve Public Rights of Way:-
  - FP118 Oldfield Lane – clearance and upgrade to bridleway;
  - BW127 – repair due to erosion;
  - FP151 Weaver’s Hill Car Park to Dimples Lane – upgrade to bridleway;
  - FP156B and FP156C – surface improvements due to erosion;
  - BW160 Hardgate Lane – very poor condition; requires improvement;
  - FP160 Hardgate Lane – upgrade to bridleway. Repairs to eroded surface. Improve access at each end;
  - FP167 – reinstatement due to erosion and nearby construction work.



## 6. Monitoring, Review, Implementation

### Monitoring, Review and Strategic Delivery

The Haworth, Cross Roads and Stanbury Neighbourhood Development Plan (NDP) will be delivered and implemented over the plan period 2019-2030. It seeks to provide the focus for change within the parish/Neighbourhood Area, but is not a rigid ‘blue-print’, rather a framework for change. The plan will be subject to annual monitoring by the parish council and to periodic review, again by the council, certainly at the end of the plan period, but earlier if circumstances require.

The core planning policies of the NDP will be delivered through their application by the planning officers and members of CBMDC, as the determining body for those applications (or by the Secretary of State in the case of appeals) and by the actions of developers, in accordance with planning permissions granted by CBMDC and associated planning conditions. Section 106 Agreements will work to mitigate site development impacts in line with NDP policies where required.

In addition, Community Infrastructure Levy (CIL), collected by CBMDC as a ‘tax’ on development, will help to pay for any infrastructure needed as a result of growth within the parish, including green space and highways improvements. This will be particularly the case in respect of new housing development. CIL is a relatively new levy on development introduced by Government in 2008 and implemented in Bradford by CBMDC in July 2017.

### Community Infrastructure Levy in the Parish

Alongside CBMDC’s role in relation to CIL, the parish council is also a potential beneficiary of the levy, currently receiving 15% of all CIL income on eligible developments within the parish to spend on local projects related to new development, rising to 25% once the Neighbourhood Plan is adopted.

This plan identifies potential areas where levy monies could be used to benefit Haworth, Cross Roads and Stanbury and address the wishes of the community. The ‘Project Delivery Plan’ table below provides more detail on these areas.

### Community Actions and Approaches

Chapter 5 of this plan identifies a large number and wide range of themed non-planning actions and approaches wished for and supported by the community. It should be noted that the community actions and approaches do not form part of the statutory Development Plan.

These actions and approaches will be delivered in a variety of pro-active ways, by a range of agencies and organisations, including:-

- CBMDC – via public services, direct council funding, New Homes Bonus;
- CBMDC – via local grant schemes;
- Lottery funding – e.g. Heritage Lottery, Big Lottery Fund;
- Parish Council – CIL (see above) and other funding;
- Local voluntary groups.

A number of buildings are identified in the plan (5.3 Policy CF1) as community facilities to be protected against development or change of use, due to the importance they have for the daily lives and activities of members of the community. These are key 'Assets of Community Value', largely in private ownership, and capable of being registered as such, along with other qualifying assets, with CBMDC under the terms of the 2011 Localism Act. Such registration requires the registering body, which could be the parish council, to be notified of any intention to change the use of or to sell the asset and grants them the opportunity to put together a proposal to purchase it in order to preserve its current use.

### Project Delivery Plan

The table below pulls together all of the identified community actions and approaches from Chapter 5 of the plan and lists them in terms of theme, title, brief description, potential funding source, and potential lead/partners. It also distinguishes between 'lobbying/influencing/investigative' actions as opposed to direct actions involving funding/expenditure – lobbying etc. actions are shown in bold.

THEME	TITLE	DESCRIPTION	POTENTIAL FUNDING	POTENTIAL LEAD/PARTNER ORGANISATION(S)
BHDD-Built Heritage/ Development/ Design	Conservation Areas	Lobby CBMDC re review/ assessment of proposed extensions/new areas in Haworth & Cross Roads (LHAs)		HCRSPC/HVT/ KDLHS/KWVR/BS/ Local District Cllrs
BHDD-Built Heritage/ Development/ Design	Conservation Areas	Lobby CBMDC re review of Stanbury CA		HCRSPC/KDLHS/HVT
BHDD-Built Heritage/ Development/ Design	Conservation Areas	Produce heritage advisory leaflet for owners of land/ property with heritage interest	HCRSPC-CIL/ HCRSPC	HCRSPC/CBMDC/ HVT/KDLHS
BHDD-Built Heritage/ Development/ Design	Local Heritage Areas	Joint working re management/ improvement of green/ open spaces	HCRSPC-CIL/ HCRSPC/ CBMDC	HCRSPC/CBMDC/ HVT

THEME	TITLE	DESCRIPTION	POTENTIAL FUNDING	POTENTIAL LEAD/PARTNER ORGANISATION(S)
GE-Green Environment	Local Green Space	Research parks/ green spaces in need of improvement		HCRSPC/HVT/FHP/ FCRP
GE-Green Environment	Local Green Space	Research sites/ opportunities for new green space		HCRSPC/HVT
GE-Green Environment	Local Green Space	Sugden Reservoir Project – produce project brief/ development plan	HCRSPC-CIL/ HCRSPC/ Community Grants & Funding	HCRSPC
GE-Green Environment	Trees	Tree survey and protection overseen by new working group	HCRSPC-CIL/ HCRSPC	HCRSPC/FCRP/FHP/HVT

THEME	TITLE	DESCRIPTION	POTENTIAL FUNDING	POTENTIAL LEAD/PARTNER ORGANISATION(S)
CF-Community Facilities & Services	New Community Facilities	Promote/support/ develop library in Haworth	CBMDC/ HCRSPC-CIL/ HCRSPC/ Sponsorship/ Community Grants & Funding	HCRSPC/CBMDC
CF-Community Facilities & Services	New Community Facilities	Lobby re bank branch in Haworth		HCRSPC/HVT/ Local District Cllrs
CF-Community Facilities & Services	New Community Facilities	Promote/support/ develop new indoor recreation facilities	CBMDC/HCR-SPC-CIL/ HCRSPC	HCRSPC/CBMDC/ Local Sports & Leisure Groups
CF-Community Facilities & Services	New Community Facilities	Provision of more youth activities and facilities across the area	CBMDC/ HCRSPC-CIL/ HCRSPC/ Community Grants & Funding	HCRSPC/CBMDC/ BAT/Existing Youth Groups
CF-Community Facilities & Services	High Speed Broadband	Lobby re improvements to Stanbury broadband services		HCRSPC/Local District Cllrs

THEME	TITLE	DESCRIPTION	POTENTIAL FUNDING	POTENTIAL LEAD/PARTNER ORGANISATION(S)
H-Housing	Baden Street	Investigate feasibility of tackling degraded parking/garage area		HCRSPC/landowners/ local residents
H-Housing	New Homes	Strategy, action, lobbying re reducing number of empty homes in area		HCRSPC/Local District Cllrs

THEME	TITLE	DESCRIPTION	POTENTIAL FUNDING	POTENTIAL LEAD/PARTNER ORGANISATION(S)
E-Employment & Tourism	Hotel Development	Research sites/ opportunities for hotel development		HCRSPC/CBMDC
E-Employment & Tourism	Tourism signage	Improve tourist signage	CBMDC/ HCRSPC-CIL/ HCRSPC	HCRSPC/CBMDC



THEME	TITLE	DESCRIPTION	POTENTIAL FUNDING	POTENTIAL LEAD/PARTNER ORGANISATION(S)
HT-Highways & Travel	Roads	Investigate possible actions to address traffic congestion hot spots		HCRSPC/CBMDC/ Police
HT-Highways & Travel	Roads	Lobby responsible bodies re speeding hot spots		HCRSPC/CBMDC/ Police/Local District Cllrs/Local Schools
HT-Highways & Travel	Roads	Lobby CBMDC re road maintenance hot spots		HCRSPC/CBMDC/ Local District Cllrs
HT-Highways & Travel	Roads	Lobby responsible bodies re controlling HGVs in area hot spots		HCRSPC/Local District Cllrs
HT-Highways & Travel	Car Parking	Weaver's Hill Car Park – various actions	CBMDC/ HCRSPC-CIL /HCRSPC	HCRSPC/HVT/ CBMDC
HT-Highways & Travel	Public Transport	Lobby re improved bus services & timetabling		HCRSPC/WYM/Bus Companies/Local District Cllrs
HT-Highways & Travel	Public Rights of Way	Lobby for specified improvements		HCRSPC/CBMDC/ Landowners
HT-Highways & Travel	Walking	Walk to School Campaign focussed on Haworth, Lees & Stanbury Primary Schools	HCRSPC-CIL /HCRSPC/ Schools	HCRSPC/Schools
HT-Highways & Travel	Cycling	Lobby/develop improved/new routes	HCRSPC-CIL /HCRSPC/ CBMDC/ Community Grants & Funding	HCRSPC/CBMDC/ Sustrans

Key to 'Project Delivery Plan' table abbreviations:-

BAT – Bronte Academy Trust

BS – Bronte Society

CBMDC – City of Bradford Metropolitan District Council

CIL- Community Infrastructure Levy

FCRP – Friends of Cross Roads Park

FHP – Friends of Haworth Park

HCRSPC – Haworth, Cross Roads and Stanbury Parish Council

HVT – Haworth Village Trust

KDLHS – Keighley & District Local History Society

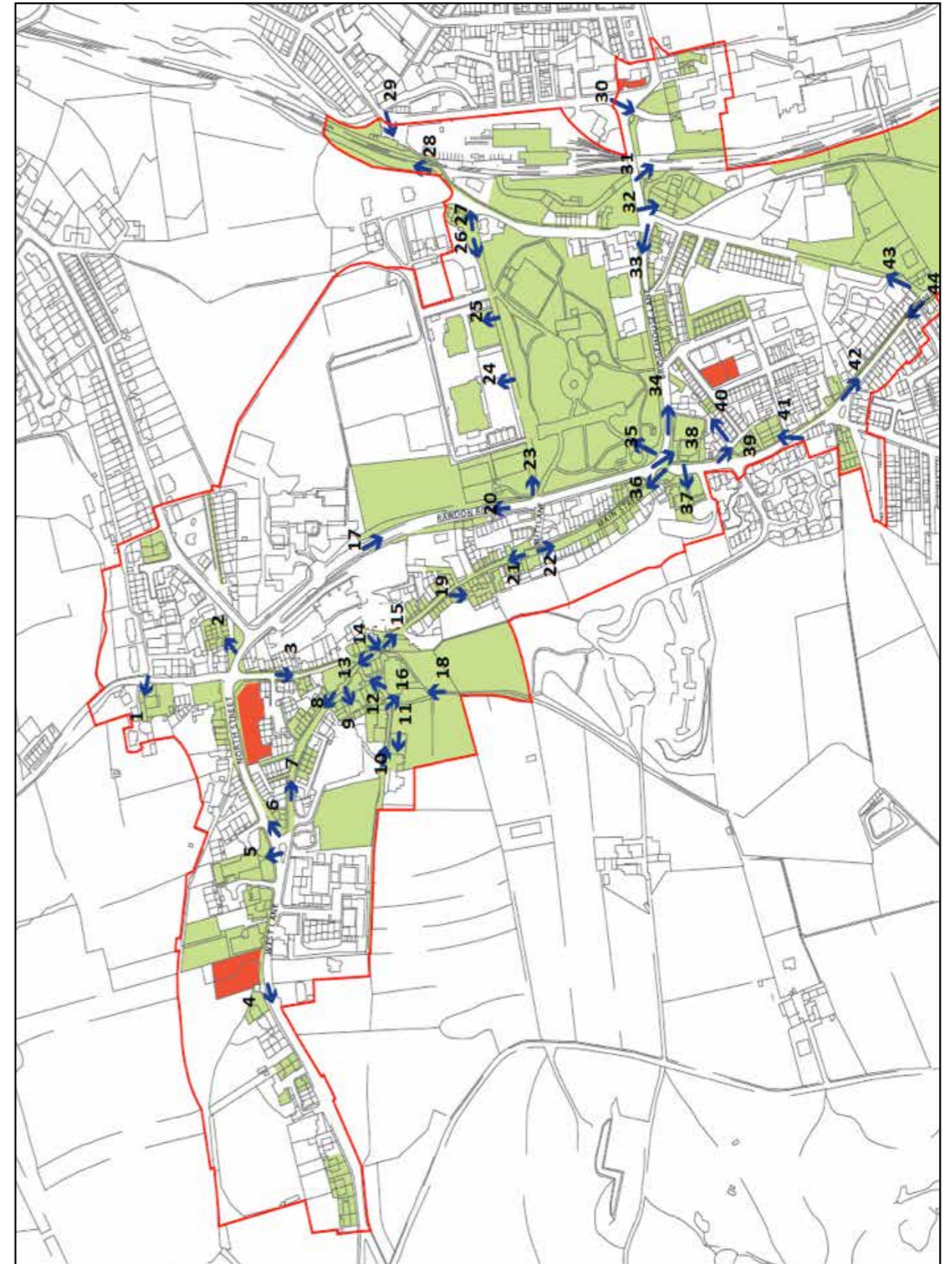
KWVR – Keighley & Worth Valley Railway

WYM – West Yorkshire Metro



## APPENDIX 1: KEY VIEWS/VISTAS

HAWORTH CONSERVATION AREA



Haworth - Views/Vistas Key Map



VIEW 1

View of grade II listed building, the Manor House, situated on Lord Lane. This mid-C18th property still retains its walled gardens with iron railings and central square corniced piers with ball finials, supporting wrought iron gates which open onto a stone paved path.



VIEW 2

View of a row of three cottages numbers 5, 7 and 9 Little Street. The cottages are late C18th/early C19th grade II listed buildings. Two-storey, one bay each with plain stone surround doorways to the left and a 3-light flat-faced mullion window to right and above.



VIEW 3

View looking up Changelogate towards Main Street. The houses in the foreground on both sides are new build leading to the early C19th terraced cottages and the White Lion Hotel on the far right at the junction with Main Street.



VIEW 7

View is of the cobbled North Street looking towards West Lane. The cottages on the left hand side, numbers 21, 25, 29 and 33, are grade II listed buildings. These are early C19th back-to-back cottages with cellars.



VIEW 8

View looking in the opposite direction to View 7, towards Main Street.



VIEW 9

View of the enclosed yard, The Fold, with its cottages built in 1851. The cobbled road can be seen along with the stone-flagged footpath to the right.



VIEW 4

Looking towards open country in direction of Stanbury. The cottages on the right are grade II listed buildings, formally one dwelling. On the right is a dry stone wall running alongside the road and adjacent fields which run uphill towards Dimples Lane. The start of Penistone Hill can be seen in the background.



VIEW 5

View of the grade II listed Baptist chapel built 1752, enlarged 1775 and rebuilt 1844. In the distance behind the chapel are fields which surround the village of Oakworth beyond. The chapel graveyard can be seen in front and to the sides of the chapel with low stone wall surround and iron gates.



VIEW 6

View of North Street with its terraced cottages on the right. The first cottage in view on the right is No 52, a grade II listed building which dates from 1757 and was rebuilt 1833. It is an unusual-shaped 2-storey corner property. On the left hand side of North Street there is the low walled grassed graveyard of the Baptist chapel.



VIEW 10

View when standing at the side of Bronte Parsonage looking towards the Main Street. The cobbled road is Church Street with the grade 1 listed building, Bronte Parsonage, on the right and the grade II listed Haworth Schoolrooms on the left. This was built as a Sunday school in 1832. In the middle of the view is Haworth parish church. All three buildings were at the core of the C19th village of Haworth and attract thousands of tourists each year.



VIEW 11

View of the front of Bronte Parsonage, a grade 1 listed building, which is now a museum to the Bronte Family. The parsonage was occupied by the Bronte family from 1820 onwards and was later extended to form the museum. Most of the novels were written here which makes it an international tourist attraction. The view includes the walled gardens with a large lawn circled by a stone-flagged path. The gardens include mature trees and shrubbery.



VIEW 12

View of the cobbled Church Street running alongside the parish church on the right. There are two back-to-back cottages in view with stone steps leading up to the door.



VIEW 13

View of the top of the historic Main Street. On the left is a grade II listed traditional red telephone box with terraced cottages and shops beyond. The Main Street is cobbled with stone footpaths on both sides. In the middle of the view at the junction of North Street and Change Gate is the former bank and Tourist Information Centre, the building dating back to 1849. Its short tower and pyramidal roof can be seen. To the left and set back from this building, just in view, is the White Lion Hotel.



VIEW 14

View shows the grade II Black Bull Inn and attached water trough. This was reputedly the favourite haunt of Branwell Bronte and thus a tourist attraction. To its right in the centre ground is the Parish Church St Michael and All Angels, grade II\* listed. The earliest part of the church, the base of the tower, probably built in C16th, the upper part C18th, the rest of the church rebuilt in 1879. In the foreground is a flight of 7 stone steps leading to the main gate, with narrow gate to right and kissing-gate to left, the gates flanked by railings and three large 3 stone gate piers.



VIEW 15

View down the historic cobbled Main Street with its terraced cottages and shops on both sides. On the left are 3 dwellings of which two are back-to-back. They were built in C19th. There is a cart arch entrance on the left to access the rear of the properties. In the far distance Black Moor above Oxenhope can be viewed.



VIEW 19

View from Main Street into the cobbled street and the enclosed courtyard of Lodge Street. There are 3 cottages in view, which were built mid-late C18th and are grade II listed. The masonic lodge meetings were held here and it included in its membership Branwell Bronte. In the centre of this view is a fountain with a large stone base. On the right-hand side of the view there are stone steps with iron railings giving access to one of the cottages which sits above another street level one-storey cottage.



VIEW 20

View of Rawdon Road looking towards North Street. On the left is the high supporting wall for a new development of dwellings which includes the medical practice. On the right is the tree-lined grassed bank which runs between the footpath and the allotments and then Haworth Primary School.



VIEW 21

View from the mid-point of Main Street looking up in the direction of the church. There are terraced cottages and shops on both sides of the cobbled street including a grade II listed buildings on the right, namely Nos 32, 36 and 38 Main Street.



VIEW 16

View from the back of Haworth Parish Church looking along the stone-flagged footpath towards Weavers Hill. The footpath dissects the graveyard with the lower area fenced. There are mature trees within the graveyards and alongside the footpath.



VIEW 17

View looking down Rawdon Road towards Bridgehouse Lane. On the left is a tree-lined grassed sloping bank. Beyond the stone wall at the bottom of the banking there is a view of the allotments. On the right of the view is walled banking and a row of houses.



VIEW 18

Full view of the Parish Church of St Michael and All Angels. The base of the tower probably built in C16th, upper part C18th, rest of church rebuilt 1879. The main entrance of the church can be seen as well as the graveyard to the front. The stone footpath forks to give access to the top and main entrance of the church. Mature trees surround the church and the graveyards.



VIEW 22

View looking down from Main Street in the direction of Oxenhope. On the right is the grade II listed Fleece Inn built in the mid C19th and a row of terraced properties running down to the bottom of the street. These properties include the taller three-storey former Cooperative building built in 1897. Looking over to the left and in the distance there is a view of Black Moor, Oxenhope.



VIEW 23

View of Butt Lane looking downhill in the direction of the railway station. Although the top few yards of Butt Lane have been tarmacked, the remainder of Butt Lane in view is cobbled. On the left are the tennis courts and the new-build housing of Haworth Mews. Butt Lane has low stone walls on both sides from the top to bottom. On the right hand side, the wall forms the boundary to the tree-lined Haworth Central Park.



VIEW 24

View of the former Haworth Board School on Butt lane opened in 1895. The former school was converted into apartments in 2007 but retains its character. The view includes the low stone wall which runs the length of Butt lane and the wrought iron railings.



VIEW 25

View of Haworth Village Hall with car park to the left and a grassed area of land to its front. The view includes the low stone wall which runs the length of Butt Lane and the wrought iron railings.



VIEW 26

View of Butt Lane looking uphill in the direction of Haworth Central Park. Butt Lane is cobbled and wide at this point although it narrows nearer the top. On both sides there are low stone walls running from bottom to top. On the left hand side, the wall forms the boundary to the tree-lined Haworth Central Park.



VIEW 27

View of the grade II listed cottages, Nos 8, 10, 11, 12 and 13 Belle Isle. These are early C19th and are back-to-back at the bottom of the cobbled Butt Lane overlooking the railway station.



VIEW 31

View from the railway bridge on Bridgehouse Lane, with on the left the grade II listed Bridgehouse Mills, which is currently being re-developed into apartments, with seventy new houses being built some of which can be seen in the background. The historic Keighley and Worth Valley Railway Line is in the centre alongside Bridgehouse Beck. To the right of the beck is a wooded area with the hillside of Black Moor, Oxenhope just visible in the background.



VIEW 32

View of the cottages on Belles Isle, with their gardens facing onto the single track road. At the rear of the cottages an area of woodland can be seen which borders the Bridgehouse Beck and KWVR railway line.



VIEW 33

View looking up Bridgehouse Lane towards the historic Main Street. On the left hand side of the road are mid C19th terraced cottages with a larger three-storey building in view as the road bends. On the right are cottages which now form one as a bed and breakfast. In the distance the stone wall and mature trees of Haworth Central Park can be seen above.



VIEW 28

View of the Keighley Worth Valley Railway Station platform and tracks at Haworth. The left hand side of this view is a tree-lined hillside with an area of garden opposite the platform. On the right of the view is the rear of the grade II listed station building with its platform and ticket office.



VIEW 29

View of the front of the historic Keighley Worth Valley Railway Station and its forecourt. The station was built in 1866 and is a grade II listed building. At the rear of the station there is a view of the mature trees that line the bottom of the hill along the rail line.



VIEW 30

View of the Grade II listed Bridgehouse Mills, currently being re-developed as residential apartments whilst maintaining the historic façade of the mill building.



VIEW 34

View shows Haworth Central park on the left with its low stone wall and mature trees lining Bridgehouse Lane. In the foreground on the right is the Methodist Chapel graveyard whilst in the distance, Haworth Brow and the start of Black Moor can be seen.



VIEW 35

View is of one of the main entrances to Haworth Central Park. The view includes two stone pillars and low wall leading to the main path through the park. There are mature trees on both sides of the path along with flower beds and shrubbery. In the centre of the view is the bandstand with the tree-lined Butt Lane visible in the background.



VIEW 36

View looking up the historic cobbled Main Street. On the left are a pair of cottages with shops which are early C19th, both grade II listed. There are cottages in view on both sides of the Main Street with the taller old Cooperative building and the grade II listed Fleece Inn visible on the top left hand side.



VIEW 37

View of Haworth Old Hall formerly a farmhouse and now a public house. This is one of the oldest buildings in Haworth dating back to 1621. The building has a raised, lawned area now used by customers as a sitting out area.



VIEW 38

View of Hall Green Chapel which is dated 1824. This grade II listed building is two storey with a basement. It has stone steps leading to the main entrance from Bridgehouse Lane. To the left of the building is the graveyard which extends to the rear out of view. Also visible at the rear of the chapel is the former Victoria Hall.



VIEW 39

View of three mid-C19th stone cottages. The two left hand cottages have been converted into one house with a walled garden. The right hand cottage was converted to a shop.



VIEW 43

View looking down Ivy Bank Lane towards Bridgehouse Lane. On the left hand side is a row of large terraced houses. They all have gardens to the front onto the unmade road. On the right is the land where a mill formally stood. This has mainly been demolished although one of the large stone sheds still remains in view.



VIEW 44

View of Sun Street looking towards Main Street. There are cottages on both sides of the road mostly built early to mid C19th. The larger Old Cooperative building can be seen on the left on the corner, it was built in 1854.



VIEW 45 (NB viewpoint not shown on views/vistas key map)

View from fields at Marsh Lane/Woodlands Rise/Anglesey Place looking out east towards Brow Side and Black Moor.



VIEW 40

View of the rear of Fern Street. On the left is the rear of the Hall Green Chapel whilst on the right there is a row of cottages leading to the former Victoria Hall. This meeting hall in a terrace of houses was built in 1854 by the Oddfellows Friendly Society.



VIEW 41

View of a row of cottages on Fern Street, including two cottages which were formerly one dwelling, built in the late C17th and converted C18th. They are both grade II listed buildings. The cottages which are the two lower ones are now somewhat hidden from view behind wooden fencing panels.



VIEW 42

View of Sun Street looking in the direction of Oxenhope. The majority of the terraced cottages in view on both sides of the road were built mid C19th.



VIEW 46 (NB viewpoint not shown on views/vistas key map)

View from fields at Marsh Lane/Woodlands Rise/Anglesey Place looking south towards Oxenhope.



VIEW 47 (NB viewpoint not shown on views/vistas key map)

View of prominent patchwork of fields on rising land west of Marsh Lane, south of Woodlands Rise/Anglesey Place, when approaching/entering the village from Oxenhope. These fields form the southern setting to the conservation area.



VIEW 48 (NB viewpoint not shown on views/vistas key map)

View of prominent patchwork of fields on this rising land to the south of the village (seen in View 47) looking towards the settlement from the opposite hillside to the east. These fields form the southern setting to the conservation area.





VIEW 49 (NB viewpoint not shown on views/vistas key map)

View from the opposite hillside, across the valley on Hebden Road to the east, looking west into this prominent patchwork of fields, known as Weavers Hill, on this rising land to the west of the village. These fields form part of the western setting to the conservation area, their eastern third actually falling within the conservation area west of the Weavers Hill residential development.



VIEW 50

View of the patchwork of fields on this rising land east of Brow Top is prominent in views from the gap adjacent to Butt Lane in the otherwise built-up frontage of the eastern side of Main Street in the Haworth Conservation Area, providing a rural prospect from the centre of the village.



VIEW 51

This rising field from West Lane forms part of the landscape setting of the settlement and contributes to the approach to the conservation area from the west. There are views across this site towards the conservation area from Dimples Lane.



VIEW 52

View from the bottom of Dimples Lane looking east across the site towards the conservation area. It includes the public footpath along its southern edge looking towards the village and the parsonage.



VIEW 53 (NB viewpoint not shown on views/vistas key map)

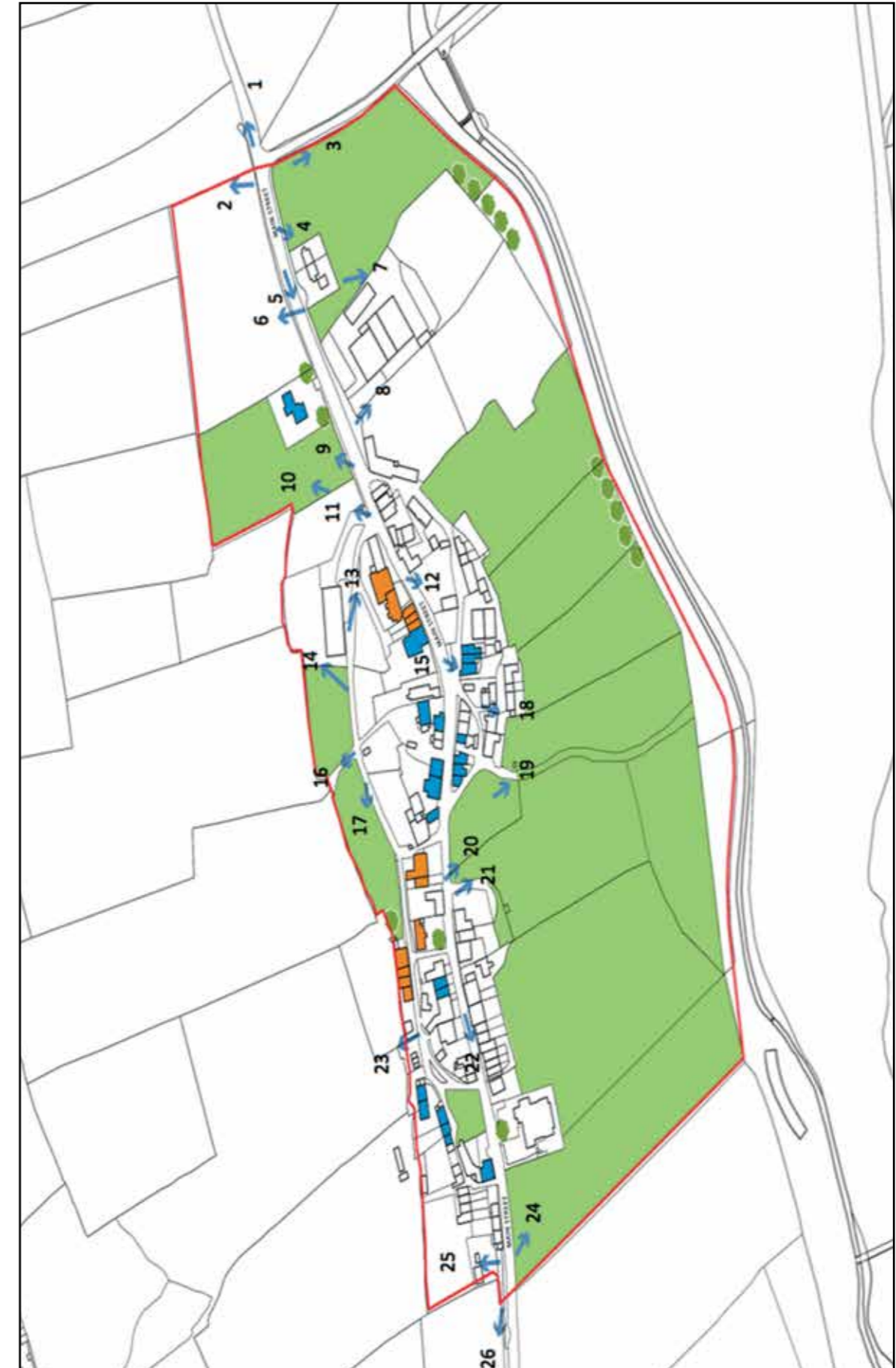
View of the patchwork of fields at Hawkcliffe Farm, on this rising land to the south of the village. They are prominent in views towards the settlement from the west. These fields form part of the southern setting to the Haworth Conservation Area.



VIEW 54 (NB viewpoint not shown on views/vistas key map)

View of the patchwork of fields at Hawkcliffe Farm, on this rising land to the south of the village. They are prominent on the southern approaches to the village along Hebden Road from Oxenhope. These fields form part of the southern setting to the Haworth Conservation Area.

STANBURY CONSERVATION AREA



Stanbury - Views/Vistas Key Map



VIEW 1

View looking down Main Street towards Haworth, dry stone walls, the mature trees of Stanbury Cemetery on the left and abundance of fields on the right.



VIEW 2

View looking towards Oldfield, stunning views of the fields and the dry stone walls, with moorland to the far left.



VIEW 3

View looking towards Lower Laithes/Sladen Valley Reservoir. The valve tower is prominent as are the open fields next to Lower Intake Farm. Above is the moors with its blanket of heather.



VIEW 4

View looking from Main Street towards the moors. The last wall before the moorland is what is known as the Enfield Side and is the route to Bronte waterfalls. Many evergreen trees have been planted in the foreground.



VIEW 5

View looking up Main Street, the dry stone wall runs up both sides of the road until it reaches the houses, quite a few fairly mature trees are on both sides of the road.



VIEW 6

View looking over towards Oldfield, with characteristic fields and stone walls, tree-lined becks and moorland to the upper left.



VIEW 7

View looking over towards Penistone Hill. Below is the wall of the road that leads from Lower Laithes/Sladen Valley Reservoir; above are fields surrounded by dry stone walls, with moorland and the former Penistone Hill Quarry.



VIEW 8

View looking south towards Lower Laithes Reservoir and the hills beyond, illustrating one of the key characteristics of the conservation area, namely how the self-contained sense of place contrasts with important views out across the valley between the buildings.



VIEW 9

View looking over towards Oldfield, with dry stone walls and large expanse of fields and garden silver birches in the foreground right.



VIEW 10

View looks over to Oldfield with many fields and dry stone walls and moorland coming into view in the upper left corner.



VIEW 11

View looking down the valley, with characteristic fields, dry stone walling and moorland on higher ground.



VIEW 12

View illustrating one of the key characteristics of the conservation area, namely how the self-contained sense of place and the settlement's traditional buildings and roofscapes contrast with important views out across the valley between and above the buildings.



VIEW 13

View looking up back lane which runs adjacent to Main Street. Dry stone walls line both sides of the road, with mature trees to the right.



VIEW 14

View looking over towards Oldfield, with dry stone walls prominent, surrounding the many fields. Trees cling to the valley bottom and the hillside becks and are also prominent on the horizon.



VIEW 15

This view captures the intimacy of the conservation area, contrasted with the hills and open moorland above/beyond.



VIEW 16

View looks over towards Oldfield, with dry stone wall field boundaries, scattered trees and traditional farm track in the foreground. Moorland is also visible on the horizon.



VIEW 17

View looks up and across the small farm road which runs parallel to the Main Street and conservation area with church clearly visible. The farm track features traditional dry stone walls either side of the road.



VIEW 18

View captures the essence of the Pennine mill village with traditional dwellings framed by the rolling hills and moorland of Enfield Side, glimpsed through a gap in the street. The trees in the middle ground signify the location of the reservoir.



VIEW 19

View looking towards the Enfield Side and the moors above, with Lower Laithe Reservoir in the valley bottom flanked by many trees.



VIEW 20

View of Stanbury Children's Playground/Park, with magnificent views south across the reservoir/valley to woodland, fields, dry stone walls, the open moorland and the former quarry of Penistone Hill to top left.



VIEW 21

View looking over new development in progress towards the trees on the banks of the reservoir, with the Enfield Side and open moorland above.



VIEW 22

Classic view looking down Main Street, with its many listed properties, towards the school.



VIEW 23

View looking over towards Oldfield and its characteristic hillside landscape.



VIEW 24

View looking over towards the Enfield Side and upper moorland, with trees on the banks of the reservoir below and open field and school in the foreground.



VIEW 25

View looking across to Oldfield with its characteristic hillside landscape.



VIEW 26

View looking over towards Ponden and Ponden Reservoir from near junction of Back Lane and Hob Lane.



## APPENDIX 2: LOCAL HERITAGE AREAS

### 1. HAWORTH BROW

Haworth Brow ('The Brow') is situated on the east side of Haworth and is bounded by Station Road to the west, Brow Road to the south and Mill Hey - including both sides of the road - to the north and part of Hebden Road to the east. However, towards Cross Roads, this blends into the Lees area.

The Brow was built during the second half of the C19th to house working people employed in the burgeoning local textile mills such as nearby Bridgehouse. Another factor in the growth of Brow is no doubt the advent of the railway, which in 1867 linked the Worth Valley to the main line in Keighley, allowing fast, cost effective and regular access for both goods and passengers to and from the wider world. It is locally valued as a legacy of the late Industrial Revolution and an indication of the living conditions of working people at that time.

Brow is notable for its streets built into the steep hillside. Much of this is back to back housing, with some flying freeholds/under dwellings where a four storey building would have the bottom two floors on one street and the top two facing the opposite way on the street above. Built from local sandstone and roofed with Welsh slate these, although compact, were superior to the cottage dwellings that preceded them. They demonstrate how the Victorians maximised space using a method peculiar to steeply sloping Pennine villages.

There is a particularly good example at Oak Street/Apsley Street/Prince Street (Non-Designated Heritage Asset - NDHA) where the lower two floors on Oak Street are 'under dwellings' that comprise two floors and are built into the hillside, with no light or exit to the rear. The two floors above are called 'flying freeholds' with access from the opposite direction on Prince Street, the road above, but of course are 'through by light' to the rear. There are shared ownership issues relating to items such as roofs, drains and foundations. Also, 'under dwellings' can suffer from damp. Nonetheless they offered an ingenious solution to providing housing on steeply sloping sites.

The following sets out particular examples of important surviving features in 'The Brow':-

- To the rear of Mill Hey is a row of cottages, with gardens across the cobbled street, some of which pre-date the mass development of Brow. At the far end is a non-conformist chapel.
- The imposing chapel building on Mill Hey (NDHA) highlights the importance of religion in the C19th. During this period, Haworth boasted at least five non-conformist chapels in addition to the parish church at the top of Main Street.
- There are a number of footpaths and shortcuts on the Brow which highlight the importance of convenient footpaths giving local people easy access to local amenities such as shops, places of work and worship, at a time when most people travelled on foot:-

- On the west side of the chapel, which runs from Mill Hey up to Ouse Street (NB tarmacked over in recent years, in the interests of giving better access for residents with limited mobility).
- Cobbled footpath running from the former Royal Oak public house, opposite the railway station, up to Prince Street - another useful shortcut for residents to access the railway station, local shops and of course liquid refreshments!
- A now disused cobbled way between Mill Hey and Prince Street that led either into or around the old Haworth Gasworks.
- The courts off Lot St provided light and space for residents who otherwise lived in close proximity with their neighbours. Still relevant today, these examples of Victorian living provided space in an age when this was often overlooked in high density housing for working people.
- Depending upon the severity of the contours of Brow, there are examples of both stepped roof lines and sloping roof lines, the latter with communal guttering and down pipes.
- Evidence of the many shops that served the residents in years gone by which, by their very nature, led to the euphemism 'corner shop' to describe any small local retail outlet serving its community, e.g. house on corner of Victoria Road/Prince Street with corner entrance converted from former shop (NDHA).
- Tyne Street is the smallest named street in the parish. Just wide enough for a hand cart, it serves two back to back homes behind two others fronting on Prince Street.
- The Bronte Cinema (NDHA) on Victoria Road. Opened in 1921 and built in local stone, with stalls and a circle seating 788, it operated independently until it closed on 29th July 1956. It is now a workshop/ warehouse.
- At the back of Mill Hey is the old fire station (NDHA), which housed a horse-drawn appliance and provided stabling for the horse.
- At the bottom of River Street is a carved corbel stone supporting a corner cut-off to facilitate vehicles turning in this narrow road.
- The building at the bottom of Brow Road (listed) with a handsome fascia and dovecote is said to have been a livery stable and may have served as a carriage house and stabling for Bridge House, adjacent to Bridge house Mills on the other side of the very short cobbled Surgery St.

The number of dwellings that have been modernised with dormer conversions and upvc doors & windows, plus the grassing over of a number of side streets c1960s, detracts from the area's character.

Key elements:-

- Predominantly late Victorian/Industrial Revolution era mill workers housing associated with local textile mills, illustrative of the social and historical development of nineteenth century Haworth;
- A built form which responds to the topography, with sloping and stepped terraced streets built into the steep hillside;
- Terraced and court housing development with distinctive back-to-back and flying freehold/under dwelling housing types;
- Traditional natural building materials – local sandstone and Welsh slate;
- A network of footpaths and shortcuts, some still cobbled.

(NB Based on a 2007 parish council report on Brow prepared at the time of the last revision of the Haworth Conservation Area by CBMDC as evidence to support its proposed inclusion in the conservation area)

**BASIS OF DESIGNATION: SETTING; HISTORIC DEVELOPMENT; LIVED EXPERIENCE; ASSETS; LOCAL DISTINCTIVENESS**

## 2. HAWORTH COLDSHAW

The 'hamlet' of Coldshaw lies to the west of Sun Street and is centred on Cold Street. It is a mixed residential area displaying a variety of house types and sizes, dating back to Victorian times and earlier. Its unmade cul-de-sacs leading west off Cold Street are particularly distinctive.

The dwellings between Sun Street and Cold Street comprise a mix of properties, from new build to Victorian and some even earlier. To the west of Cold Street are a number of unpaved cul-de-sacs with a mix of housing, dating from the second half of the C19th. Built in local stone with Welsh slate roofing, this part of Coldshaw would appear to have been to house working people, with a mix of back to back and through dwellings. At the top of some of these cul-de-sac are some larger houses, some of a later period. Many of the original wooden doors and windows have been replaced with upvc, although currently dormer conversions are relatively rare. Despite these unsympathetic modernisations, the area retains much of its original character.

The area has some architectural merit and is of interest due to the alleyways between streets and unmade roads and narrow lanes at the rear of the dwellings, some of which are footpaths or wider, but too narrow for modern vehicular access. A number of the dwellings in Coldshaw have small gardens, an improvement in living conditions over much of 'The Brow', which may indicate that these were possibly intended for superior artisans or built for sale rather than rental. Although the buildings in the side streets are utilitarian, it is clear that some of the facades facing Cold Street have some embellishments with curved tops to the doorways and the occasional ornate stained glass window, indicating pretensions of a higher quality.

Hill Street shows a wide but unmade road, yet with stone flagged pavements. These streets may have been surfaced in the past, but as with all of the area west of Cold Street, it is unadopted. The first two dwellings are back to back, whereas those higher up are through houses.

Tulip Street is the final unmade road at the south end of Cold Street, with a short row of back to back houses, leading up to Coldshaw Top and Violet Street behind, with two rows of through cottages that run north/south, in opposition to the rest of the dwellings in the vicinity. This part of Coldshaw again has unmade roads.

Sand Street illustrates the narrow rear access to these cottages. The end cottage is back to back, but the two adjacent, whilst not back to back, are not through by light.

Pink Street shows both sloping and stepped roof lines and stone pavements, but an unmade roadway, common to this area.

Hill Street features a large detached house at the top of the unmade road. This is one of the more imposing dwellings mentioned earlier that feature good sized gardens and a higher standard of construction.

Rosslyn Grove is mostly post WW1 housing, although again built in local stone with slate roofing.

Key elements/features:

- A mix of housing ages, types and sizes, some with distinctively small gardens, largely utilitarian in character, reflecting different periods of development;
- Predominance of traditional natural building materials – local sandstone and Welsh slate;
- Significant number of unmade/unadopted cul-de-sacs and rear lanes, lending to the area a rural, 'out-of-time' character;
- Mix of sloping and stepped rooflines.

(NB Based on a 2007 parish council report on Coldshaw prepared at the time of the last revision of the Haworth Conservation Area by CBMDC as evidence to support its proposed inclusion in the conservation area)

**BASIS OF DESIGNATION: HISTORIC DEVELOPMENT; LIVED EXPERIENCE; LOCAL DISTINCTIVENESS**

## 3. CROSS ROADS CENTRE

Cross Roads Centre extends in a 'dog-leg' along both sides of Halifax Road and Haworth Road, from Myrtle Drive in the north-east, to the Lees Lane/Hebden Road area in the west, in so doing taking in all – Bocking, Barcroft, Bingley Road, Sugden End and Lees – of the five hamlets which make up the present-day village of Cross Roads – the oldest village in the Neighbourhood Area.

The area that makes up 'Cross Roads Centre' was largely built in the second half of the C19th and early part of the C20th. It comprises the places where the local community worked, resided and lived out their lives and represents a classic example of mill-related and mill owner led development at this time. Within this wider picture it is also illustrative, through the buildings that remain, of the growth and importance of the local Co-operative movement in this part of Yorkshire.

Lees Mill, at the western end of the area, was built in 1844 by the Merralls on the site of the earlier Syke Mill. The Merralls lived in the adjacent Cliffe House (built 1835) and later (1884), Edwin Merrall built and occupied the nearby handsome Longlands Hall with its gatehouse to the south at the end of the former driveway (now Longlands Drive). The Merralls donated land for a village institute and were heavily involved in funding the building of St. James Church (listed). All of these surviving buildings are identified as Non-Designated Heritage Assets (NDHA). Much of the lower part of the village's terraced housing stock was provided through the Merralls or to house its mill workers.

At the opposite end of the area, Bocking Mill (aka Cross Roads Mill) was built by Thomas Henry Haggas in 1869. One of the original storehouses survives, together with Haggas's imposing Myrtle House residence, with its attendant lodge (NB all NDHA). Haggas donated land for the establishment of Cross Roads Park, in the early 1920s, which retains several original buildings from this time (all NDHAs). The park is also designated as Local Green Space.

A third mill-owning family – the Greenwoods of Bridgehouse and Vale Mills – donated land for an expansion of Cross Roads Park and for the 1926 almshouses (NDHA) on Haworth Road.

The remainder of the area provides a representative picture of mill village life at this time, with characteristic examples of terraced housing (e.g. in Annie, Ruth and Cecil Streets); places of worship (e.g. Methodist chapels/churches on both Halifax and Haworth Roads, including the listed Lees Methodist Church - built 1873) and associated vicarages; places of education and recreation (e.g. Lees Board School, Lees Village Institute); and village shops. Many of these have been identified as NDHAs. The majority of the area is of characteristic stone and Welsh Slate construction lending to it a uniform appearance, much as it would have been (albeit less weathered) some 150 years ago.

The village's shops warrant particular mention, boasting four remaining examples of former Co-operative stores buildings (all NDHAs). This includes the first co-operative shop in the village, built 1861 at East Terrace, off Haworth Road – one of the first hundred to be built nationally in the wake of the pioneering Lancashire movement. This fact is commemorated by a surviving window in the Central Co-operative Building on Haworth Road.

Key elements/features:

- 7 listed buildings/structures, together with 29 Non-Designated Heritage Assets;
- Late C19th/early C20th mills, mill owners residences, millworkers housing and civic/commercial mill village development, illustrative of late industrial revolution/Victorian England and its social history;
- Predominant local stone and Welsh slate building construction;
- Surviving early Co-operative store buildings illustrative of the notable growth of the movement in West Yorkshire in the late C19th and early C20th;
- Associations with historically important local figures, notably the Merrall and Haggas families.

**BASIS OF DESIGNATION: HISTORIC DEVELOPMENT; LIVED EXPERIENCE; ASSETS; LOCAL DISTINCTIVENESS**



#### 4. MURGATROYD

The area here christened ‘Murgatroyd’ (after the woodland which lies at its heart) sits on the western edge of Cross Roads, to the east of the Keighley and Worth Valley Railway. It comprises a significant section of the Bridgehouse Beck corridor (identified as ‘Green Infrastructure’), extending from Vale Mill in the north to Ebor Mill in the south. The Ebor Mill site itself, together with the nature reserve to the south are identified as ‘village greenspace’ in the RUDP and subject to the protection afforded by saved RUDP Policy OS7.

Murgatroyd is a largely open green area, save for the mills at its two extremities, which through its legacy of industrial archaeological heritage, tells the story of the area’s water-powered mills from c1800 onwards and the coming of the railway in the second half of the C19th.

##### The Mills

At the northern end of the area and corridor stands Vale Mill, to the north of Murgatroyd Wood (a Local Green Space). The oldest part of the mill is grade II listed, with the remainder identified as a Non-Designated Heritage Asset (NDHA). The Greenwoods of Vale Mill also built a surviving row of cottages and a Sunday school (now a private residence) at the northern end of Mytholmes Lane.

Between the mill and the wood is a complete mill goit (or goyt) which served Vale Mill. The goit is of substantial construction, partly in tunnel, but mostly exposed. The size of the structure is such that in part, it resembles a small tub boat canal - it is certainly comparable with, for example, the Shropshire Tub Boat Canal, although it never fulfilled a canal purpose.

The ‘ironmongery’ and other features associated with the goit, such as sluices and the like, together with overflow weirs, mill streams, mill races etc., remain completely extant and extend well into the woodland.

At the area’s southern end sits Ebor Mill, also grade II listed, together with its associated bridge and in-built weir. In addition, to the south of Ebor Lane and the mill, is to be found the former mill pond – now overgrown, returned to nature and of local wildlife value (NB an identified Local Wildlife Site (Airedale Spring Mill Pond) within the Ebor Mills Nature Reserve Local Green Space) – but a prime example of its kind.

##### The Railway

Extending south from the River Worth, are the routes of two ‘incarnations’ of the Keighley and Worth Valley Railway, the first built between 1865 and 1867 and subsequently abandoned in 1892, to be replaced by a new and the current route from Oakworth to Ebor Lane, known as ‘the deviation’.

The wood and its surrounding area in the valley bottom is of exceptional railway heritage interest, out of all proportion to its size and location. The initial building of the railway caused Mytholmes Lane to be significantly diverted and its original route can now be seen via an abandoned bridge over the Bridgehouse Beck whose purpose, without proper understanding and interpretation, is quite mystifying. Surviving piers/pillars from the original 1867 trestle bridge viaduct can also still be seen in the river wall and in the open field to the west of Vale Mill (NB site of the former mill pond).

The new route of Mytholmes Lane (a Public Right of Way), which winds round the hill, is an elongated ‘Z’ bend that avoids its original route over an abandoned, nearly buried, bridge and is a classic example, if not the classic example, of a railway-constructed road replacing a long-established footpath route. It is clearly built to railway standards and methods of construction.

Also situated in the wood are footpaths, built to replace the abandoned parts of Mytholmes Lane, which still have fencing (‘Midland Railway Unclimbable Fencing’) made by the Midland Railway Company at its Derby-based iron foundry.

Notably, this area was the location for most of the activity associated with the world-famous film ‘The Railway Children’.

Key elements/features:-

- Open and wooded landscape richly illustrative of C19th industrial development;
- Extensive surviving former mill and associated buildings;
- Extensive remains of water-based infrastructure associated with C19th water-powered mills;
- Extensive surviving C19th structures and remains associated with the development of the historic Keighley and Worth Valley Railway;
- Historic walking route;
- Association with culturally important and well-loved Railway Children film.

**BASIS OF DESIGNATION: SETTING; HISTORIC DEVELOPMENT; LIVED EXPERIENCE; OPEN/GREEN; ASSETS; LOCAL DISTINCTIVENESS**





## APPENDIX 3: GREEN INFRASTRUCTURE

### SOUTHERN PENNINE MOORS (UPLANDS) - AREA

The Southern Pennine Moors (or ‘Uplands’) form part of the “backbone of England”. They were given ‘Area’ status in Natural England’s 2009 Yorkshire and Humber Green Infrastructure Mapping Project, with their importance confirmed in updated work on the Bradford Ecological Habitat Network. They impinge significantly on the western half of the Neighbourhood Area.

The Southern Pennine Moors link the Yorkshire Dales National Park and Nidderdale Area of Outstanding Natural Beauty in the north with the Peak District National Park in the south and straddle the regional boundary between Yorkshire & Humber and North West regions, including to the west of Haworth. The moors comprise several large expanses of moorland which sit between the valleys of the Wharfe, Aire (NB fed by the Worth – see separate entry), Calder and Colne rivers.

This is the only upland landscape in the country not to have a statutory landscape designation but these large areas of moorland are internationally recognised for their biodiversity value both in terms of their habitats and the wildlife supported by them (NB identified as Special Protection Area (SPA), Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI)). Most of the moorland is accessible with large areas of open access land and the Pennine Way and Pennine Bridleway national trails as well as other footpaths. Investment in green infrastructure should aim to promote the positive management of the moors which, with large areas of upland peat, would not only be beneficial for wildlife but could also be used to sequester large amounts of carbon and reduce the effects of flooding by slowing water draining off the moors.

#### Function Indicators:-

Open Space: Most of the area is open access moorland.

Biodiversity: South Pennine Moors SPA/SAC/SSSI. Very large areas of Blanket Bog Biodiversity Action Plan (BAP) habitat.

Landscape: Iconic “Bronte” landscape.

Products from the Land: Much of the area is used for agriculture and for shooting.

Flood Risk: The area largely drains eastwards into the Rivers Aire (via the Worth), Calder and Colne. Flooding is a big issue in each of these rivers and positive upland management could reduce surface drainage by increasing the water retention capacity of the moorland.

Climate Change: The area is covered with large areas of blanket bog and upland peat which, if managed sensitively, will act as a significant carbon sink.

Accessibility: Pennine Way. Pennine Bridleway. Much of the area is open access moorland.

Recreation: Promoted access routes.

Cultural: Large number of scheduled monuments present as well as other undesignated cultural assets.

Tourism: Top Withens.

Poor Quality Environments: Degraded areas of upland peat. Areas blighted by major power lines.

### GREAT NORTHERN TRAIL AND SHIBDEN – SUB-REGIONAL CORRIDOR (S13)

This sub-regional corridor, as originally identified in Natural England’s 2009 Yorkshire and Humber Green Infrastructure Mapping Project and subsequently in updated work on the Bradford Ecological Habitat Network, connects the Worth Valley in the north to the Calder Valley in the south. As such, it forms a vital urban fringe link between the Aire and Calder Valleys. Its northernmost tip impinges slightly on the Neighbourhood Area near Bingley Road, Cross Roads, to the north east of the area.

The northern part of the corridor centres on the disused railway which ran from Thornton to Keighley. Sections of the old railway have been opened for walkers and cyclists by Sustrans and their aim is to complete the link from Keighley to Thornton with a link into central Bradford. The railway section of the corridor includes features of industrial and transport heritage including Thornton and Hewenden viaducts and built heritage such as Thornton Conservation Area. The section from Cross Roads to Keighley would need to pass through the 1400m Long Lees Moor Tunnel.

#### Function Indicators:-

Biodiversity: Brow Moor with Sugden End Local Wildlife Site. Upland Heath BAP habitat sites.

Products from the Land: Areas of agricultural land throughout the corridor.

Accessibility: Great Northern Trail Sustrans route (NB aspiration to extend north through Neighbourhood Area at Cross Roads). Bronte Way. Senior Way. Footpaths throughout the area.

Cultural: Keighley to Thornton railway line.



### WORTH VALLEY – DISTRICT LEVEL CORRIDOR (D82)

Entirely contained within Bradford, the Worth Valley links urban central Keighley with the South Pennine Uplands (see separate entry) to the south-west and is of district importance, as originally identified by Natural England in its 2009 Yorkshire and Humber Green Infrastructure Mapping Project and subsequently in updated work on the Bradford Ecological Habitat Network. It impinges significantly on the northern half of the Neighbourhood Area.

Fed from the uplands above Haworth and Oxenhope (via its tributary, Bridgehouse Beck – see separate entry), the River Worth runs through Haworth and then on through central Keighley before joining the River Aire to the north. From a relatively steep-sided valley, the corridor opens up into agricultural land with a well-developed rights of way network. The famous Keighley and Worth Valley steam railway runs along its length and, along with Haworth and the surrounding Bronte moors, adds to the corridor's tourism offer. Although this corridor exhibits 10 functions within the Neighbourhood Area, it has been classified as being at district level as it is relatively small scale.

#### Function Indicators:-

Openspace: Central Park, Haworth; Cross Roads Park.

Biodiversity: South Pennine Moors SSSI. Local Wildlife Sites at Brow Moor with Sugden End, Baden Street (Haworth) and Airedale Spring Mill Pond.

Landscape: The landscape of the corridor and wider valley is an important part of the attraction of the area to tourists. Combination of preserved railway buildings, historic industrial architecture and the fast flowing river create a quintessential northern landscape.

Products from the land: Agricultural land throughout the corridor – mainly to the south around Haworth and on valley sides.

Flood Risk: Management of water at the top of the catchment may reduce flood intensity at Keighley around the confluence of the River Worth with the Aire.

Accessibility: West Yorkshire Cycle Route, Bronte Way, Worth Way, good network of footpaths and bridleways throughout the corridor. Good access to open country.

Recreation: Cricket ground at Haworth. Promoted access routes.

Cultural: Bronte Parsonage, Haworth

Tourism: Keighley & Worth Valley Railway. Bronte Parsonage. Haworth.

Economic Growth: Tourism is very important to the economy of the area. As the landscape of the area is so important to the tourism industry it is important that the green appearance of the area is retained.

### BRIDGEHOUSE BECK – PART OF DISTRICT LEVEL CORRIDOR (D82)

The Bridgehouse Beck corridor extends from the southern boundary edge of the Neighbourhood Area at Hawkcliffe (where it enters the area from Oxenhope), through Haworth (in the Station Road/Mill Hey area), and then northwards between the Mytholmes area of Haworth to the west and The Lees area of Cross Roads to the east, to join the River Worth (see separate entry) near Vale Farm at the area's northern boundary. It takes in peripheral open land on both banks throughout its length.

The corridor is demonstrably multi-functional. It follows the Keighley and Worth Valley Railway throughout its length and is largely accessible and/or visible from a range of footpaths and pavement vantage points, notably from the well-promoted and interpreted Railway Children Walks and The Worth Way. It is flanked by various Local Green Spaces and Local Heritage Areas as identified in the Neighbourhood Plan, many of which have inherent wildlife value (e.g. Airedale Spring Mill Pond Local Wildlife Site, also known as Ebor Mills Nature Reserve). It also boasts sites of individual heritage value, including both listed buildings (e.g. Haworth Railway Station) and Non-Designated Heritage Assets (e.g. Bridgehouse Mill Goit). A large central swathe of the corridor, covering the Ebor Mills and Greenfield Farm areas, is identified as 'village greenspace' in the RUDP and subject to the protection afforded by saved RUDP Policy OS7.

While the corridor was identified as part of the River Worth district level corridor in Natural England's 2009 Yorkshire and Humber Green Infrastructure Mapping Project and in updated work on the Bradford Ecological Habitat Network, it is considered that for Neighbourhood Plan (i.e. land use planning purposes), it is necessary to define, map and describe it closely at local level, rather than relying on a broad brush, strategic approach. This is particularly the case, given that the corridor runs for most of its length through the urban, built-up area of Haworth, where land is largely outside of Green Belt and subject to a range of potential development pressures.

#### Function Indicators:-

Open Space: much of the corridor is flanked by areas of green open space including the following identified as Local Green Space (LGS) in the Neighbourhood Plan – Land to East of Sun Street/Ivy Bank Lane (Woodlands Estate); Land to west of Keighley and Worth Valley Railway; Ebor Mill Nature Reserve; Murgatroyd Wood.

Biodiversity: Airedale Spring Mill Pond Local Wildlife Site (Ebor Mill Nature Reserve). Other LGS with local wildlife value.

Landscape: The landscape of the corridor is an important part of the attraction of the area to tourists. Combination of 'iconic' "Railway Children" landscape, historic industrial architecture (e.g. mills) and the fast flowing beck create a quintessential northern landscape.

Products from the Land: some agricultural land within the corridor.

Flood Risk: The area drains northwards into the River Worth.

Accessibility: Railway Children Walks. The Worth Way. Good network of footpaths throughout the corridor.

Recreation: Promoted access routes.

Cultural: Number of listed buildings present as well as other non-designated cultural assets. Falls partly within Haworth Conservation Area and adjacent to three local heritage areas as identified in the Neighbourhood Plan.

Tourism: Keighley and Worth Valley Railway.

Economic Growth: Tourism is very important to the economy of the area. As the landscape of the area is so important to the tourism industry it is important that the green appearance of the area is retained.





## APPENDIX 4: LOCAL GREEN SPACE SITES ASSESSMENT

### SELECTION AND ASSESSMENT METHODOLOGY

Candidate Local Green Space (LGS) sites were identified from the following sources:-

- CBMDC's 2008 database and map of Haworth Open Space;
- CBMDC RUDP open space sites;
- Key Open Spaces as identified in CBMDC's Haworth and Stanbury Conservation Area Appraisals;
- Regionally and locally designated wildlife sites;
- NDP Steering Group local knowledge;
- NDO community consultation exercises.

Sites on the candidate list were assessed by NDP Steering Group members, using an assessment pro-forma based on NPPF LGS eligibility criteria. Each site was subject to a site visit, the pro-forma completed and a recommendation as to designation made. All site assessments were reviewed and moderated by the parish council's NDP planning consultants (Directions Planning Consultancy Ltd) and a final recommendation for each made and reported to the steering group by the consultants. The final decision as to designation or not was then made by the steering group and agreed by parish council full council.

11. Allotments off Main Street, Haworth	
Location	West of Main Street/north of Weaver's Hill car park, Haworth.
Size	0.45ha.
<b>Proximity to community served</b> (ref NPPF 100a)	Site sits on the western edge of Haworth village. Just off the village's main commercial thoroughfare and north of its main car park. The site potentially serves allotment holders village-wide, but given the village's small size, it is fair to say that the green space is in reasonably close proximity to (and reasonably accessible to) the community it serves.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	Yes – fully occupied. Many of the tenants have sheds and sitting areas within their allotted space.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes - identified as a 'key open space' in the Haworth Conservation Area Appraisal and as making 'a positive contribution to character'. Well-tended with all plots growing flowers, plants or vegetables during season. Also hens kept on two of the allotments.
<b>Historic significance</b> (ref NPPF 100b)	None known.
<b>Recreational value</b> (ref NPPF 100b)	Yes – fully occupied. Many of the tenants have sheds and sitting areas within their allotted space.
<b>Wildlife richness</b> (ref NPPF 100b)	Limited local value.
Summary Assessment/ Basis for Recommendation	This is an important community site, both local in character and in reasonably close proximity to the community it serves. It has particular local significance as a recreational resource, as evidenced by its full occupation and waiting list, and also landscape significance. Given its intensive use and obvious popularity, it is a demonstrably special space for local people.
Recommendation	<b>Designate as Local Green Space.</b>

126. Baden Street Woodland, Haworth	
Location	Immediately south of Spring Head Road, west of Baden Street and North View Terrace.
Size	2.02ha.
<b>Proximity to community served</b> (ref NPPF 100a)	The site has residential areas immediately to the north-west (Spring Head Mills development); to the east and the south, with the wider Mytholmes community of Haworth beyond. It serves a primarily local community (see below) and is in reasonably close proximity to that community.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The site is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – attractive woodland on north-facing slope down to the River Worth. The woodland extends 200m from Baden Street. The land slopes steeply in places down to Springhead Road and the River Worth. The land is undulating with a narrow beck running through the middle down into the Worth. The woodland is covered by a Tree Preservation Order.
<b>Historic significance</b> (ref NPPF 100b)	None known – wood is present on the Ordnance Survey Map of 1852.
<b>Recreational value</b> (ref NPPF 100b)	Yes – there is a well-used footpath linking Baden Street to Lord Lane. This is used by both serious walkers, local dog walkers and horse riders. The two permissive paths are part of the Haworth Conservation Walk and there is signage with maps outlining the routes, displayed on Lord Lane.
<b>Wildlife richness</b> (ref NPPF 100b)	Yes – designated as a Local Wildlife Site, ‘Baden Street (Haworth)’, with species-rich acid grassland and moderately species rich woodland. Local observation reports that the area has lots of wet bogs which support a good range of plant life. Full supporting survey data held by CBMDC. Falls within the River Worth corridor.
Summary Assessment/ Basis for Recommendation	This is an important community site, both local in character and in reasonably close proximity to the community it serves. It has particular local significance as an informal recreational and landscape resource and for its rich wildlife. Further, it forms part of a larger wildlife site to the east and of the River Worth district level corridor as identified in Natural England’s 2009 “Yorkshire and Humber Green Infrastructure Mapping Project.” Given its use and local appreciation, it is considered to be a demonstrably special space for local people. The site’s LGS designation would secure its additional recreational, landscape and wildlife benefits to the local community over and above the safeguards to its open status afforded by the existing Green Belt designation.
Recommendation	<b>Designate as Local Green Space.</b>

160. Brow Top Road	
Location	South of Brow Top Road, west of Black Moor Road and to the east of properties fronting Hebden Road.
Size	0.37ha.
<b>Proximity to community served</b> (ref NPPF 100a)	Space is located on south-eastern edge of Haworth with residential properties to the north on Brow Top Road and east on Hebden Road.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The space is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes - the space can be seen from the Haworth Main Street and Central Park areas and is part of the lower slopes of Brow Moor rising to east. There is a panoramic view across the valley of Haworth including the Main Street and conservation area.
<b>Historic significance</b> (ref NPPF 100b)	None known.
<b>Recreational value</b> (ref NPPF 100b)	Yes –the space is open with an unmade, but well-defined, footpath running from the east on Black Moor Road to the junction of Hebden Road and Brow Top Road. There is evidence of dog walking and a bench is situated in the middle of the area with views across to Haworth Main Street and the conservation area. This land is used by walkers and also as a picnic area in the summer months.
<b>Wildlife richness</b> (ref NPPF 100b)	Local - the land is a sloping triangular area of woodland with a mix of small trees and bushes providing local bird habitat. Space falls within the River Worth district level corridor as identified in Natural England’s 2009 “Yorkshire and Humber Green Infrastructure Mapping Project”.
Summary Assessment/ Basis for Recommendation	The space is both local in character and in close proximity to the residential area of Haworth Brow, as well as serving a wider constituency of visitors to Brow Moor to the east. It holds particular local landscape and recreational significance, as well as having some wildlife value. Its use and the presence of a bench indicates that it is demonstrably special to the local community. The site’s LGS designation would secure its additional landscape, recreational and wildlife benefits to the local community over and above the safeguards to its open status afforded by the existing Green Belt designation.
Recommendation	<b>Designate as Local Green Space.</b>

5. Cross Roads Park	
Location	West of Halifax Road & north of Haworth Road, Cross Roads.
Size	1.78 ha.
<b>Proximity to community served</b> (ref NPPF 100a)	Park sits at the heart of the local communities it serves, i.e. those of Barcroft, Bocking, Bingley Road and Lees that make up Cross Roads, just off the principal commercial streets of Haworth Rd and Halifax Rd.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The space is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – the Friends of Cross Roads Park have utilised funding to start restoration works on the park, including upkeep of walkways and grassed areas, planting and upkeep of trees within the park. It overlooks the Worth Valley railway route, Lees, Oakworth, Bogthorn, Exley Head and Ilkley Moor. Benches are located at the bottom of the park for people to take in the benefit of this scenic view.
<b>Historic significance</b> (ref NPPF 100b)	Yes – the park including bowling green were created in 1921, to commemorate the dead of World War I. The land for the park was donated by T.H. Haggas. The small original bowling pavilion is currently being restored. The “Rest House” within the park lists the 291 residents who served in the war, this includes the 39 that died fighting, and this was home to the bowling club in the 1990s at the height of its popularity. It was listed by Historic England in 2018 as a result of the efforts of local people. As well as a tablet outside the rest house, a tree was planted on 12th May 1937 to commemorate the coronation of King George VI and Queen Elizabeth. There are further plans for renovation of the park, all of which aim to enhance the facilities whilst taking the park back to its historic roots.
<b>Recreational value</b> (ref NPPF 100b)	Yes – the park is a lovely community park with something to offer everyone. It is regularly used by dog walkers, joggers, people taking a shortcut into the village on the way to the shops, children for playing football and basketball in the multi-use games area. It provides off-road cycling for younger riders in the skate park. The park hosts local family-orientated days that have been organised and run both by Bradford Council and the Friends of Cross Roads Park group. Local Brownie and Scout groups also use the park facilities. It is used by 50-100 people on a daily basis, with this number being higher in the summer months and when there is a park event. Cared for by Friends of Cross Roads Park.
<b>Wildlife richness</b> (ref NPPF 100b)	Limited - the host of trees and bushes within the park provide useful local wildlife habitat and link to the open fields to the north and River Worth beyond. The park forms part of the River Worth district level corridor as identified in Natural England’s 2009 “Yorkshire and Humber Green Infrastructure Mapping Project.”
Summary Assessment/ Basis for Recommendation	This is a very important community site, both local in character and in close proximity to the community it serves. It has particular local significance as a key recreational resource, valued also for its landscape character and historical connections. Further, it has strategic green network value. Given its intensive use and the level of care and interest taken in it by the local community, it is a demonstrably special space for local people.
Recommendation	<b>Designate as Local Green Space.</b>

127. Ebor Mill Nature Reserve, Haworth	
Location	South and west of Ebor Lane, east of Keighley and Worth Valley Railway, west of Mill Hey.
Size	1.93ha.
<b>Proximity to community served</b> (ref NPPF 100a)	Site sits on Haworth’s eastern edge bordered by houses on Ebor Lane and Mill Hey, and in close proximity to the Haworth Brow area of the village.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The site is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – an attractive area of woodland and wetland clearly visible from Ebor Lane, vantage points on Mill Hey and from the KWVR line. Inherent value for those visiting the site. Falls within a ‘village greenspace’ as identified in CBMDC’s RUDP.
<b>Historic significance</b> (ref NPPF 100b)	Yes – the reserve is centred on the former Ebor Mill millpond (identified as a Non-Designated Heritage Asset in this plan) which once powered the listed mill on the north side of Ebor Lane and on Bridgehouse Beck which fed/continues to feed the former pond, now wetland.
<b>Recreational value</b> (ref NPPF 100b)	Yes – there is formal access at Ebor Lane bridge, an information/interpretation board just inside the entrance and paths. The site was restored for public use by CBMDC, with funding from Airedale Springs Ltd and continues to be the responsibility of CBMDC. The site is not as well-used by local people as it could be. This is because it was allowed to become overgrown and unkempt following the closure of the mill and the loss of funding. Work by volunteers in recent months has however improved both appearance and wildlife habitat to community benefit.
<b>Wildlife richness</b> (ref NPPF 100b)	Yes – identified as a Local Wildlife Site (Airedale Spring Mill Pond). Position adjacent to Bridgehouse Beck affords it local corridor value. Supports fish in the beck; birds such as grey heron, kingfisher, grey wagtail, dipper, tawny owl, kestrel and sparrowhawk; brown hare and deer. Further, it forms part of the River Worth district level corridor as identified in Natural England’s 2009 “Yorkshire and Humber Green Infrastructure Mapping Project.”
Summary Assessment/ Basis for Recommendation	This is an important community site, both local in character and in close proximity to the community it serves. It has particular local landscape, historic, recreational and wildlife significance, being identified as including both a Local Wildlife Site and a Non-Designated Heritage Asset. The recent efforts of local volunteers indicates that its community value is on the increase. Given its significance on multiple levels and the community’s active interest in its wellbeing, it is a demonstrably special space for local people.
Recommendation	<b>Designate as Local Green Space.</b>

129. Gas Street Community Garden	
Location	Between Gas Street Car Park, Victoria Road and Oak/Apsley Street.
Size	0.223ha.
<b>Proximity to community served</b> (ref NPPF 100a)	The space lies just off Mill Hey and is embedded in the local Haworth Brow community, abutting terraced housing on Victoria Road, Prince Street and Oak Street.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The space is local in character. It was specifically created as a local 'community' garden.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – the space can be seen from the Haworth Brow area and breaks up the area of terraced housing that surrounds it. The users have a view of the Haworth Brow area and the moorlands towards Penistone Hill and beyond.
<b>Historic significance</b> (ref NPPF 100b)	None known.
<b>Recreational value</b> (ref NPPF 100b)	Yes – the space is used by the local residents, in particular local young people. The area is grassed and has a footpath crossing through linking Victoria Road to Oak Street and to the footpath to Mill Hey. The path and area is well-used by dog walkers and locals using the shops and businesses on Mill Hey. There is a purpose-built metal shelter with seating which was provided for the young people of Haworth to use as a meeting place. The area is gated with litter bins and full public access. The bins are being used and the littering problem and grassed areas indicate regular usage.
<b>Wildlife richness</b> (ref NPPF 100b)	Limited local - the trees and bushes within the area provide some useful local habitat in an otherwise heavily built-up area of the village, providing a home to birds and other wildlife.
Summary Assessment/ Basis for Recommendation	The space is both local in character and in close proximity to the community it serves. It has particular local recreational significance, notably for young people, together with some landscape and local wildlife interest. Given its origins as a community garden and its intensive local use, it is a demonstrably special space for local people.
Recommendation	<b>Designate as Local Green Space.</b>

130. Hall Green Baptist Chapel Burial Grounds, Haworth	
Location	At the junction of Bridgehouse Lane and Sun Street, Haworth.
Size	0.075.
<b>Proximity to community served</b> (ref NPPF 100a)	The space is well-embedded in the built-up area of Haworth village, close to the Coldshaw residential area.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The space is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – identified as both a 'key open space' and as 'providing a positive contribution to character' in the 2007 Haworth Conservation Area Appraisal. It affords key views/vistas to west, north and east, while itself forming the object of a key view/vista south down Rawdon Road. Despite its 'main road' location off Bridgehouse Lane, it offers a relatively tranquil area for contemplation.
<b>Historic significance</b> (ref NPPF 100b)	Yes – the burial grounds are to the east and south of Haworth's oldest still practicing religious building and contain the graves of families with long connections to Haworth and the Worth Valley.
<b>Recreational value</b> (ref NPPF 100b)	Yes – an integral part of an active, thriving Baptist church community. Contains graves belonging to many long-established families in the Worth Valley communities. Its historic links are integral to today's still active and thriving religious community. The grounds remain a place for quiet contemplation and memorial.
<b>Wildlife richness</b> (ref NPPF 100b)	No.
Summary Assessment/ Basis for Recommendation	The space is both local in character and in close proximity to the community it serves. It has particular local 'recreational', landscape and historic significance. Given its use and significance in the lives of many, it is a demonstrably special space for local people.
Recommendation	<b>Designate as Local Green Space.</b>

131. Haworth Brow Dean Street Portland Street	
Location	Between Portland Street, Hebden Road, Dean Street & Cliffe Street.
Size	0.66ha.
<b>Proximity to community served</b> (ref NPPF 100a)	Space sits on the eastern edge of the Haworth Brow residential area that it serves, with housing on Portland Street, Dean Street and Hebden Road abutting.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The space is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – this area can be seen from the Haworth Main Street and Central Park area and breaks up the mass of terraced housing which forms the Haworth Brow. Users have a view of the Haworth area and the moorlands towards Penistone Hill and beyond.
<b>Historic significance</b> (ref NPPF 100b)	None known.
<b>Recreational value</b> (ref NPPF 100b)	Yes – the space is used by the residents of the area. The area comprises open grassland with trees and scrub, well-used by walkers. The top of the area bordering with Hebden Road is tree-lined giving the area the feel of a park. The area is dissected by a footpath which links Dean Street diagonally to Cliffe Street and abutted on its northern edge by a path from Cliffe Street to Hebden Road (Right of Way 272). The grassed area and paths are regularly used by dog walkers and there is bench seating which gives a view over the valley to Haworth Central Park, Main Street and Mytholmes Lane areas. There are litter bins in use along the footpaths.
<b>Wildlife richness</b> (ref NPPF 100b)	Local - the trees and bushes on the site provide locally useful wildlife habitat in a predominantly closely built-up area. Site also acts as a stepping stone to the open countryside to the east, across Hebden Road.
Summary Assessment/ Basis for Recommendation	The space is both local in character and in close proximity to the community it serves. It has particular local landscape and recreational significance. Given its intensive community use, it is a demonstrably special space for local people.
Recommendation	<b>Designate as Local Green Space.</b>

1. Haworth Central Park	
Location	Rawdon Road/Butt Lane, Haworth.
Size	2.84ha.
<b>Proximity to community served</b> (ref NPPF 100a)	The park is centrally situated within Haworth village and serves the whole community as well as a wider visitor/tourist constituency.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The space is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – listed as a Historic Park and Garden by Historic England. Also identified as a ‘key open space’ in the Haworth Conservation Area Appraisal, with many ‘important trees’ and as ‘providing a positive contribution to character’. The park receives and affords many important views/vistas. On the 21st July 2006, Haworth Central Park was awarded a coveted Green Flag. Green Flag is the national award for parks and green spaces in England and Wales and is a means of recognising the park as a high quality green space. The park has kept this green flag status ever since.
<b>Historic significance</b> (ref NPPF 100b)	Yes - listed as a Historic Park and Garden by Historic England. On 17th November 1926 Emmott Rawdon Estate sold the land for the park to Haworth Urban District Council. On the 26 January 1929 Haworth Central Park was completed; “Site an excellent one but laying out has proved difficult due to steepness. Cost £11,000 so bowling green deferred until later”. On the 12th May 1937 a tablet was erected at Haworth Central Park to commemorate the opening of the bowling green and pavilion on the coronation day of their Majesties King George VI and Queen Elizabeth.
<b>Recreational value</b> (ref NPPF 100b)	Yes – prized local amenity for local people. It is well-used by dog walkers, joggers and of course children who just come to play. Events are held in the park and the local community benefits from taking part in the events and income that is provided as a result of this. Friends of Haworth Park work hard and have carried out numerous projects in the park, including securing a grant and restoring the parks bandstand in 2013. More recently they have worked on a project for a memorial garden to try to put a stop to memorials being placed in the surrounding moors. There is something for all ages from a play on the slide, to a simple stroll. Well-used by locals and tourists/visitors alike. The park forms part of the main tourist route from the KWVR Station into the village. The park hosts a full calendar of events from 1940s weekend, teddy bears picnics, Shakespeare in the park and steampunk festivals that are well received by tourists and the local community.
<b>Wildlife richness</b> (ref NPPF 100b)	Limited – provides local habitat in the built-up area of Haworth, with birds, squirrels and other wildlife seen in the park through the year.
Summary Assessment/ Basis for Recommendation	This is a very important community site, both local in character and in close proximity to the community it serves. It has particular local significance as a key landscape, historic and recreational resource. Given its intensive community use and community care/involvement, it is a demonstrably special space for local people.
Recommendation	<b>Designate as Local Green Space.</b>

2. Haworth Cricket Pitch	
Location	West Lane, Haworth.
Size	0.86ha.
<b>Proximity to community served</b> (ref NPPF 100a)	The pitch is located at the north-west corner of Haworth village. It serves the whole community and is as such in reasonably close proximity to that community.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The space is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – with uninterrupted open views to the bottom (northern) edge and open farmland, with stone walls and seating around for spectators.
<b>Historic significance</b> (ref NPPF 100b)	Yes – the formation of Haworth Wesleyan Cricket Club took place in 1887. This later became Haworth Methodists CC. The club is probably the oldest in the district to have maintained a continuous existence since formation.
<b>Recreational value</b> (ref NPPF 100b)	Yes – the cricket club has approximately 50 players registered and runs 8 coaching sessions for 5-11 year olds in June and July. Anyone and everyone are welcome to come inside the ground to watch the cricket, have a drink at the bar, or buy a cricket tea. Visitors to Haworth often visit and exclaim over the fabulous ground. The bar is open every Saturday afternoon out of season until the new year. It closes between then and reopens March for the start of season. The club (HCC) also hosts several cross country events organised by local athletics clubs. Add in charity events and open use to local organisations that make it a full support package for the local community. Haworth CC is a Community Amateur Sports Club (CASC) and they own the ground. The club has attained the ECB's coveted Clubmark standard since 2012. HCC hosts senior, open age cricket every Saturday between mid-April to mid-September. Playing in 22 league matches in total plus at least 2 Sunday cup games - more if they have a cup run. The club house was refurbished in 2011, and nearly 4 years ago after being awarded a Sport England grant of £50,000 to drain the outfield, this took nearly 2 years as the club still used the ground to play in season. Part of the agreement was that the pitch will remain as a sports field for at least 25 years. The club has an active committee who keep the grounds and facilities up to scratch. Recently they have added a LED 5 foot high scoreboard, and built a new scoreboard.
<b>Wildlife richness</b> (ref NPPF 100b)	None inherent. But falls within the River Worth district level corridor as identified in Natural England's 2009 "Yorkshire and Humber Green Infrastructure Mapping Project", having some strategic 'green network' value as a result.
Summary Assessment/ Basis for Recommendation	This is an important community site, both local in character and in reasonably close proximity to the community it serves. It has particular local significance as a recreational resource with additional landscape and historic interest, plus strategic green network value. Given its focus for community activity and being the only surviving cricket pitch in the Neighbourhood Area, it is demonstrably special to the local community. The site's LGS designation would secure its additional recreational, landscape and historic benefit to the local community over and above the safeguards to its open status afforded by the existing Green Belt designation.
Recommendation	<b>Designate as Local Green Space.</b>

133. Haworth Primary School Grounds	
Location	North of Acre Lane, east of Rawdon Road allotments, south of properties in Mytholmes Lane.
Size	3.55ha.
<b>Proximity to community served</b> (ref NPPF 100a)	The grounds are centrally situated within Haworth village and serve the school community throughout the village and beyond, as well as the wider community.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The grounds are local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – site is part of larger expanse of open green land, including 'the donkey fields' to the east which can be seen from Haworth Brow. It includes a line of 'important trees' (as identified in the Haworth Conservation Area Appraisal) separating the sports area from the nature area in the south-west of the site.
<b>Historic significance</b> (ref NPPF 100b)	None known.
<b>Recreational value</b> (ref NPPF 100b)	Yes - the grounds are used by the school for a variety of recreational purposes, including sports, play and nature studies. The areas are also publically accessible and open to the community. The area consists of a wooded area used for a nature trail by the primary school bordering on the Rawdon Road Allotments. There are two multi-use all-weather courts, again used by the school for all sports and outdoor activities throughout the academic year and for after-school clubs. The area has a football pitch and a separate all weather area which are part of Bradford Council land but open to the public. There is no local football team, however the field is used for school sports and by locals for playing of ball games and running. The all-weather area is used for local events including car boot sales and car parking at local events such as the Tour de Yorkshire, 40s and 60s weekends and Christmas events. Two well used public footpaths run along the site's east and north-east boundaries.
<b>Wildlife richness</b> (ref NPPF 100b)	Local - 0.4 hectares of nature trail (a permissive footpath) in the wooded area bordering Acre Lane and Rawdon Road allotments provide local habitat for wildlife and educational purposes. Falls within the River Worth district level corridor as identified in Natural England's 2009 "Yorkshire and Humber Green Infrastructure Mapping Project", having some strategic 'green network' value as a result.
Summary Assessment/ Basis for Recommendation	The space is both local in character and in close proximity to the community it serves. It has local recreational significance as well as some landscape and wildlife interest. Given its intensive use, by both the school and wider population, it is demonstrably special to the local community.
Recommendation	<b>Designate as Local Green Space.</b>

135. Land at Haworth Village Hall	
Location	Between village hall and Butt Lane.
Size	0.16oha.
<b>Proximity to community served</b> (ref NPPF 100a)	The space is centrally situated within Haworth village and serves the community/hall users throughout the village and beyond.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The space is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – site identified as ‘key open space’ and as ‘providing a positive contribution to character’ in the 2007 Haworth Conservation Area Appraisal (HCAA). Includes ‘important trees’ along its southern boundary and forms the focus of a key view/vista north from Central Park. Forms setting to the village hall ‘key unlisted building’ as identified in the HCAA.
<b>Historic significance</b> (ref NPPF 100b)	None known.
<b>Recreational value</b> (ref NPPF 100b)	Yes - used for a variety of purposes throughout the year. These include weddings, stalls and re-enactment activities on the 40s and 60s weekend, steampunk engine displays, scouts and youth services outdoor activities. There are a number of local fairs staged at the hall which also use this land outside for stalls or displays. The scouts also use this area as a safe overnight camping area.
<b>Wildlife richness</b> (ref NPPF 100b)	No.
Summary Assessment/ Basis for Recommendation	The space is both local in character and in close proximity to the community it serves. It has local recreational and landscape significance. Given its intensive community use and symbiotic link to the adjacent village hall, it is a demonstrably special space for local people.
Recommendation	<b>Designate as Local Green Space.</b>

162. Lees Methodists Church Grounds	
Location	Haworth Road, Cross Roads – opposite Lees Primary School & at west end of Douglas Street.
Size	0.066ha.
<b>Proximity to community served</b> (ref NPPF 100a)	The space lies at the heart of the Cross Roads community which it primarily serves.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The space is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	<p>At the front of the church are two lawn areas that are separated by an entrance path, many of the external walls in their distinctive stone are original. The gates at two of the entrances are original In front of church, near to the road 5 large old holly trees, of varying quality, but are as a group important to give height to that landscape, some reshaping would improve them.</p> <p>2 large beech trees - superb specimens, great majestic appearance and integral part of the landscape/townscape - very important feature of the village and worthy of TPOs. 1 fine silver birch, about 40 years since it was planted.</p> <p><b>Surrounding the car park</b></p> <p>2 large American lilacs planted about 40 years ago 2 large Cotoneaster, tree like, one with yellow berries/one with red berries 1 Mountain Ash (Sorbus ‘Sheerwater Seedling’) - beautiful columnar shape - planted 40 years ago 1 mature cherry 2 very large sycamores 1 Birch (in front garden) 1 large Poplar 1 fairly young Oak, probably 20 feet tall (Quercus rubra) 1 Christmas tree - nice specimen now some 20ft tall 1 Flowering Cherry</p> <p>In summary, the space provides an attractive well-treed part of the largely built-up Haworth Road/Cross Roads centre street scene.</p>
<b>Historic significance</b> (ref NPPF 100b)	Local - the church and its grounds have stood in Lees in the region of 170 years. The burial grounds house a lot of locally important people, including William and Sarah Midgley who gave money to the church and also built the almshouses, all the headstones in the alterations remain and can be visited and studied.
<b>Recreational value</b> (ref NPPF 100b)	The grounds are on occasion used by the church congregation and sometimes by the various groups who hire the church hall to the rear of the building. The grounds are a place for quiet contemplation and memorial.
<b>Wildlife richness</b> (ref NPPF 100b)	Limited local.
Summary Assessment/ Basis for Recommendation	The space is both local in character and in close proximity to the community it serves. It has particular local landscape and historic significance, plus some local informal recreational value. Given its use and significance in the lives of many, it is a demonstrably special space for local people.
Recommendation	<b>Designate as Local Green Space.</b>

6. Lees School Field, Lees, Cross Roads	
Location	Lees Bank Road/north of Lees Primary School.
Size	0.43ha.
<b>Proximity to community served</b> (ref NPPF 100a)	The site lies at the heart of the Cross Roads community which it primarily serves. Specifically abutting properties in Lees Bank Road, Lees Bank Drive & Valley View Gardens.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The space is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Limited local – it is a largely open grassland with mature trees surrounding the perimeter.
<b>Historic significance</b> (ref NPPF 100b)	Some – Lees opened as a primary school in 1899 and the school field is part of the original site.
<b>Recreational value</b> (ref NPPF 100b)	Yes – School field. This field was historically used for the village gala, which was successfully re-introduced in 2017. Ticket sales indicate it was attended by over 100 paying adults in the 1st year – there was no charge for children attending the event. This brought together the local community in a fun day for all and restored the community spirit that residents who live here enjoy. Without this field this community event would not be able to be held as there is not another site large enough to house it. The local scout group uses this field for outdoor activities. Also, the field is used for matches by local football teams, sports pitches being at a premium in the area.
<b>Wildlife richness</b> (ref NPPF 100b)	Limited local – Birds, squirrels as well as the occasional toad can be found.
Summary Assessment/ Basis for Recommendation	The space is both local in character and in close proximity to the community it serves. It has local recreational significance, plus some minor historic, landscape and wildlife interest. Given its intensive community use and symbiotic link to the adjacent primary, it is a demonstrably special space for local people.
Recommendation	<b>Designate as Local Green Space.</b>

4. Longacres Park/Massey Fields Play Area, Cross Roads	
Location	Extreme western end of Longacres Lane/Massey Fields, Cross Roads.
Size	0.17ha.
<b>Proximity to community served</b> (ref NPPF 100a)	The space is located on the western edge of Cross Roads adjacent to existing residential areas.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The space is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	No.
<b>Historic significance</b> (ref NPPF 100b)	None known.
<b>Recreational value</b> (ref NPPF 100b)	Yes – small park with slides and swings (NB the only set in the Cross Roads area) that is perfect for babies and younger children. It also has a grassed area to the side that is used by children playing football and dog walkers.
<b>Wildlife richness</b> (ref NPPF 100b)	Limited – A few trees border the park. Has some value by association with adjacent Murgatroyd Wood and Land Adjacent Longacres Park (identified LGSs 142 and 7 respectively) and as part of the River Worth district level corridor as identified in Natural England's 2009 "Yorkshire and Humber Green Infrastructure Mapping Project."
Summary Assessment/ Basis for Recommendation	The space is both local in character and in close proximity to the community it serves. It has particular local recreational significance as well as some wildlife interest. Given its intensive community use and the fact that it is the sole formal play area for young children in this part of Cross Roads, it is a demonstrably special space for local people. The site's LGS designation would secure its additional recreational benefit to the local community over and above the safeguards to its open status afforded by the existing Green Belt designation.
Recommendation	<b>Designate as Local Green Space.</b>



3. Mytholmes Rec, Haworth	
Location	North end of Victoria Avenue – opposite junction with Alma St/North View Terrace.
Size	0.1ha.
<b>Proximity to community served</b> (ref NPPF 100a)	The space sits at the northern tip of the Mytholmes residential area of Haworth.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The space is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	No.
<b>Historic significance</b> (ref NPPF 100b)	None known.
<b>Recreational value</b> (ref NPPF 100b)	Yes – the whole area is grassed and there are swings, little rocking horses, a slide & climbing frame. There are benches and a bin to help keep it tidy. Perfect for smaller children. Without this park, local children/families would have to go to Central Park. Recently had equipment painted in a community scheme.
<b>Wildlife richness</b> (ref NPPF 100b)	Space falls within the River Worth district level corridor as identified in Natural England's 2009 "Yorkshire and Humber Green Infrastructure Mapping Project."
Summary Assessment/ Basis for Recommendation	The space is both local in character and in close proximity to the community it serves. It has particular local recreational significance as well as some green network infrastructure value. Given its intensive community use and the fact that it is the sole formal play area for young children in this part of Haworth, it is a demonstrably special space for local people. This is further evidenced by the recently completed community painting scheme. The site's LGS designation would secure its additional recreational benefit to the local community over and above the safeguards to its open status afforded by the existing Green Belt designation.
Recommendation	<b>Designate as Local Green Space.</b>

12. Rawdon Road Allotments, Haworth	
Location	East side of Rawdon Road, Haworth (NB north of tennis courts).
Size	0.55ha.
<b>Proximity to community served</b> (ref NPPF 100a)	Site is centrally located within Haworth village. The site potentially serves allotment holders village-wide, but given the village's small size, it is fair to say that the green space is in reasonably close proximity to the community it serves.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The space is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – identified as a 'key open space' and as 'providing a positive contribution to character' in the Haworth Conservation Area Appraisal. 'Important trees' identified along its western boundary. Part of key views/vistas north and south along Rawdon Road. All the separate allotments are well tended with all of them growing flowers, plants or vegetables during season.
<b>Historic significance</b> (ref NPPF 100b)	Possibly dating back to the first distribution of allotment land by the Allotments Association following the post-WW1 Land Settlement Facilities Bill.
<b>Recreational value</b> (ref NPPF 100b)	Yes – a parish council controlled allotments since August 2013. Site has 24 Tenants. There is currently a waiting list that dates back to 2015 so the waiting time for an allotment is 2-3 years. There are 20 people on the waiting list. Many of the tenants have sheds and sitting areas within their allotted space.
<b>Wildlife richness</b> (ref NPPF 100b)	Limited local. But space falls within the River Worth district level corridor as identified in Natural England's 2009 "Yorkshire and Humber Green Infrastructure Mapping Project."
Summary Assessment/ Basis for Recommendation	This is an important community site, both local in character and in reasonably close proximity to the community it serves. It has particular local significance as a recreational resource, as evidenced by its full occupation and waiting list, and as a landscape resource within the context of Haworth Conservation Area. It also has some historic and wildlife value. Given its intensive use and obvious popularity, it is a demonstrably special space for local people.
Recommendation	<b>Designate as Local Green Space.</b>

161. St Michael & All Angels Churchyard, Haworth	
Location	Near the top of/west off Main Street, Haworth.
Size	0.57ha.
<b>Proximity to community served</b> (ref NPPF 100a)	The space sits on the western edge of Haworth village. Just off the village's main commercial thoroughfare and near to its main car park.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The space is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	<p>Yes - the space is identified as a 'key open space', containing many 'important trees' in CBMDC's 2007 Haworth Conservation Area Appraisal. Also as an area 'providing a positive contribution to character', affording many key views or vistas.</p> <p>The maintenance of the churchyard is done by CBMDC. Grass between the graves is cut up to six times a year. An inspection of the graves and trees are carried out twice a year by Bradford officers. All the trees are protected by Tree Preservation Orders.</p> <p>Originally the trees were planted around 1860 to soak up the water which runs through the graveyard from the moors.</p>
<b>Historic significance</b> (ref NPPF 100b)	Yes - it has been estimated that 42,000 bodies are buried in the churchyard, but an official figure is not known - the actual figure could be higher or lower. The oldest known grave is 1640 but the church was been at this location since the C15th and it appears earlier graves are missing. The burial registers go back to 1645. In 1849 as a result of the graveyard being overcrowded and badly drained, Patrick Bronte requested improvements. In 1850 as a result of a visit of General Board of Health, all future gravestones were not to be laid flat on the ground as they were limiting the growth of shrubs and not helping with body decomposition. Some graves contain whole families, with 14 bodies known to occupy one grave. In 1883 the graveyard was closed under the Burial Act 1853, by order of Queen Victoria. Although the Bronte family are buried under the church in a crypt, many visitors consider the churchyard is the Bronte Graveyard where they and their relatives and friends are buried.
<b>Recreational value</b> (ref NPPF 100b)	<p>Yes - there are two parts to the churchyard. The inner section which only covers a tenth of the whole area is still used by the current church. Weddings held at the church use this area for photographs of the event. The remaining area is classed as a 'closed graveyard'. It is a place set aside as the final resting place for the deceased of the Village and the surrounding area.</p> <p>The churchyard, although a burial ground, is also a garden; a place for quiet reflection and recreation. The Parish Church have placed a number of benches in the grounds for the use of locals and visitors. Thousands of visitors visit the graveyard every year examining the headstones. As stated above, many consider it to be the 'Bronte Graveyard'.</p> <p>One of the main footpaths from the top end of the village leads to one of the main car parks and out onto the moors. The footpath goes directly through the middle of the churchyard.</p>
<b>Wildlife richness</b> (ref NPPF 100b)	Limited Local - A large family of rooks live in the trees in the churchyard. Large number of plants also grow in the graveyard which in turn brings a variety of insects.
Summary Assessment/ Basis for Recommendation	The space is local in character and in close proximity to the local community it serves. Lying at the heart of Haworth's historic village and adjacent to Bronte Parsonage, it is also in close proximity to/readily accessible to Haworth's large tourist community. It has particular local landscape, historic and recreational significance, as well as some limited local wildlife value. It is in many ways demonstrably special to the local community.
Recommendation	<b>Designate as Local Green Space.</b>

13. Stanbury Cemetery, Stanbury	
Location	Junction Sun Lane/Lumbfoot Lane, Stanbury.
Size	0.58ha.
<b>Proximity to community served</b> (ref NPPF 100a)	The space lies a quarter of a mile from the east end of Stanbury village; a half mile from the village's western edge. As such, it can be reasonably argued that it is in reasonably close proximity to the community it largely serves.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The space is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes - well-treed perimeters make it an attractive feature in the otherwise sparsely vegetated landscape. Site affords good views of surrounding countryside.
<b>Historic significance</b> (ref NPPF 100b)	Yes - this cemetery was opened in 1888 and has 4 x graves from the 1st and 2nd World War.
<b>Recreational value</b> (ref NPPF 100b)	Yes - as place for quiet contemplation and to remember the local deceased of the village and local area.
<b>Wildlife richness</b> (ref NPPF 100b)	Yes - previously identified by CBMDC as a Bradford Wildlife Area. Falls within the River Worth district level corridor as identified in Natural England's 2009 "Yorkshire and Humber Green Infrastructure Mapping Project."
Summary Assessment/ Basis for Recommendation	The space is local in character and in reasonably close proximity to the community it serves. It holds particular local landscape, historic, recreational and wildlife significance. Given its use and significance in the lives of many, it is a demonstrably special space for local people. The site's LGS designation would secure its additional multiple benefits to the local community over and above the safeguards to its open status afforded by the existing Green Belt designation.
Recommendation	<b>Designate as Local Green Space.</b>

8. Stanbury Playground, Stanbury	
Location	South of Main Street adjacent Staunch Farm.
Size	0.03ha.
<b>Proximity to community served</b> (ref NPPF 100a)	The playground is centrally located in the village.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The space is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – the space is within the conservation area of Stanbury. It is identified in the Stanbury Conservation Area Appraisal as ‘key open space’ affording key views/vistas to the south/south-east, and as ‘providing a positive contribution to character’.
<b>Historic significance</b> (ref NPPF 100b)	None known.
<b>Recreational value</b> (ref NPPF 100b)	Yes – the playground is grassed and well maintained. It houses football nets, swings, a roundabout, see-saw, climbing frame and slide. There are interactive toys along the sides of the park for toddlers. The site benefits from benches and bins. The only park in Stanbury – well used by local children of all ages.
<b>Wildlife richness</b> (ref NPPF 100b)	No.
Summary Assessment/ Basis for Recommendation	The space is both local in character and in close proximity to the community it serves. It has particular local recreational significance as well as landscape value. Given its intensive community use and the fact that it is the sole formal play area for young children in the village, it is a demonstrably special space for local people. The site’s LGS designation would secure its additional recreational and landscape benefits to the local community over and above the safeguards to its open status afforded by the existing Green Belt designation.
Recommendation	<b>Designate as Local Green Space.</b>

10. West Lane Allotments, Haworth	
Location	West Lane/Church Street, Haworth.
Size	0.34ha.
<b>Proximity to community served</b> (ref NPPF 100a)	Site sits on the north-western edge of Haworth village. Just off the village’s main commercial thoroughfare and adjacent to the parsonage/museum car park. The site potentially serves allotment holders village-wide, but given the village’s small size, it is fair to say that the green space is in reasonably close proximity to (and reasonably accessible to) the community it serves.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The space is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes - all the separate allotments are well tended with all of them growing flowers, plants or vegetables during season. Identified as a ‘key open space’ in the Haworth Conservation Area Appraisal and as ‘providing a positive contribution to character’.
<b>Historic significance</b> (ref NPPF 100b)	None known.
<b>Recreational value</b> (ref NPPF 100b)	Yes – parish council allotments since August 2013. This site has 16 tenants. There is currently a waiting list that dates back to 2015 so the waiting time for an allotment is 2-3 years. There are 20 people on the waiting list. Many of the tenants have sheds and sitting areas within their allotted space.
<b>Wildlife richness</b> (ref NPPF 100b)	Limited local.
Summary Assessment/ Basis for Recommendation	This is an important community site, both local in character and in reasonably close proximity to the community it serves. It has particular local significance as a recreational resource, as evidenced by its full occupation and waiting list, and as a landscape resource within the context of Haworth Conservation Area. Given its intensive community use, obvious popularity and allied landscape significance, it is a demonstrably special space for local people.
Recommendation	<b>Designate as Local Green Space.</b>

138. West Lane Baptist Church Burial Grounds, Haworth	
Location	North and south sides of Baptist Church on north side of West Lane.
Size	0.010ha (0.038 at back, 0.056 at front).
<b>Proximity to community served</b> (ref NPPF 100a)	Space is located in the northern area of the village, but serves a village-wide community.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The space is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – south portion identified as a ‘key open space’ in the 2007 Haworth Conservation Area Appraisal. Both portions as areas ‘providing a positive contribution to character’. The rear burial ground is on the north side of the church and abuts a green lane which runs along the north edge of the burial ground. There are views over the River Worth Valley and across to Oakworth. The south facing burial ground runs along the front, southern aspect of the chapel and is bisected by a path leading to the main entrances of the chapel. The southern portion forms part of an identified ‘key view/vista’ from West Lane. Grounds form setting to the listed church.
<b>Historic significance</b> (ref NPPF 100b)	Yes – setting to listed church. Contains graves belonging to many long-established families in the Worth Valley communities.
<b>Recreational value</b> (ref NPPF 100b)	Yes – an integral part of an active, thriving church community. Contains graves belonging to many long-established families in the Worth Valley communities. The grounds remain a place for quiet contemplation and memorial.
<b>Wildlife richness</b> (ref NPPF 100b)	No. Space falls within the River Worth district level corridor as identified in Natural England’s 2009 “Yorkshire and Humber Green Infrastructure Mapping Project.”
Summary Assessment/ Basis for Recommendation	The space is both local in character and in close proximity to the community it serves. It has particular local landscape, historic and recreational significance, plus some green network infrastructure value. Given its use and significance in the lives of many, it is a demonstrably special space for local people.
Recommendation	<b>Designate as Local Green Space.</b>

139. West Lane Methodist Chapel Burial Grounds	
Location	To the rear of Haworth Methodist Chapel, West Lane, Haworth.
Size	0.175ha.
<b>Proximity to community served</b> (ref NPPF 100a)	Space is located in the northern area of the village but serves a village-wide community.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The space is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – identified as a ‘key open space’ in the 2007 Haworth Conservation Area Appraisal and as ‘providing a positive contribution to character’. The burial grounds are split into two separate portions. The first section is immediately adjacent to the chapel’s north-facing wall and runs down to a green lane that runs from Mytholmes, west to nearby farm land. It contains many ornamental graves. The overflow burial ground is on the opposite side of the green lane. Both facing wide open views of the Worth Valley and across to Oakworth. Forms setting to a ‘key unlisted building’ in the conservation area.
<b>Historic significance</b> (ref NPPF 100b)	Yes – the burial grounds belong to the Methodist Chapel. The original church was established by Rev. William Grimshaw in approx1753. Although the original building has been demolished, the current church operates out of the former Sunday School. Many long-established families in the area have ancestors interred within the burial ground.
<b>Recreational value</b> (ref NPPF 100b)	Yes – although the burial ground is closed, Haworth Methodist Chapel is still active and the grounds contain the graves of many current Worth Valley families. The grounds remain a place for quiet contemplation and memorial.
<b>Wildlife richness</b> (ref NPPF 100b)	None inherent. But space falls within the River Worth district level corridor as identified in Natural England’s 2009 “Yorkshire and Humber Green Infrastructure Mapping Project.”
Summary Assessment/ Basis for Recommendation	The space is both local in character and in close proximity to the community it serves. It has particular local landscape, historic and recreational significance, plus some green network infrastructure value. Given its use and significance in the lives of many, it is a demonstrably special space for local people. The site’s LGS designation would secure its additional multiple benefits to the local community over and above the safeguards to its open status afforded by the existing Green Belt designation.
Recommendation	<b>Designate as Local Green Space.</b>



## APPENDIX 5: LOCAL WILDLIFE SITE CITATION DOCUMENTS

### AIREDALE SPRINGS MILL POND

<b>Site Name/ Code:</b> Airedale Springs Mill Pond, BWA 081	<b>Location:</b> Haworth, Bradford
<b>Date of Survey:</b> 16/06/2011 & 12/08/2012 & 13/04/2017	<b>Surveyor:</b> E. Skinner, F Denham & Laura Price West Yorkshire Ecology
<b>Grid Reference:</b> SE035374	<b>Site Area (Ha):</b> 1.62
<b>Natural Area:</b> Southern Pennines	<b>Public Access:</b> Yes
<b>NVC Communities:</b> A111 (Phase 1), A112 (Phase 1), MG1, S4, S12, S28, W7	

*This designation does not confer any rights of public access*

#### Site Description

The Airedale Springs Mill Pond is located in the village of Haworth by the Ebor Mill Nature Reserve. Ebor Road is in line with the northern, and part of the eastern, boundary to the site, while the Keighley and Worth Valley Railway runs alongside the western boundary, with agricultural grazing fields beyond. There is housing and developed areas bordering the lower eastern and southern part of the site. The Brighouse Beck runs through the centre of the site. There is a public path on one side of the river.

There is an island to the central area of the site, surrounded by the Brighouse Beck. The vegetation here, and along much of the borders of the beck, is W7 wet woodland. The species composition includes: abundant *Salix fragilis*, occasional *Alnus glutinosa*, and rare *Betula pubescens* in the canopy, rare *Salix cineria* and *S. caprea* in the shrub layer, and in the ground flora: occasional *Phalaris arundinacea*, *Deschampsia cespitosa*, *Epilobium hirsutum*, *Ranunculus repens* and *Urtica dioica*, and rare *Angelica sylvestris*, *Carex pendula*, *Cardamine amara* and *Caltha palustris*.

There is some A112, broad-leaved planted woodland, running down the western side of the site. This contains: occasional *Alnus glutinosa* and *Ulmus glabra* in the canopy, occasional *Crataegus monogyna*, and rare *Corylus avellana* and *Prunus padus* in the shrub layer, and occasional *Rubus fruticosus*, *Ranunculus repens*, *Urtica dioica* and *Geum urbanum*, and locally frequent *Aegopodium podagraria*, *Holcus lanatus*, *H. mollis*, *Impatiens glandulifera* and *Poa trivialis* in the ground flora.

To the eastern side of the site there is a sloping bank and this is covered by regeneration (secondary) woodland which is recorded as A111 (Phase 1) broad-leaved semi-natural woodland. Species here include: frequent *Fraxinus excelsior* and rare *Acer pseudoplatanus* in the canopy layer, occasional *Crataegus monogyna* in the shrub layer, and occasional *Rubus fruticosus* and rare *Blechnum spicant*, *Geum urbanum* and *Taraxacum officinale* agg. in the ground flora.

To the eastern side of the site there is a sloping bank and this is covered by regeneration (secondary) woodland which is recorded as A111 (Phase 1) broad-leaved semi-natural woodland. Species here include: frequent *Fraxinus excelsior* and rare *Acer pseudoplatanus* in the canopy layer, occasional *Crataegus monogyna* in the shrub layer, and occasional *Rubus fruticosus* and rare *Blechnum spicant*, *Geum urbanum* and *Taraxacum officinale* agg. in the ground flora.

There are some sections of MG1 neutral grassland dotted through the western side of the site. These contain frequent *Dactylis glomerata* and *Ranunculus repens*, occasional *Alopecurus pratensis*, *Anthriscus sylvestris*, *Galium aparine*, *Heracleum sphondylium*, *Holcus lanatus*, *Poa trivialis*, *Rubus fruticosus*, *Vicia sepium* and *Lapsana commune*, locally frequent *Urtica dioica*, and rare *Arrhenatherum elatius* and *Leucanthemum vulgare*.

There are patches of vegetation on the waters-edge and this is made up of S4 *Phragmites australis* swamp, S28 *Phalaris arundinacea* tall-herb fen and S12 *Typha latifolia* swamp, as well as some mats of A7 *Nymphaea alba*. Also present here are locally abundant *Petasites hybridus*, locally frequent *Urtica dioica*, and occasional *Iris pseudacorus*.

There is a short hedge to the north-west of the site and this contains occasional *Symphoricarpos albus*, rare *Cotoneaster horizontalis*, *Corylus avellana*, *Sorbus aucuparia*, *Crataegus monogyna* and *Alnus glutinosa*.

A stone wall runs down part of the western edge of the site and species present here are occasional *Dryopteris dilatata* and *Festuca rubra*, locally frequent *Cymbalaria muralis*, and rare *Dryopteris filix-mas* and *Stachys sylvestris*.

There were quite a few birds present in the scrub around the river, and species recorded here include: long-tailed tit, blackcap and blue tit, singing males of wren, willow warbler and blackbird, and Canada goose and mallard both with young. Stonefly larvae were seen in the water. An information board adjacent to the site, which is for the Ebor Mill Nature Reserve, states that there are bullhead and brown trout locally in the river. Otters have been recorded nearby.

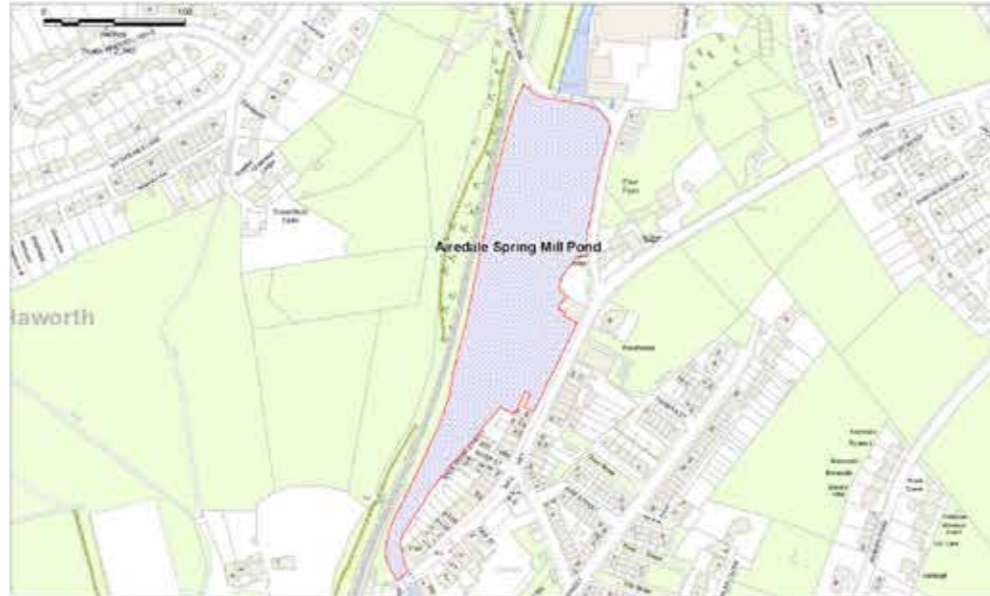
#### Ecological Evaluation

The W7 wet woodland scores 10/10 and so meets Criteria Wd3 for species diversity. The S4 swamp in the northern corner of the site scores 12/10 and so meets Criteria Sw1 for species diversity.

The whole site should be included within the LWS boundary as it makes sense to use the original boundaries.

**West Yorkshire Local Sites Partnership  
Local Wildlife Site**

**Site name:** Airedale Spring Mill Pond, Haworth  
**Planning authority:** Bradford  
**Grid reference:** SE035374  
**Date of review:** 16/11/2017  
**Date approved by LS Partnership:** 14/12/2017  
**Site boundary:**



**Qualifying criteria:**

Wd3 – species rich wet woodland  
 Sw1 – species rich swamp

**Criteria version:** 14/12/2017

Registry of Deeds, Newstead Road, Wakefield, WF1 2DE, [ecology@wyjs.org.uk](mailto:ecology@wyjs.org.uk)

Unauthorised reproduction infringes Crown copyright. No further copies may be made. Reproduced from the Ordnance Survey digital mapping with the permission of Ordnance Survey on behalf of Her Majesty's Stationery Office. (c) Crown copyright. Licence No LA 076406, © WYE

**BADEN STREET**

<b>Site Name/ Code:</b> Baden Street, Haworth	<b>Location:</b> Haworth, Bradford
<b>Date of Survey:</b> 14/07/2011 & 2017	<b>Surveyor:</b> E. Skinner, Fiona Denham & Laura Price West Yorkshire Ecology
<b>Grid Reference:</b> SE031377	<b>Site Area (Ha):</b> 2.31
<b>Natural Area:</b> Southern Pennines	<b>Public Access:</b> Part footpath, very steep sided woodland
<b>NVC Communities:</b> W10, W16, U5	

*This designation does not confer any rights of public access*

**Site Description**

This small woodland site is situated in Mytholmes, north-east of Haworth. Spring Head Road runs adjacent to the northern boundary of the site alongside the River Worth. There is a steep gradient within the wood, sloping down to the north, to the edge of the river, with housing over on the opposite side of the road as well as to the east of the site. An area of unimproved acid grassland lies directly adjacent to the southwest of the site. Semi-improved grassland further out to the west and to the south. An area of developing woodland lies adjacent to the north-west boundary. A stone wall encircles much of the site.

The site consists of W10 and W16 broadleaved woodland. The W10 community contains a canopy of: frequent *Acer pseudoplatanus*, occasional *Quercus robur* and *Betula pubescens*, and rare *Quercus petraea*. The shrub layer holds: frequent *Sambucus nigra*, locally frequent *Prunus padus* and *Salix cinerea* and rare *Sorbus aucuparia* and *Ilex aquifolium*. In the ground flora *Dryopteris dilatata*, *Holcus mollis* and *Poa trivialis* are frequent, while *Rubus fruticosus*, *Digitalis purpurea* and *Urtica dioica* are occasional, and *Hyacinthoides non-scripta* and *Millium effusum* are locally frequent. Alongside the beck *Chrysosplenium oppositifolium* and *Ranunculus repens* are locally abundant.

The W16 woodland canopy is made up of: abundant *Betula pubescens*, and rare *Quercus robur*, *Acer pseudoplatanus*, *Fraxinus excelsior* and *Sorbus aucuparia*, while shrubs include: occasional *Ilex aquifolium* and rare *Salix caprea*. The ground flora includes: occasional *Deschampsia flexuosa*, *Dryopteris dilatata* and *Rubus fruticosus*, locally abundant *Luzula sylvatica* and locally frequent *Oxalis acetosella*. *Vaccinium myrtillus* is rare.

There are a few quite mature trees throughout the acid woodland (W10 & W16), including oak, birch and ash. These are a valuable habitat for a wide range of species and features include dead or decaying wood, ivy covered limbs and some rot holes in the bark.

There are a couple of small sections of scrub, to the north-east and north-west corners of the site, containing: occasional *Sambucus nigra*, locally abundant *Rubus fruticosus*, locally frequent *Salix cinerea* and *Fraxinus excelsior* and rare *Crataegus monogyna*.

To the north-east side of the site is a section of OV27 dominated by *Chamerion angustifolium*, with occasional *Urtica dioica* and *Epilobium montanum*. There are also a couple of small sections of OV24 at this part of the site, which is made up of abundant *Urtica dioica*, frequent *Rubus fruticosus*, occasional *Epilobium montanum* and *Anthriscus sylvestris*.

An area of unimproved acid grassland lies adjacent to the site to the west on a steep northeast facing bank. The grassland is dominated by *Nardus stricta* with frequent *Deschampsia flexuosa* and *Luzula campestris*. *Festuca ovina* and *Juncus squarrosus* are occasional. Other occasionally occurring species include occasional *Calluna vulgaris*, *Vaccinium myrtillus* and *Potentilla erecta*. *Hyacinthoides non-scripta* and *Blechnum spicant* are locally occasional but rare.

#### Ecological Evaluation

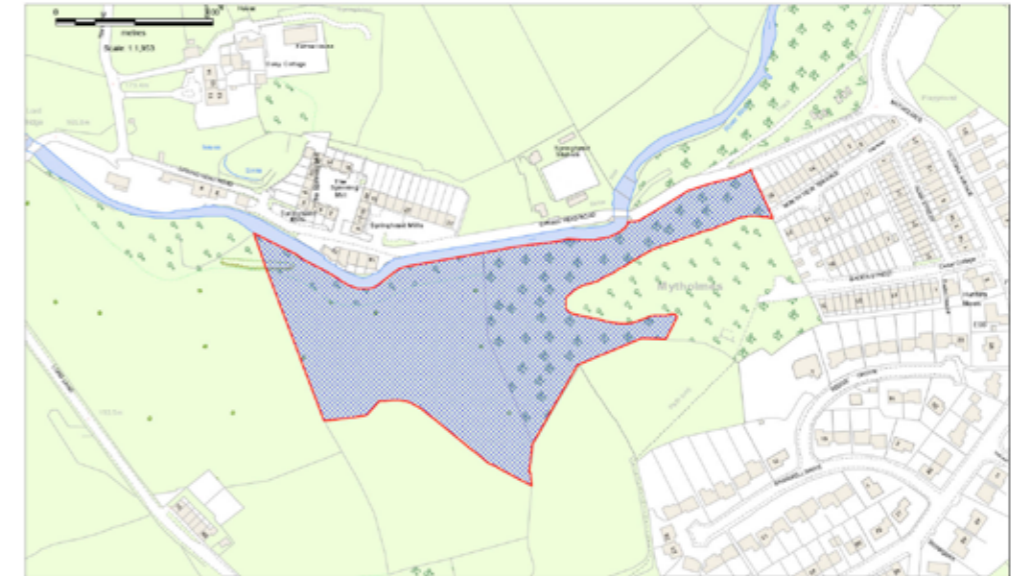
The acid woodland within the site (W10 & W16) just falls short of Criteria Wd3, as it is semi-natural woodland over 0.5 hectares with a species score of 7/8. However, the site meets Criteria Wd6, as it is within 20% of the qualifying criteria and within 500m of another designated woodland site (Airedale Spring Woods). Both sites are within the WHN and are connected via the WHN.

Additional area The acid grassland to the west of the site should be included in the LWS boundary as it meets Criteria Gr4 scoring 8/8 from Table 3.



### West Yorkshire Local Sites Partnership Local Wildlife Site

**Site name:** Baden Street, Haworth  
**Planning authority:** Bradford  
**Grid reference:** SE031377  
**Date of review:** 16/11/2017  
**Date approved by LS Partnership:** 14/12/2017  
**Site boundary:**



**Qualifying criteria:**  
Wd6 – moderately species rich woodland  
Gr4 – species rich acid grassland

**Criteria version:** 14/12/2017

Registry of Deeds, Newstead Road, Wakefield, WF1 2DE, [ecology@wyjs.org.uk](mailto:ecology@wyjs.org.uk)

Unauthorised reproduction infringes Crown copyright. No further copies may be made. Reproduced from the Ordnance Survey digital mapping with the permission of Ordnance Survey on behalf of Her Majesty's Stationery Office. (c) Crown copyright. Licence No LA 076406, © WYE

## BROW MOOR SUGDEN END EXTENSION

<b>Site Name/ Code:</b> Sugden End extension to Brow Moor	<b>Location:</b> Haworth, Bradford
<b>Date of Survey:</b> 12/09/2012 & 27/06/2017	<b>Surveyor:</b> E. Skinner & Fiona Denham West Yorkshire Ecology
<b>Grid Reference:</b> SE043373	<b>Site Area (Ha):</b> 1.22 proposed LWS boundary (16.49 original BWA boundary)
<b>Natural Area:</b> Southern Pennines	<b>Public Access:</b> Public footpath across part of site
<b>NVC Communities:</b> H12, S12, S28, U4, M6, wet woodland/scrub	

*This designation does not confer any rights of public access*

### Site Description

Sugden End is located next to Haworth, with the town spanning to the north and west of the site. It is of geological interest as it is a glacial overflow channel. There are some agriculturally improved grazing fields adjacent to the site. Brow Moor LWS is situated directly to the south of this site, designated for its dry heath/wet heath/blanket bog communities (Mo1 and Fe5).

A small disused reservoir is present to the western part of the site. There is area of open water with Salix scrub along the margins with swamp vegetation along the waters-edge with patches dominated by Typha latifolia mainly along the northern and eastern edge of the reservoir. This best fits NVC community S12 Typha latifolia swamp. An area along the southern edge of the reservoir is dominated by rushes including Juncus effusus, Juncus acutiflorus and Eleocharis palustris. Other waters-edge species include Galium palustre, Phalaris arundinacea, Juncus bulbosus, Ranunculus flammula, Sphagnum spp., Potamogeton polygonifolius, Carex echinata, C. viridula, Hydrocotyle vulgaris, Eriophorum angustifolium, Molinia caerulea, Equisetum fluviatile and Phragmites australis.

Bordering the southern part of the reservoir is an area of M6 Carex echinata – Sphagnum recurvum/auriculatum mire community. This mire is species rich with locally abundant to frequent Carex echinata, C. viridula, Eriophorum angustifolium, Sphagnum spp., Hydrocotyle vulgaris and occasional Carex ovalis, Anthoxanthum odoratum, Molinia caerulea, Dactylorhiza maculata, D. fuchsii, D. praetermissa, D. x grandis, Ranunculus flammula, Viola palustre, Equisetum palustre, Oreopteris lymbosperma, Juncus bulbosa, J. articulatus, J. acutiflora, Myosotis secunda, Lotus pedunculatus and Carex panicea.

Small localised areas of running water through the M6 mire comprise locally dominant and abundant Potamogeton polygonifolius, Carex echinata, C. viridula, C. nigra, Equisetum fluviatile, Eriophorum angustifolium, Lemna minor and Ranunculus sp. (water-crowfoot).

An area of wet woodland lies to the southeast of the reservoir with a canopy comprising a mix of Salix cinerea, S. capraea and S. fragilis. This woodland/scrub comprises a species rich herb layer with species including Hydrocotyle vulgaris, Molinia caerulea, Ranunculus flammula, Viola palustre, Myosotis secunda, M. scorpioides, Lotus pedunculatus and Equisetum fluviatile.

There were a number of swallows feeding overhead.

To the south of the reservoir is a steep bank comprising dry heath which adjoins Brow Moor LWS. This best fits NVC community H12 Calluna vulgaris - Vaccinium myrtillus heath. This contains abundant Calluna vulgaris, frequent Vaccinium myrtillus, occasional Galium saxatile, Festuca ovina, Agrostis capillaris, Holcus lanatus, Deschampsia flexuosa, Blechnum spicant and Athyrium filix-femina, and locally frequent Rubus fruticosus.

The field to the east comprises a mix of neutral and acid grassland and dry heath. The dry heath is present on towards the southern boundary and is on a steep slope. This is also H12 and contains species including abundant Vaccinium myrtillus, frequent Festuca ovina, occasional Calluna vulgaris, Deschampsia flexuosa, Agrostis capillaris, Nardus stricta, Blechnum spicant, Juncus effusus and J. squarrosus.

The acid grassland present is of the U4 community. The species list includes frequent Holcus lanatus and Agrostis capillaris, occasional Anthoxanthum odoratum, Festuca ovina, Nardus stricta, Deschampsia flexuosa, Galium saxatile and Potentilla erecta, as well as occasional sprigs of Vaccinium myrtillus and Calluna vulgaris.

### Ecological Evaluation

Sugden End is now proposed as an extension to Brow Moor which lies on adjacent land to the south and west. The proposed boundary includes the reservoir and surrounding poor fen and swamp communities and the dry heath/acid grassland to the south and east of the reservoir.

The swamp vegetation meets Criteria Sw1 and Sw2 scoring 13/10 and 6/5 respectively for swamp species diversity. The woodland/scrub meets Criteria Wd3 scoring 10/10 for wet woodland species diversity.

The M6 acid flush, adjacent to the reservoir is species rich scoring 15/8 for poor fen Fe4 but is less than the required 0.25 hectares to qualify (bordering willow scrub, rush and pond areas have also been included within the proposed boundary, as part of the wetland unit).

The wet woodland scores 10/10 against Wd3 but is only 0.33ha in size and therefore does not qualify under Wd3.

The heathland habitat covers less than 10 hectares, and so does not meet Criteria Mo1. It is suggested that the Sugden End site should be added to the adjacent Brow Moor LWS as it contains the same habitats and similar communities and directly adjoins the site. This will enable the whole of the Sugden End site (with revised boundary), including the acid grassland/dry heath, fen, swamp, to meet Criteria Mo1.

The U4 acid grassland, in the field to the east of the reservoir, is close to meeting Criteria Gr4. It scores 9/8 for acid grassland species diversity and is over 0.25ha, but it covers less than 50% of the entire field area.

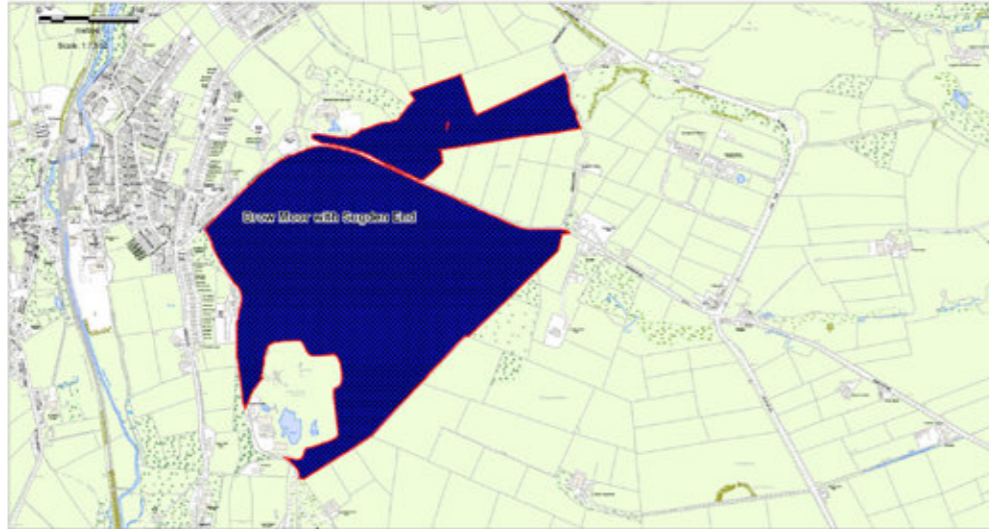
The Brow Moor with Sugden End is 42.61ha and meets mixed habitat criteria Mh2 supporting wet heath/bog (4), dry heath (3), lowland acid grassland (4), open water and swamp (2), secondary semi-natural woodland (2), scrub communities of more than one species (2), Wildlife Habitat Network (2) scoring 19/12 from habitats in table 15.

The semi-improved grassland surrounding the reservoir originally within the BWA has been removed from the proposed site boundary. The bank comprising scrub along the west of the site has also been removed from the proposed site boundary.



**West Yorkshire Local Sites Partnership  
Local Wildlife Site**

**Site name:** Brow Moor with Sugden End  
**Planning authority:** Bradford  
**Grid reference:** SE042367  
**Date of review:** 16/11/2017  
**Date approved by LS Partnership:** 14/12/2017  
**Site boundary:**



**Qualifying criteria:**

- Mo1 – large heathland unit
- Fe4 – species-rich lowland acid mire within another qualifying habitat
- Sw1 – species rich nutrient rich swamp
- Mh2 – Mixed habitats

**Criteria version:** 14/12/2017

Registry of Deeds, Newstead Road, Wakefield, WF1 2DE, [ecology@wyjs.org.uk](mailto:ecology@wyjs.org.uk)

Unauthorised reproduction infringes Crown copyright. No further copies may be made. Reproduced from the Ordnance Survey digital mapping with the permission of Ordnance Survey on behalf of Her Majesty's Stationery Office. (c) Crown copyright. Licence No LA 076406, © WYE

**PENISTONE HILL COUNTRY PARK**

<b>Site Name/ Code:</b> Penistone Hill Country Park, BWA 064	<b>Location:</b> Haworth, Bradford
<b>Date of Survey:</b> 09/09/2011	<b>Surveyor:</b> E. Skinner, West Yorkshire Ecology
<b>Grid Reference:</b> SE021367	<b>Site Area (Ha):</b> 73.96
<b>Natural Area:</b> Southern Pennines	<b>Public Access:</b> Yes, open access
<b>NVC Communities:</b> H9, H9e, H12, M16, M25, MG1, MG6, U4, U5	

*This designation does not confer any rights of public access*

**Site Description**

Penistone Hill Country Park is located on the eastern fringe of the South Pennine Moors SAC/ SPA/ SSSI, and it lies to the west of the village of Haworth. It is a relatively large site, with a vegetative cover of mostly heathland and mire. There is a cemetery within the northern boundary of the site, and to the east of this is Dimples Quarry, Haworth, a RIGS site, from which sandstone was extracted in the past. The site is well used by locals for informal recreation.

There are a few different heath communities present, one of which is H9, which covers some of the central part of the site. Calluna is abundant here, and other species include: occasional *Deschampsia flexuosa*, *Rumex acetosa* and *Hypochaeris radicata*, and locally frequent *Pilosella officinarum* and *Athyrium filix-femina*. Where *Molinia caerulea* is frequent, with occasional *Vaccinium myrtillus*, and an otherwise similar range of species, this is indicative of the H9e sub-community.

H12 heath is also present, particularly to the north of the site. This also contains abundant *Calluna vulgaris*, *Vaccinium myrtillus* is frequent, *Vaccinium vitis-idaea* and *Erica cinerea* are occasional. Other species include: occasional *Agrostis capillaris*, *Deschampsia flexuosa* and *Athyrium filix-femina*.

M16 wet heath is present across parts of the site. The key species are: abundant *Molinia caerulea*, frequent *Calluna vulgaris*, occasional *Erica tetralix*, *Agrostis capillaris*, *Trichoporum cespitosum* and *Deschampsia flexuosa*, and locally abundant *Sphagnum* moss.

There are some sections of M25 mire, which hold abundant *Molinia caerulea*, with frequent *Deschampsia flexuosa*, occasional *Galium saxatile*, *Holcus mollis* and *Rumex acetosa*, locally frequent *Juncus effusus*, and rare *Potentilla erecta*.

U4 acid grassland covers a few small sections within the site. The species list includes: frequent *Agrostis capillaris*, occasional *Deschampsia cespitosa*, *D. flexuosa*, *Cynosurus cristatus*, *Juncus squarrosus*, *Calluna vulgaris*, *Vaccinium myrtillus*, *Rumex acetosa*, *Euphrasia* agg., and *Trifolium pratense*, and locally frequent *Lotus corniculatus* and *Pilosella officinarum*.

U5 acid grassland is present, in some small sections, and contains: abundant *Nardus stricta*, occasional *Holcus lanatus*, *Agrostis capillaris*, *Galium saxatile*, *Juncus effusus*, *J. squarrosus* and *Molinia caerulea*.

Sections of MG1 neutral grassland are present, particularly along some of the paths and boundary features. This sometimes occurs as thin strips and it has not always been possible to map. Species present include: frequent *Arrhenatherum elatius* and *Dactylus glomerata*, occasional *Urtica dioica*, *Elymus repens*, *Vicia cracca* and *Trifolium pratense*, and rare *Potentilla erecta* and *Campanula rotundifolia*.

A more managed and lower growing neutral grassland covers some small parts of the site. This contains: frequent *Holcus lanatus* and *Agrostis capillaris*, occasional *Lolium perenne*, *Cynosurus cristatus*, *Festuca rubra*, *Dactylis glomerata*, *Trifolium pratense*, *Rumex acetosa*, *Lotus corniculatus* and *Achillea millefolium*.

A number of small ponds are present throughout the site and the vegetation surrounding these is usually rushy. There are also a couple of other small rushy sections on the site. Species include: frequent *Juncus effusus*, locally abundant *Juncus bufonis* and *Typha latifolia*, locally frequent *Eriophorum angustifolium*, *Potamogeton natans*, *Glyceria fluitans*, *Juncus articulatus* and water crowfoot.

Some scattered scrub is present at the site, and species include: occasional *Alnus glutinosa*, *Betula pendula*, *B. pubescens* and *Pinus sylvestris*, and locally abundant *Rubus fruticosus*.

Common frog and an emperor dragonfly were seen during the site visit. Signs of deer were also present.

### Ecological Evaluation

The site, as a whole, is predominantly covered by upland dry heathland and wet heath. The H12 and H9e dry heath sections are close to meeting Criteria M01, but cover a combined total of 22 hectares, which is less than 50% of the total area (74 hectares) of the site. The H9 dry heath community on the site only contains one widely distributed dwarf shrub species, and so does not meet Criteria M01.

The site has a combined habitat diversity score of 13/12 points, which meets the threshold value for Criteria Mh2.

There are a number of small sections of acid grassland throughout the site, which contain a range of scoring species, but do not meet the criteria for Gr3/Gr5.

A breeding bird survey was carried out in 2012, and though provides useful habitat for a range of species, it was found not to qualify under these criteria.

## West Yorkshire Local Sites Partnership Local Wildlife Site

**Site name:** Penistone Hill Country Park

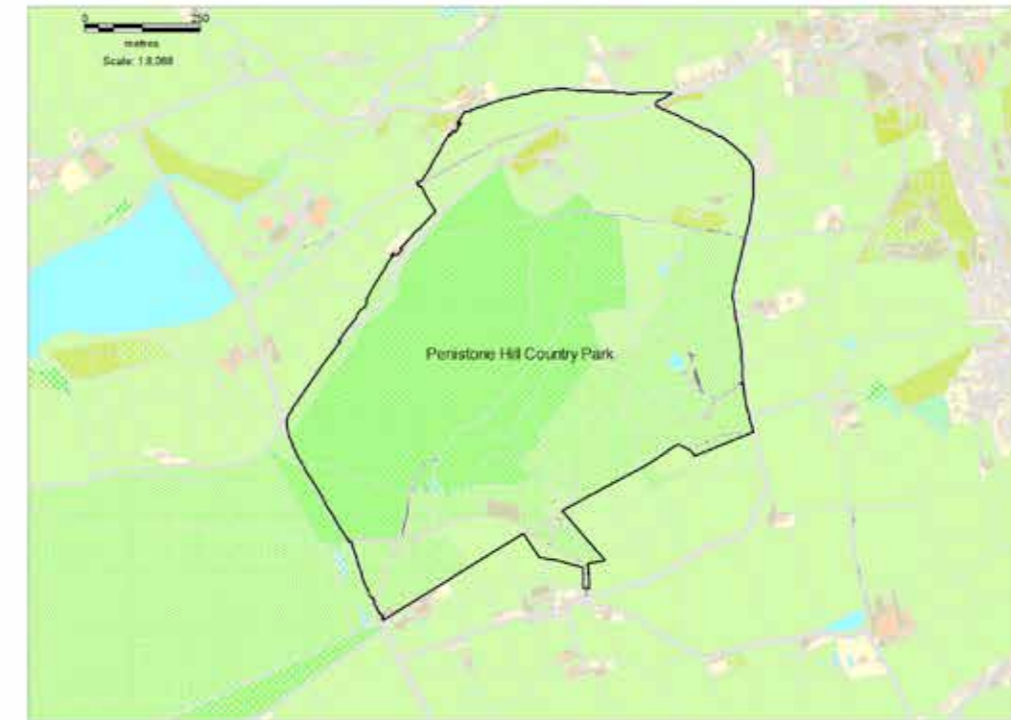
**Planning authority:** Bradford

**Grid reference:** SE021367

**Date of review:** 09/09/2011

**Date approved by LS Partnership:** 15/09/2016

**Site boundary:**



**Qualifying criteria:**

Mh2 – Mixed habitat

**Criteria version:** 15/09/2016

Registry of Deeds, Newstead Road, Wakefield, WF1 2DE, [ecology@wyls.org.uk](mailto:ecology@wyls.org.uk)

Unauthorised reproduction infringes Crown copyright. No further copies may be made. Reproduced from the Ordnance Survey digital mapping with the permission of Ordnance Survey on behalf of Her Majesty's Stationery Office. (c) Crown copyright. Licence No LA 078406, © WYE

## APPENDIX 6: COMMUNITY FACILITIES

### Civic & Community

- Visitor Information Centre, Haworth (14)
- Worth Valley Police & Community Contact Point, Haworth (15)
- Haworth Village Hall (16)
- Cross Roads Park Toilet Blocks (17)
- Central Park Toilets, Haworth (19)
- Bronte Museum Car Park Toilet Blocks, Haworth (20)
- Haworth Main Post Office (22)
- Cross Roads Post Office (23)
- The Old School Room, Haworth (24)

### Educational

- Lees Primary School, Cross Roads (25)
- Haworth Primary School (26)
- Stanbury Village School (27)

### Health/Social Care

- Haworth Medical Centre (28)
- Mill Hey Pharmacy, Haworth (29)
- Ambler Way Support Services/Rough Nook, Haworth (31)
- Three Sisters and Bronte View Care Home, Cross Roads (32)
- The Discovery Centre, Cross Roads (33)
- Lindisfarne Care Home, Haworth (34)

### Religious

- St James Church, Cross Roads (35)
- Lees Methodist Church, Cross Roads (36)
- Church of the Latter Day Saints, Cross Road (37)
- St Michael & All Angels, Haworth (38)
- West Lane Methodist Church, Haworth (39)
- West Lane Baptist Church, Haworth (40)
- Our Lady & St Joseph's RC Church, Haworth (41)
- Hall Green Baptist Church, Haworth (42)
- St. Gabriel's Church, Stanbury (44)



### Social & Entertainment

#### Cross Roads

- Cross Roads Inn (45)
- Bocking Working Men's Club (46)
- The 3 Acres (47)
- Bronte Hotel (48)

#### Haworth

- The Fleece Inn (49)
- The Old Sun Hotel (50)
- Haworth Old Hall (51)
- The Old White Lion (52)
- Mill Hey Brew House (formerly The Royal Oak) (53)
- The Black Bull (54)
- The Kings Arms (55)
- Parkside Social Club (56)
- Haworth Steam Brewery (60)
- Haworth Conservative Club (61)
- Cobbles and Clay, Haworth (62)

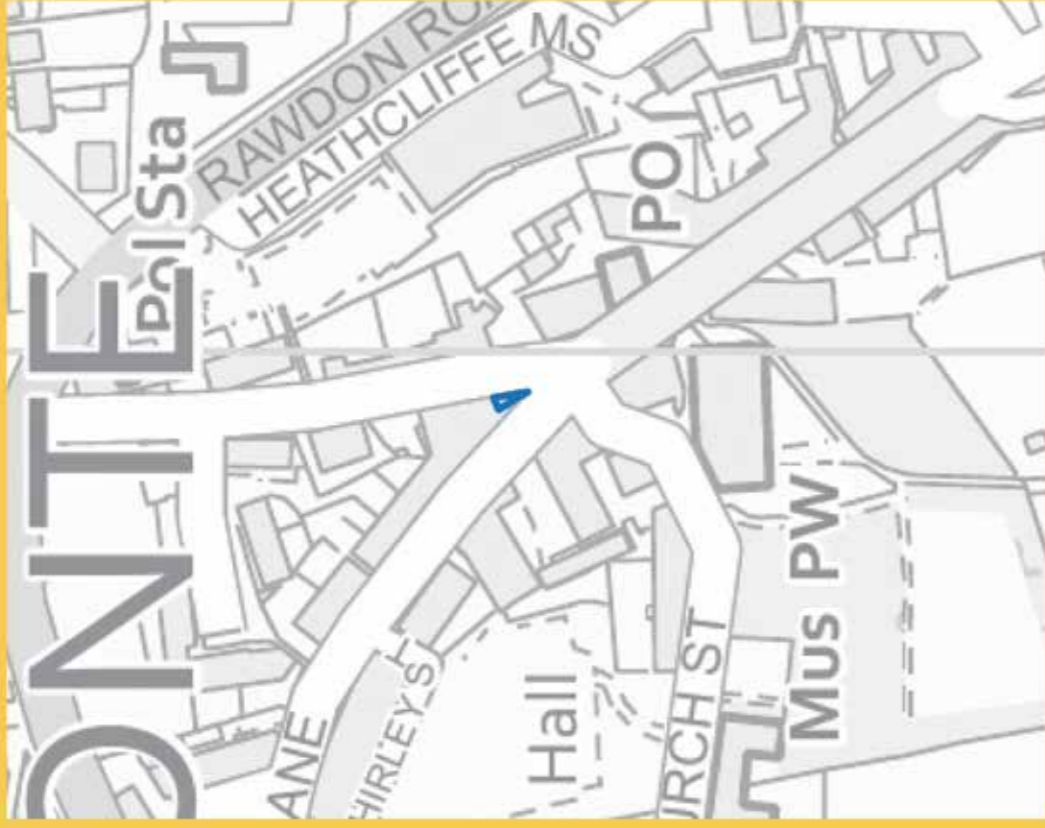
#### Stanbury

- Wuthering Heights (57)
- Old Silent Inn (58)

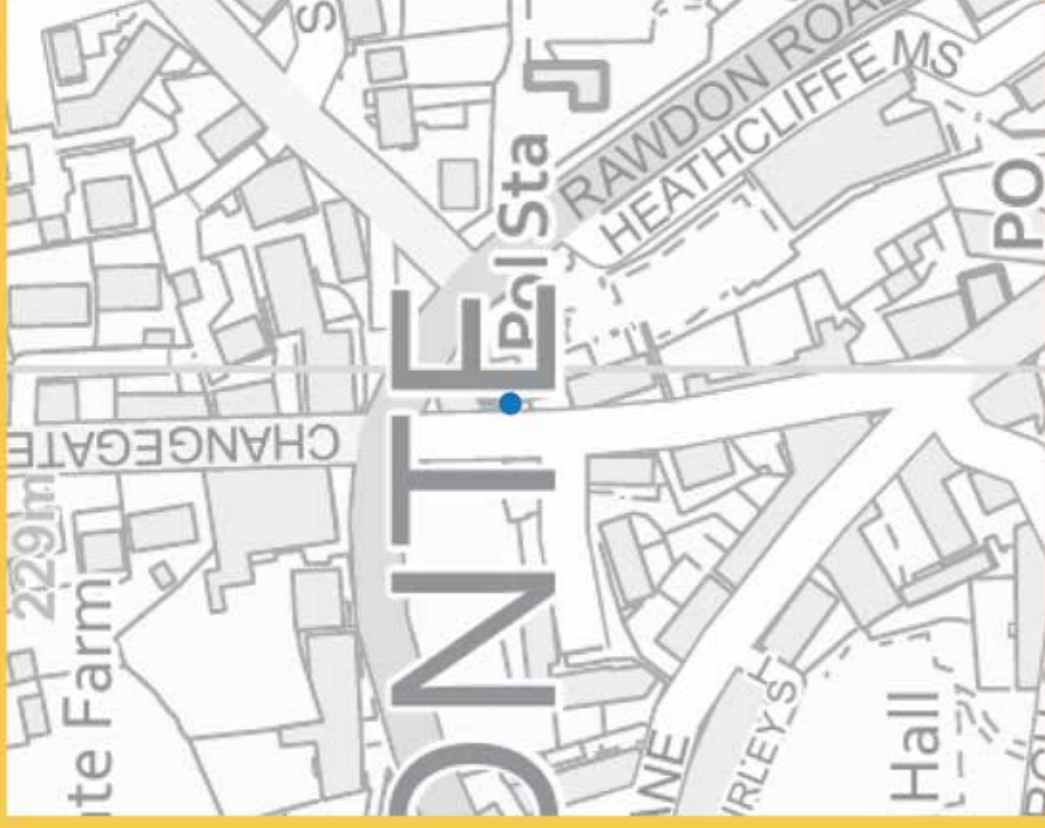
### Sports & Leisure

- Haworth Cricket Club (63)
- Haworth Tennis Club (64)
- Haworth Bowling Pavilion (65)
- Cross Roads Park Memorial Building and Rest Room (67)
- Haworth RDA Riding for the Disabled (68)
- The MAC (Martial Arts Academy) at Haworth, Cross Roads (69)

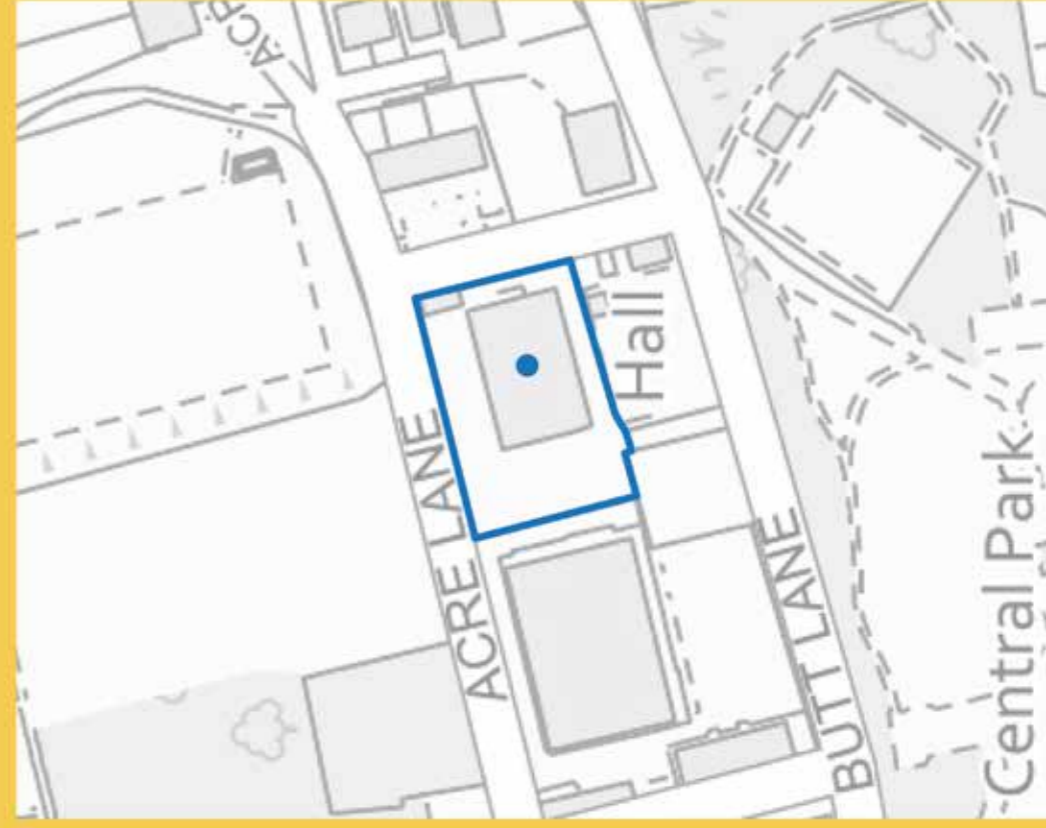




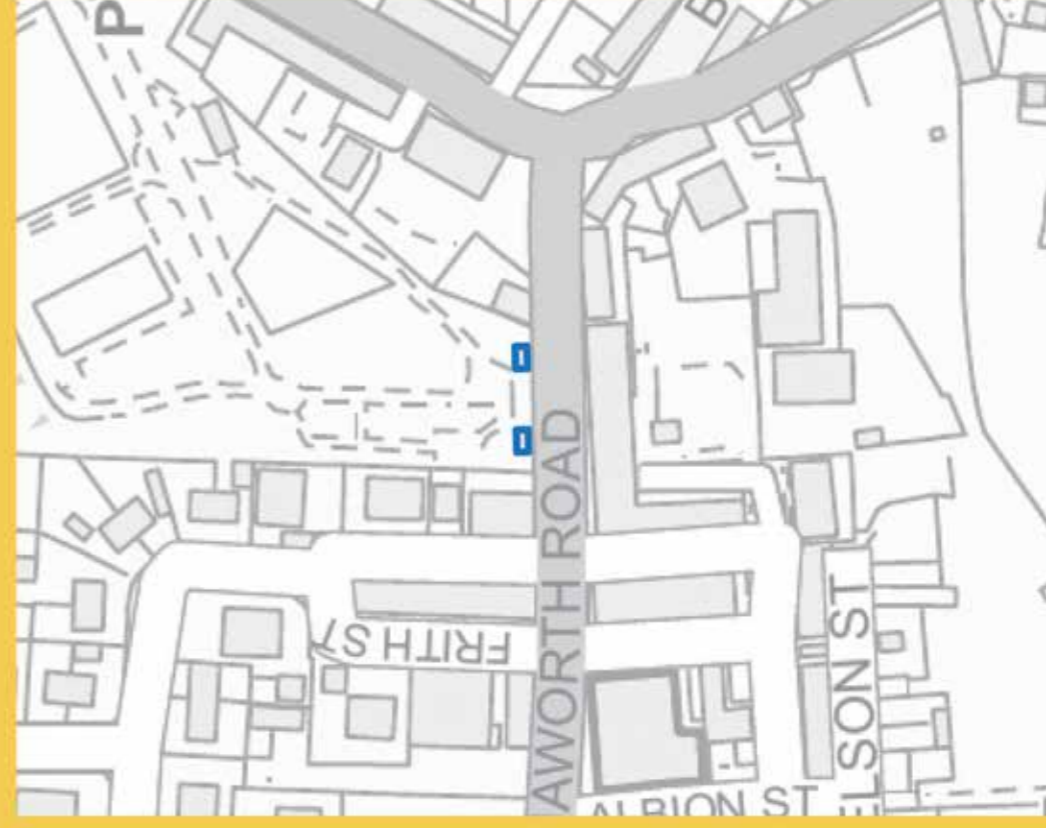
14. Visitor Information Centre, Haworth



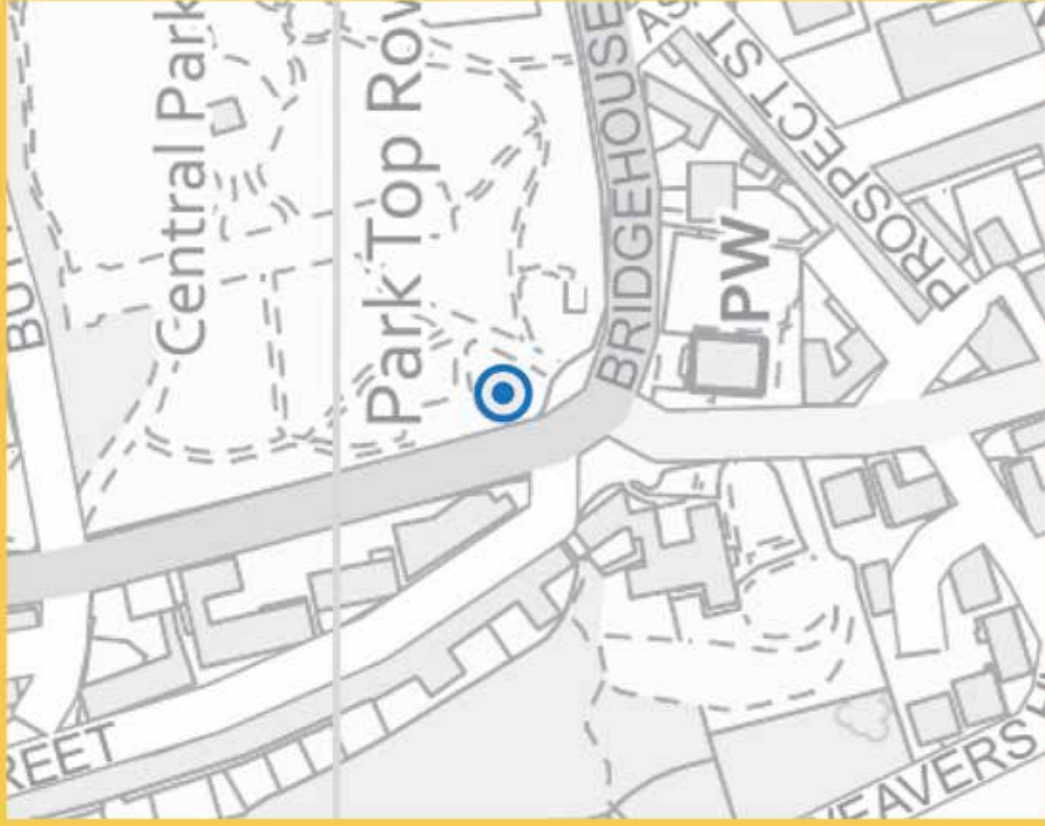
15. Worth Valley Police & Community Contact Point, Haworth



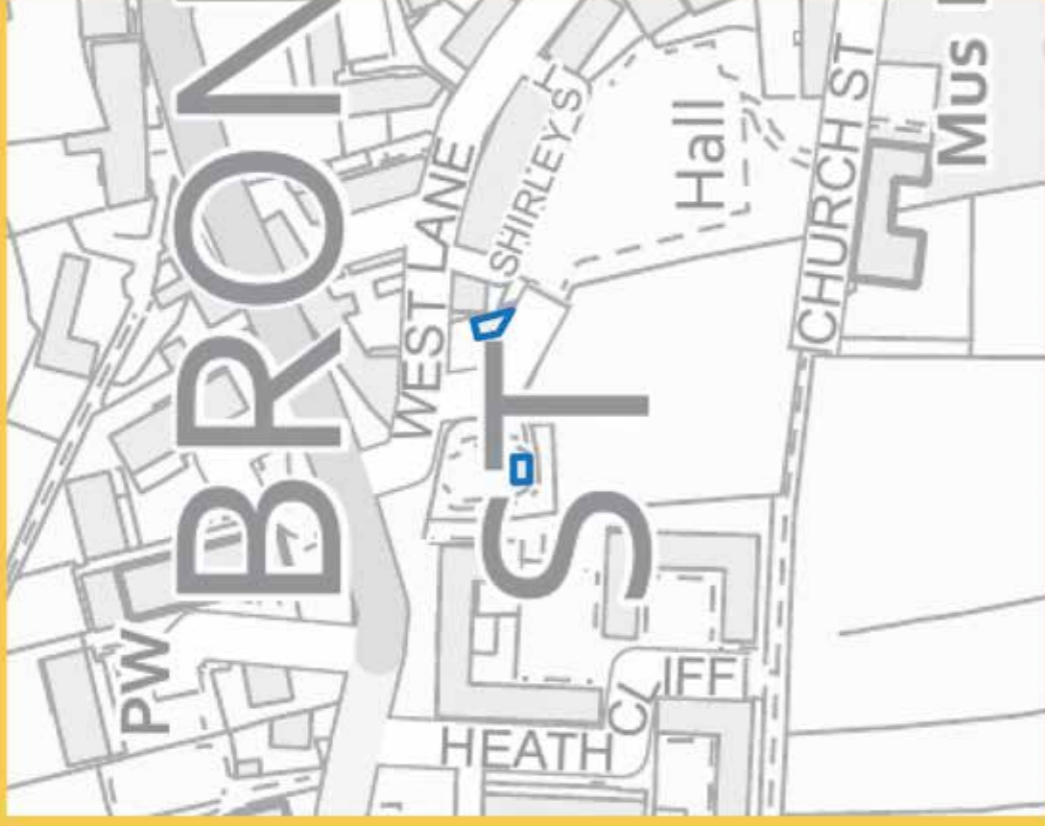
16. Haworth Village Hall



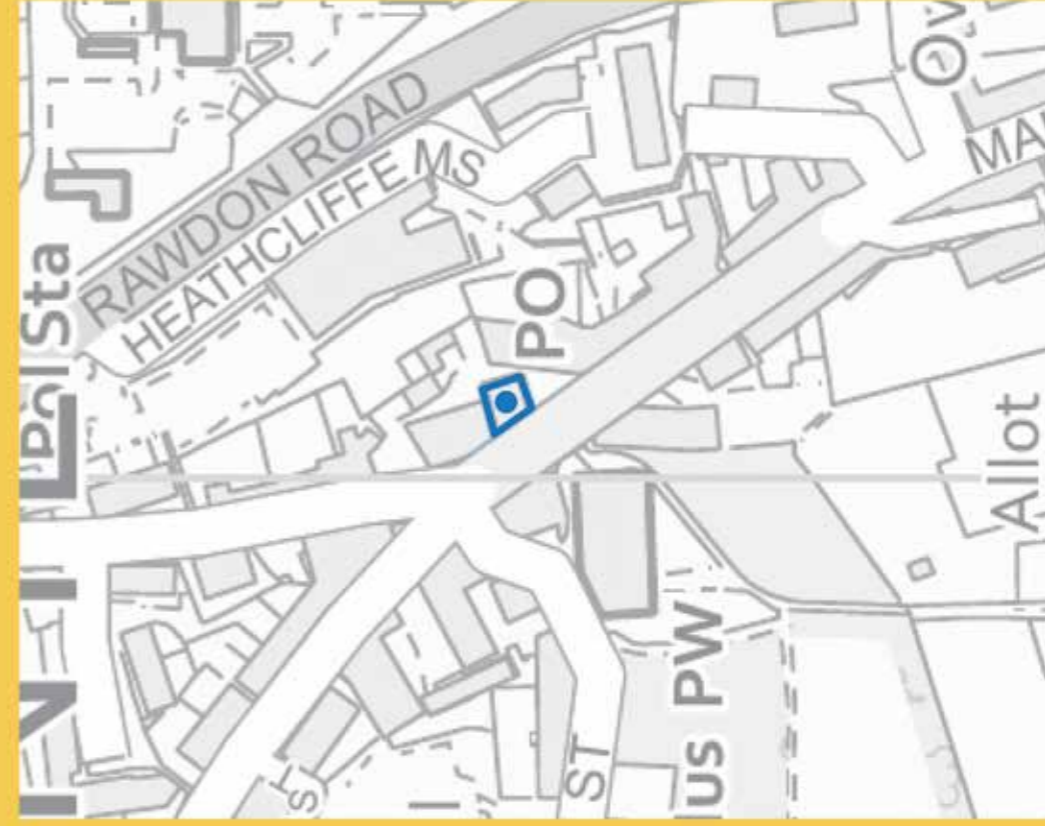
17. Cross Roads Park Toilet Blocks



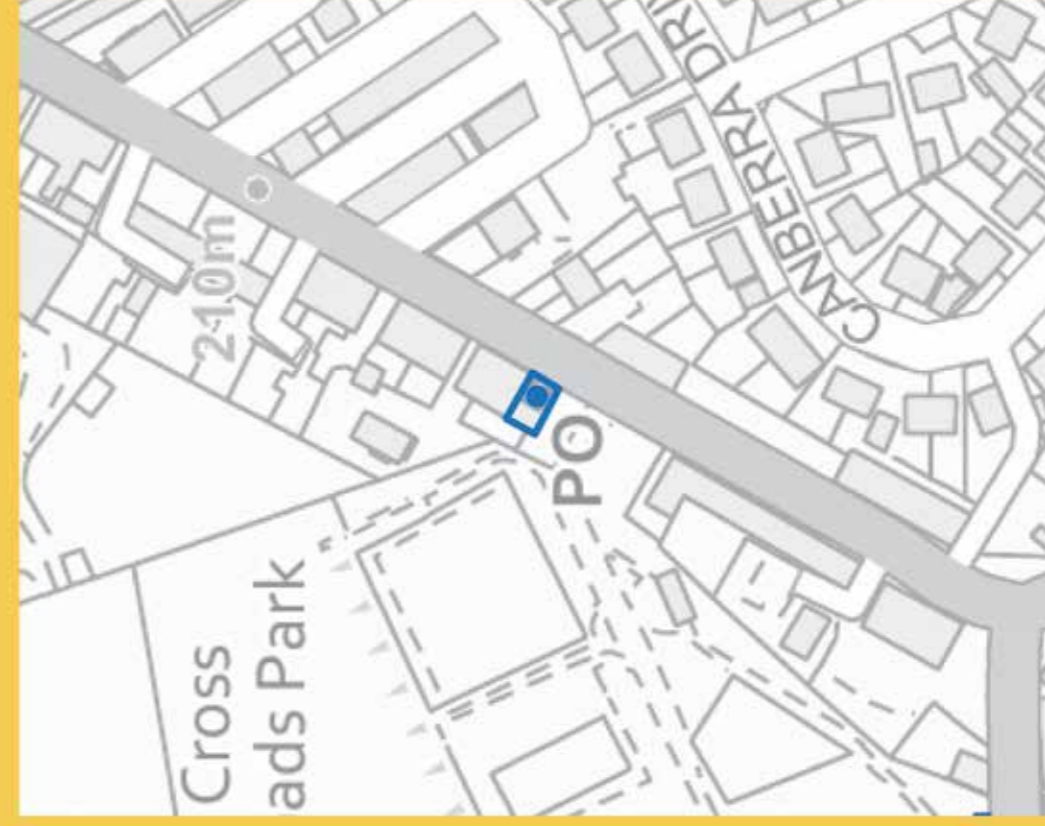
19. Central Park Toilets, Haworth



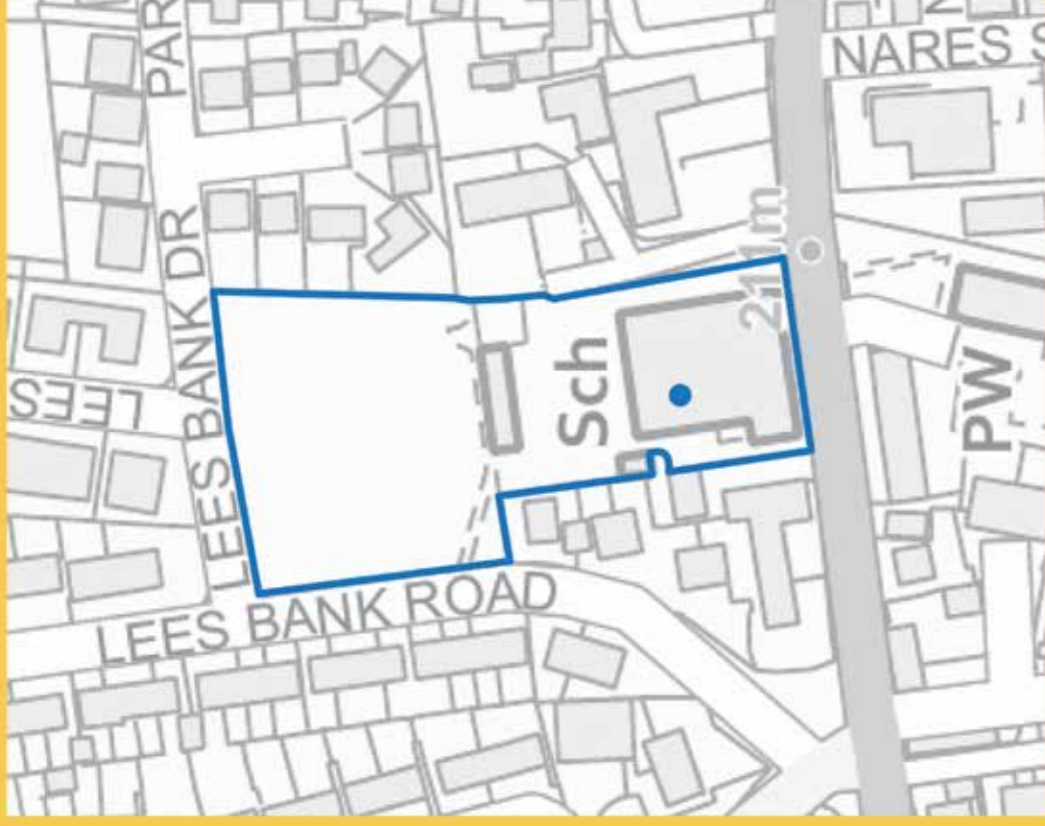
20. Bronte Museum Car Park Toilet Blocks, Haworth



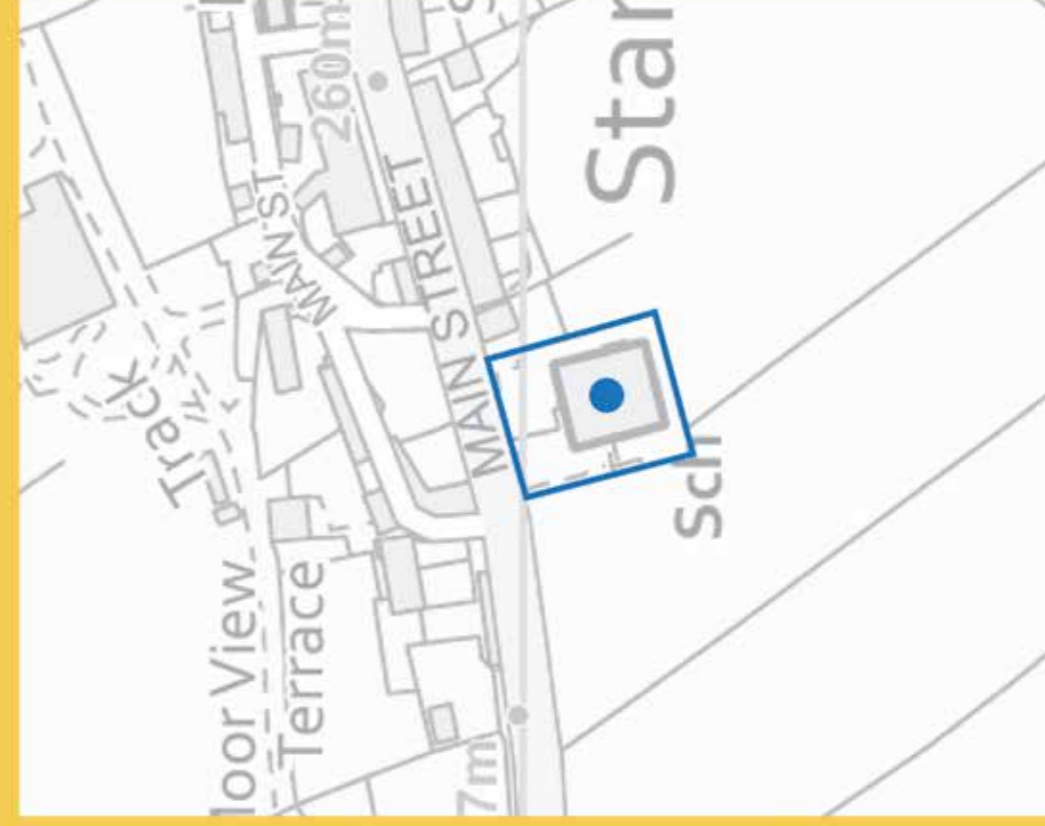
22. Haworth Main Post Office



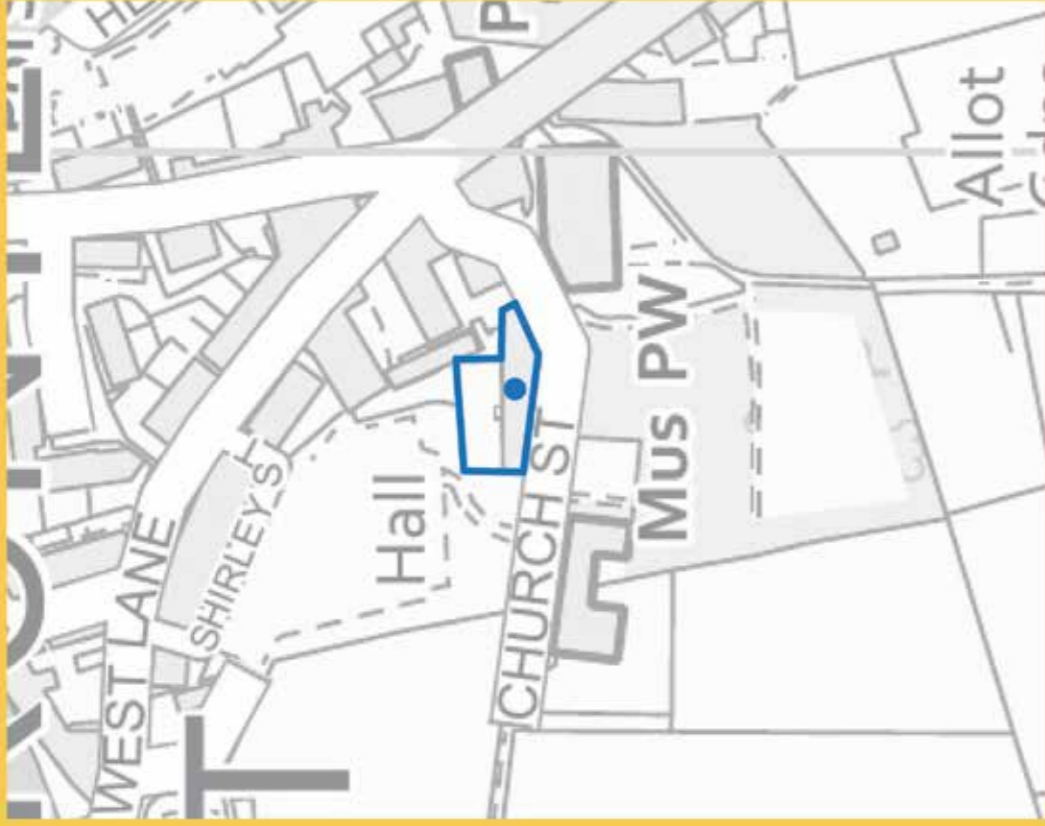
23. Cross Roads Post Office



25. Lees Primary School



27. Stanbury Village School



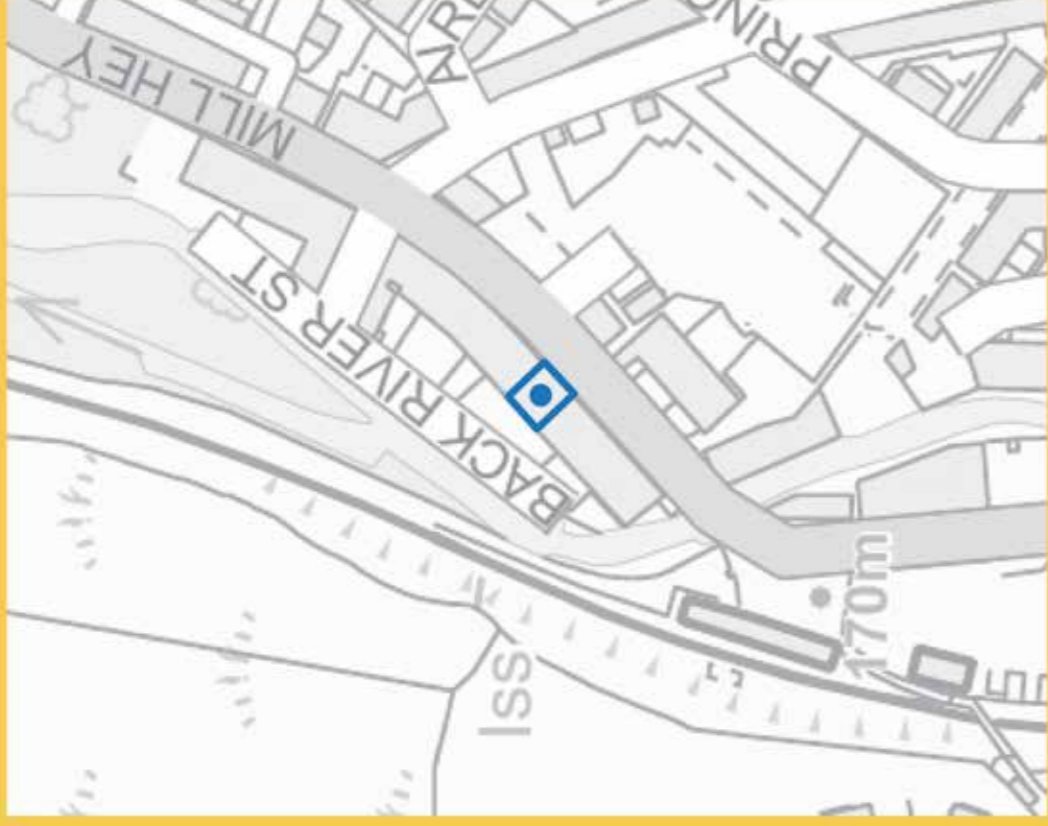
24. The Old School Room, Haworth



26. Haworth Primary School



28. Haworth Medical Centre



29. Mill Hey Pharmacy, Haworth



31. Ambler Way Support Services/Rough Nook, Haworth



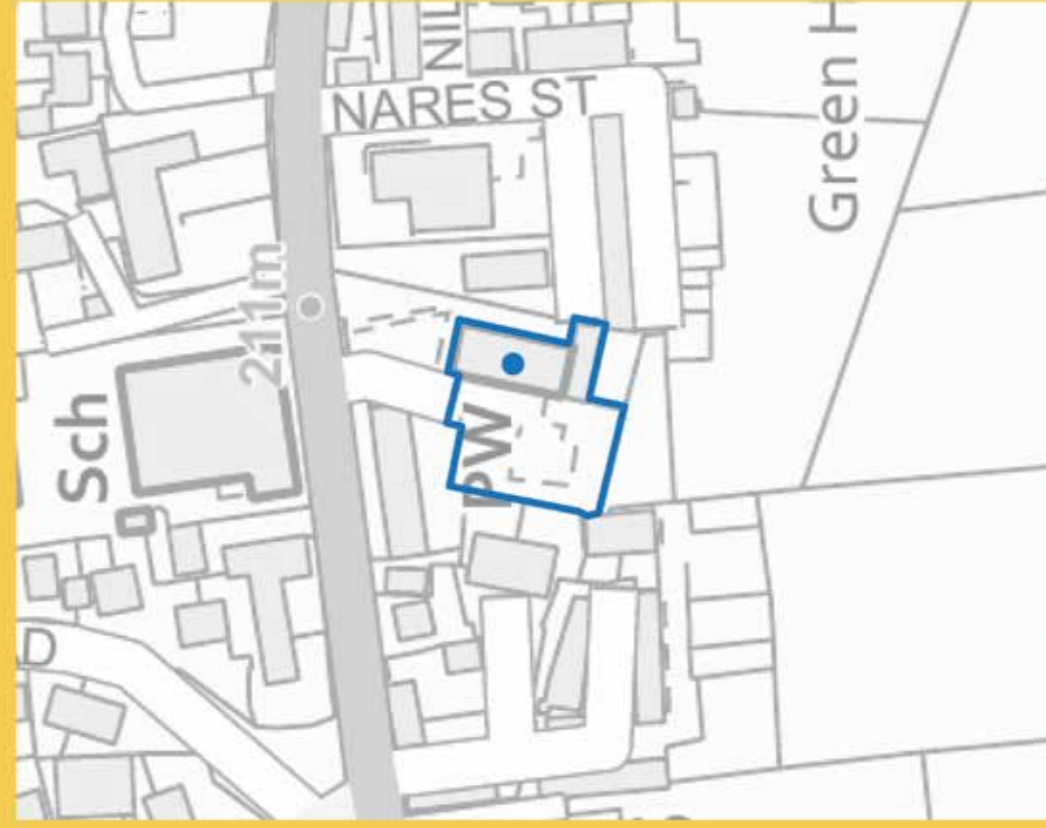
32. Three Sisters and Bronte View Care Home, Cross Roads



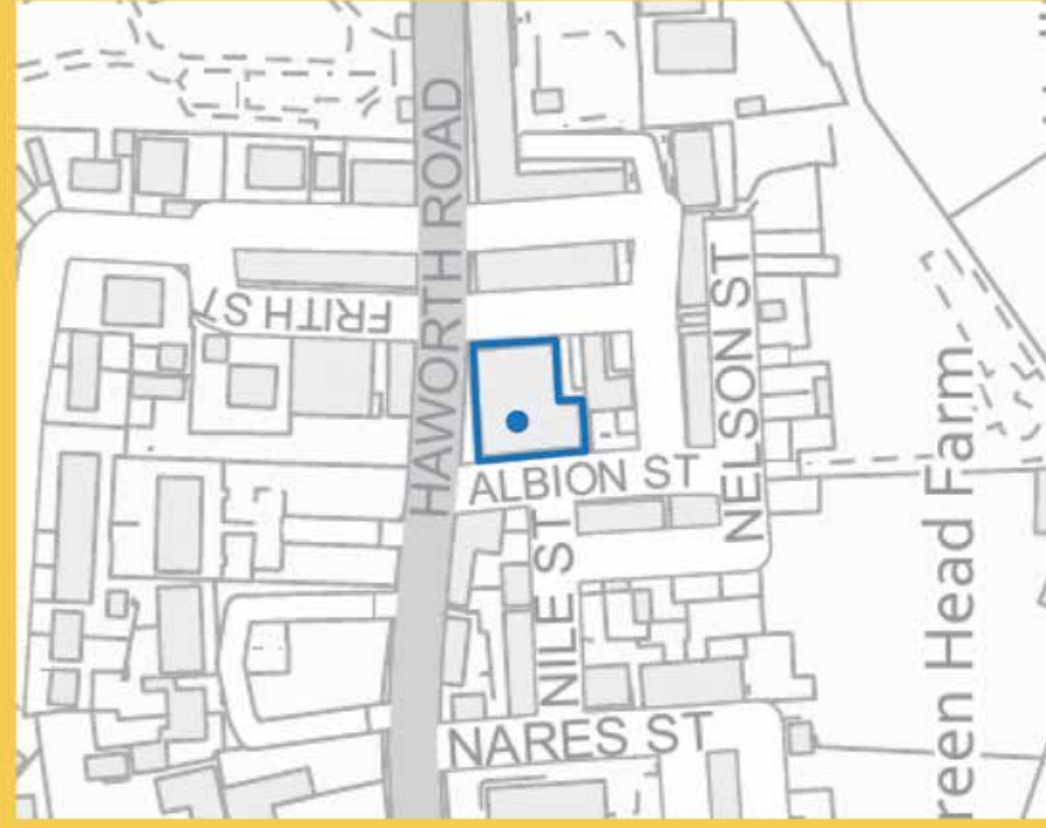
**34.** Lindisfarne Care Home, Haworth



**33.** The Discovery Centre, Cross Roads

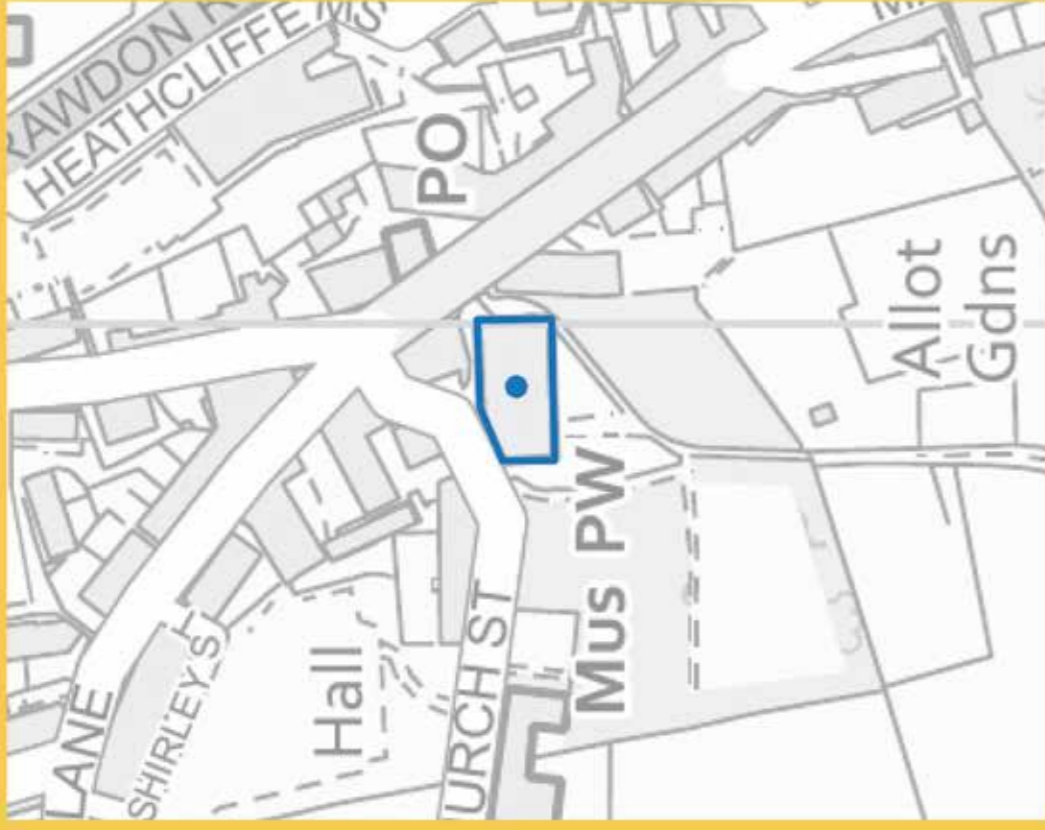


**36.** Lees Methodist Church, Cross Roads

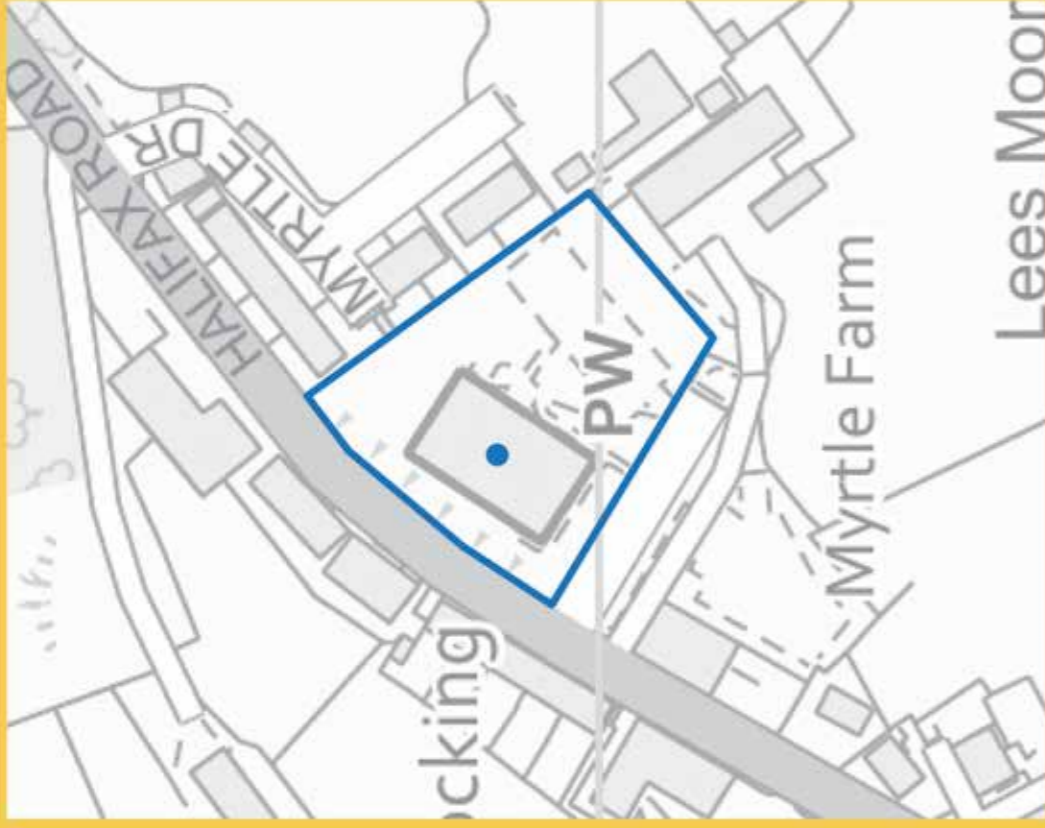


**35.** St James Church, Cross Roads

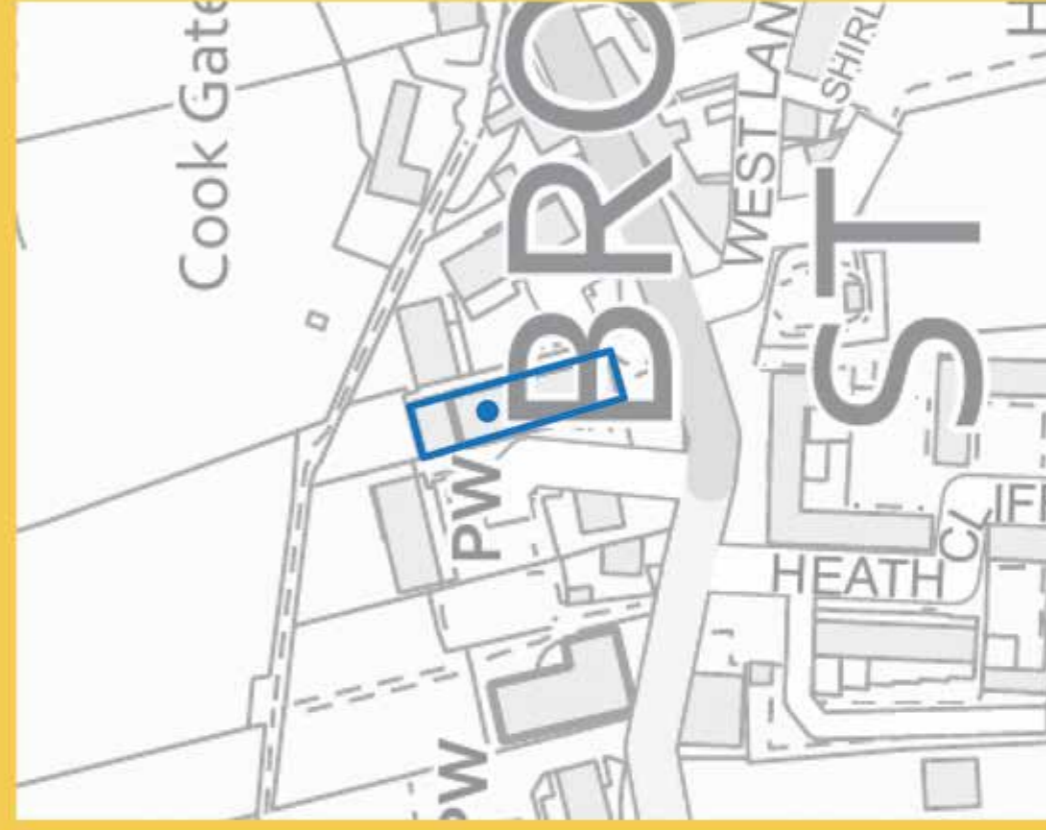




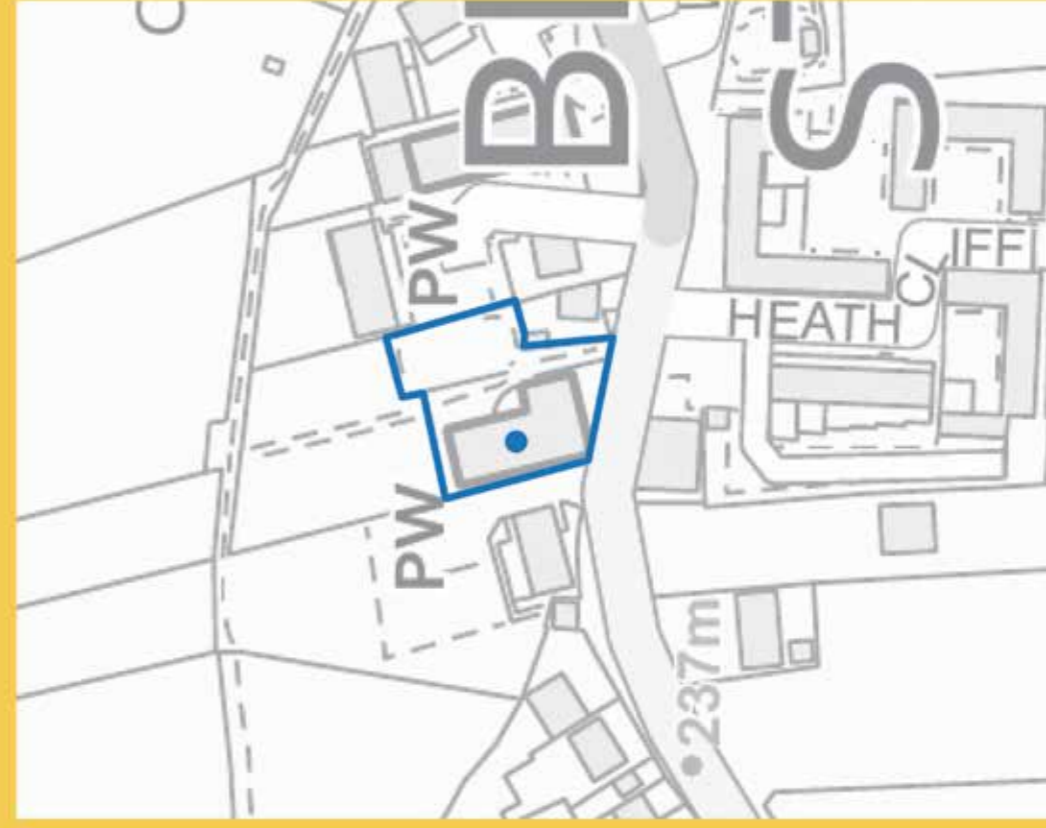
38. St Michael & All Angels, Haworth



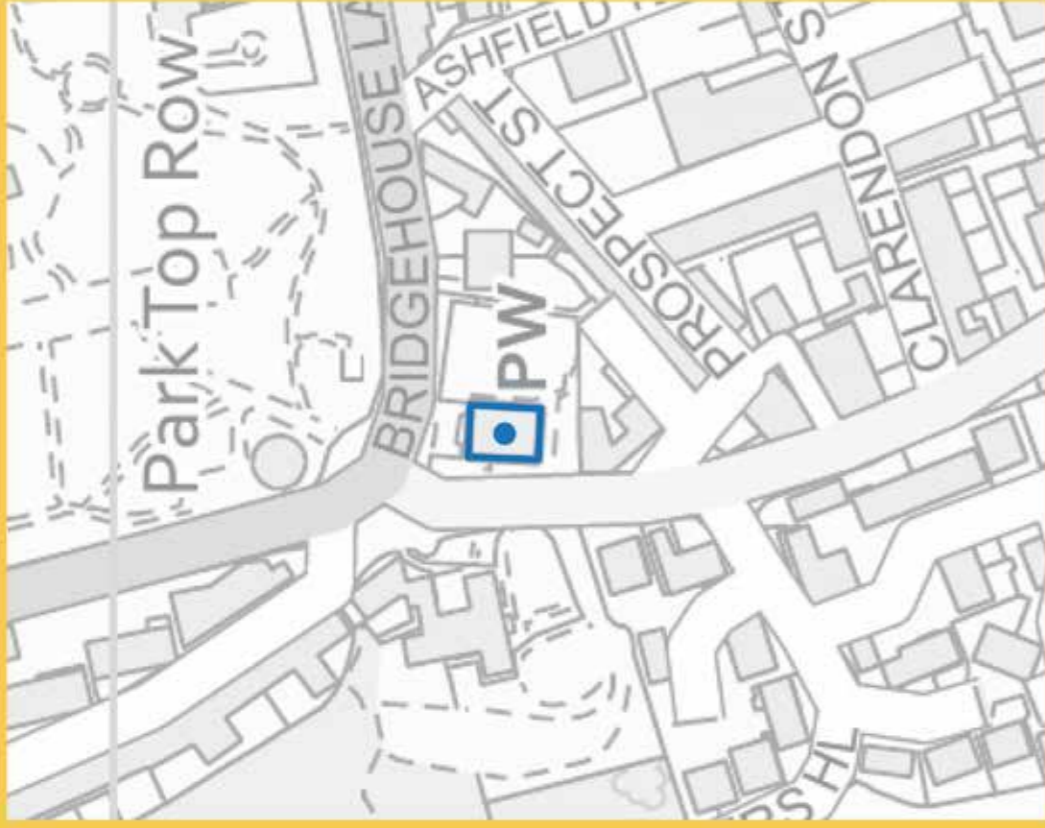
37. Church of the Latter Day Saints, Cross Roads



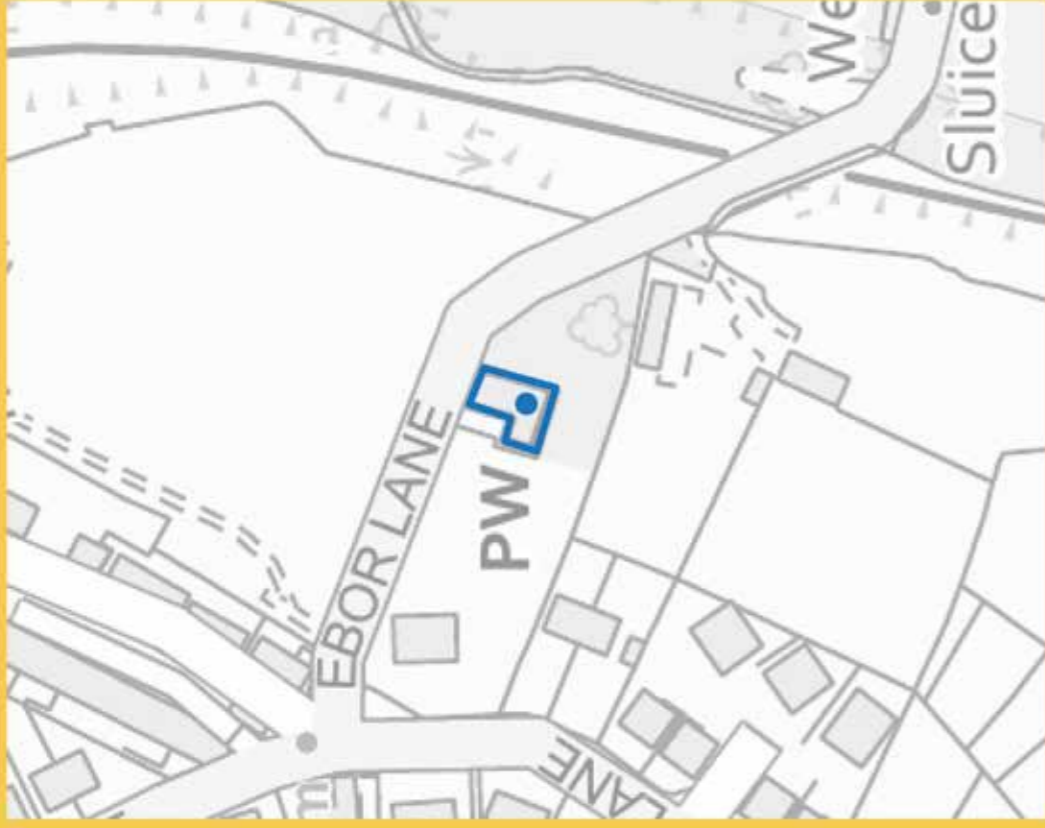
40. West Lane Baptist Church, Haworth



39. West Lane Methodist Church, Haworth



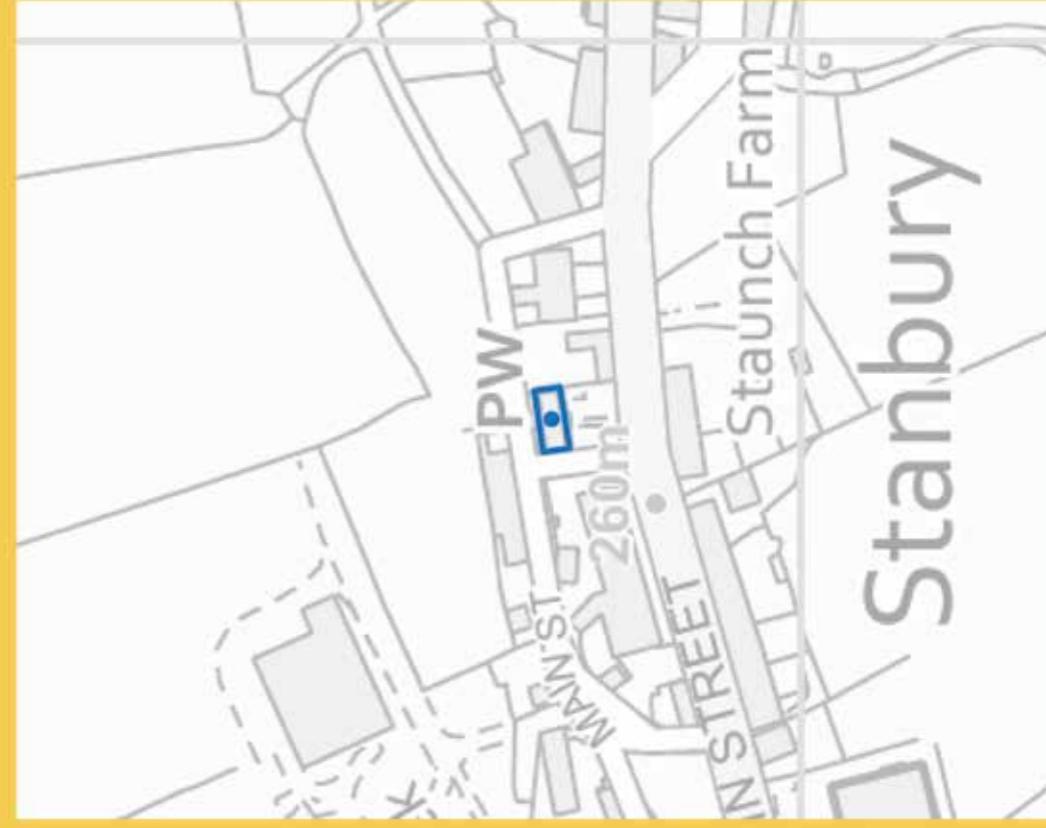
42. Hall Green Baptist Church, Haworth



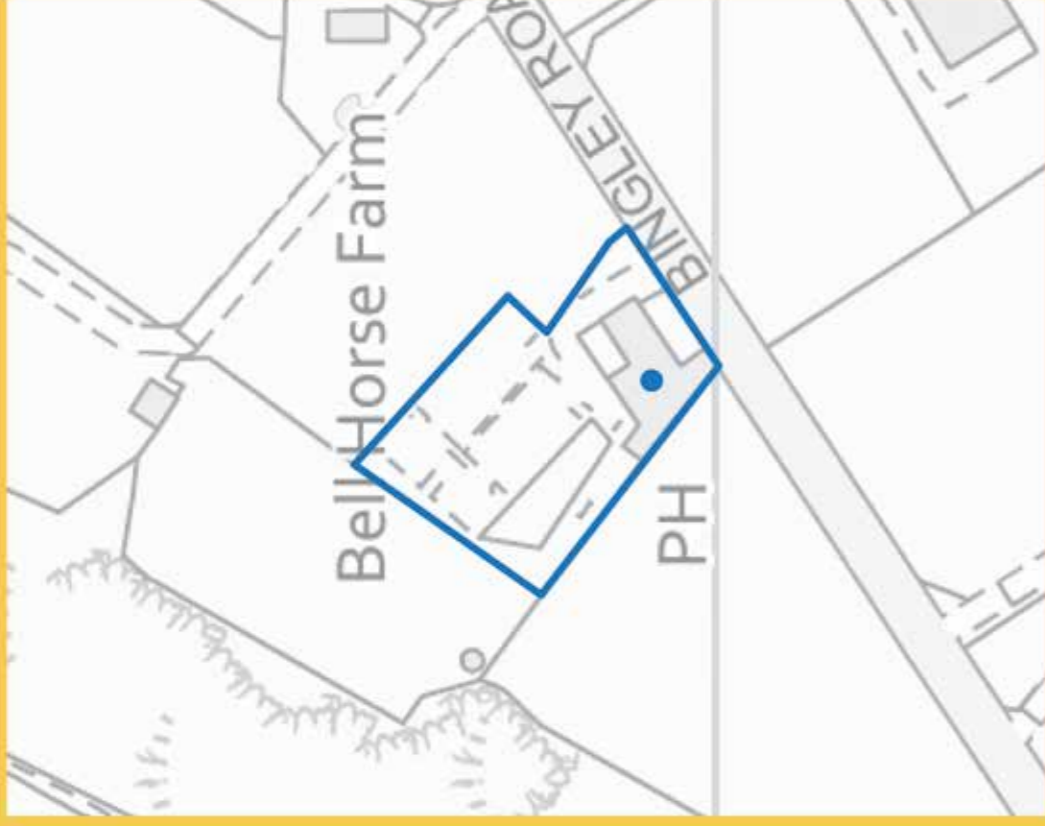
41. Our Lady and St Joseph's Catholic Church



45. Cross Roads Inn



44. St Gabriel's Church, Stanbury



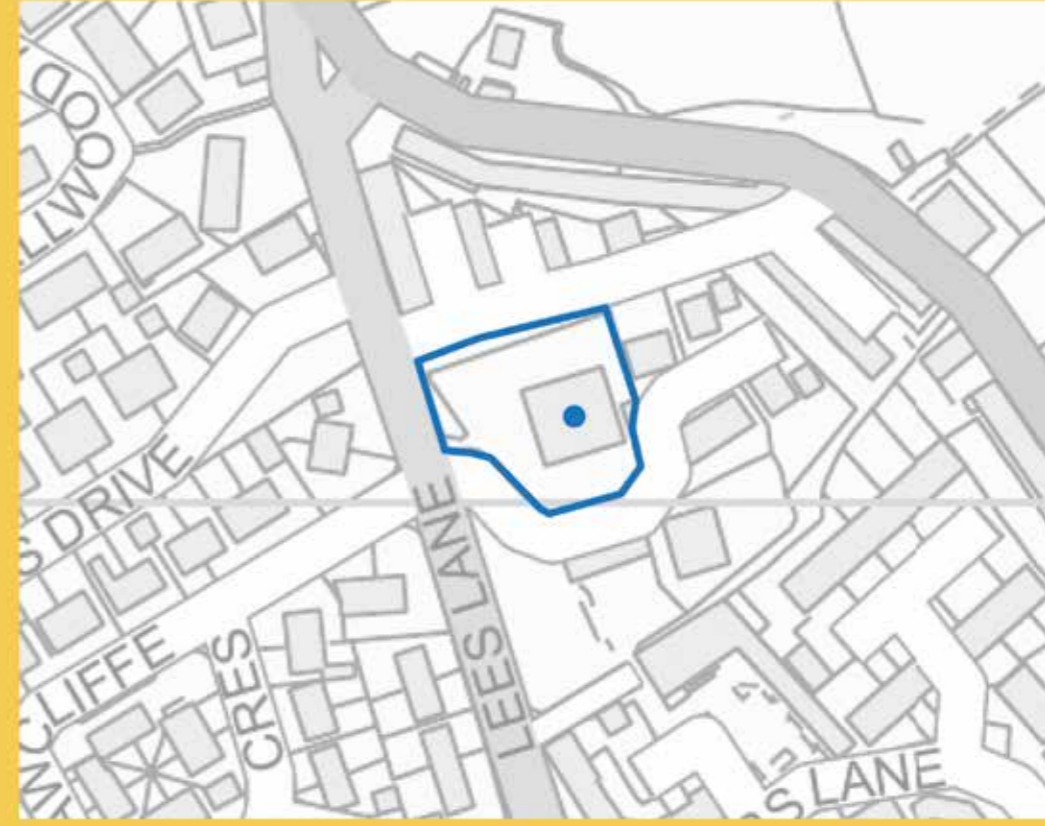
47. The 3 Acres



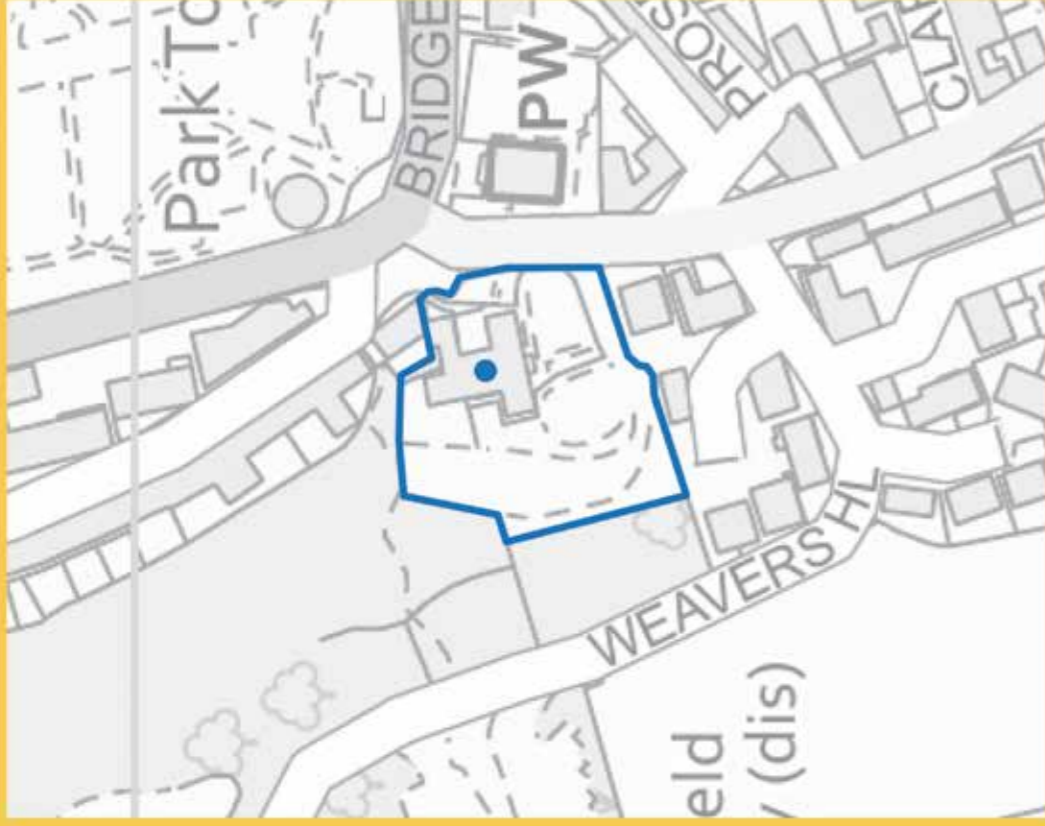
46. Bocking Working Men's Club



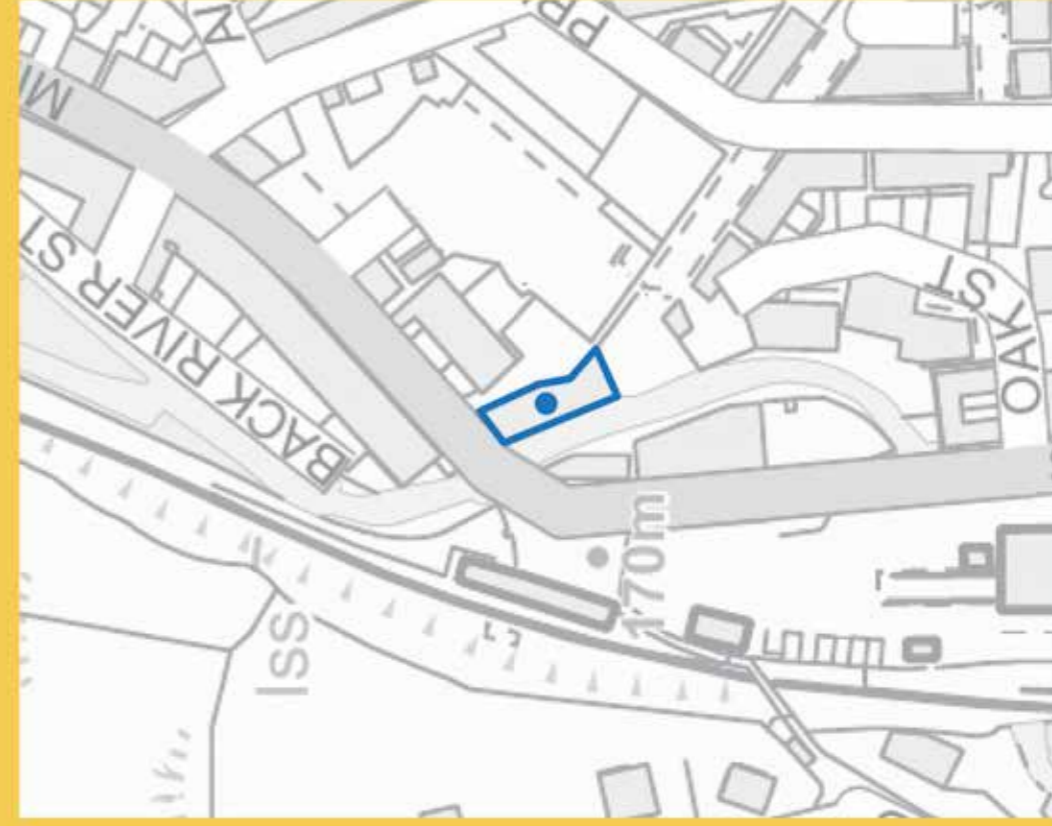
49. The Fleece Inn



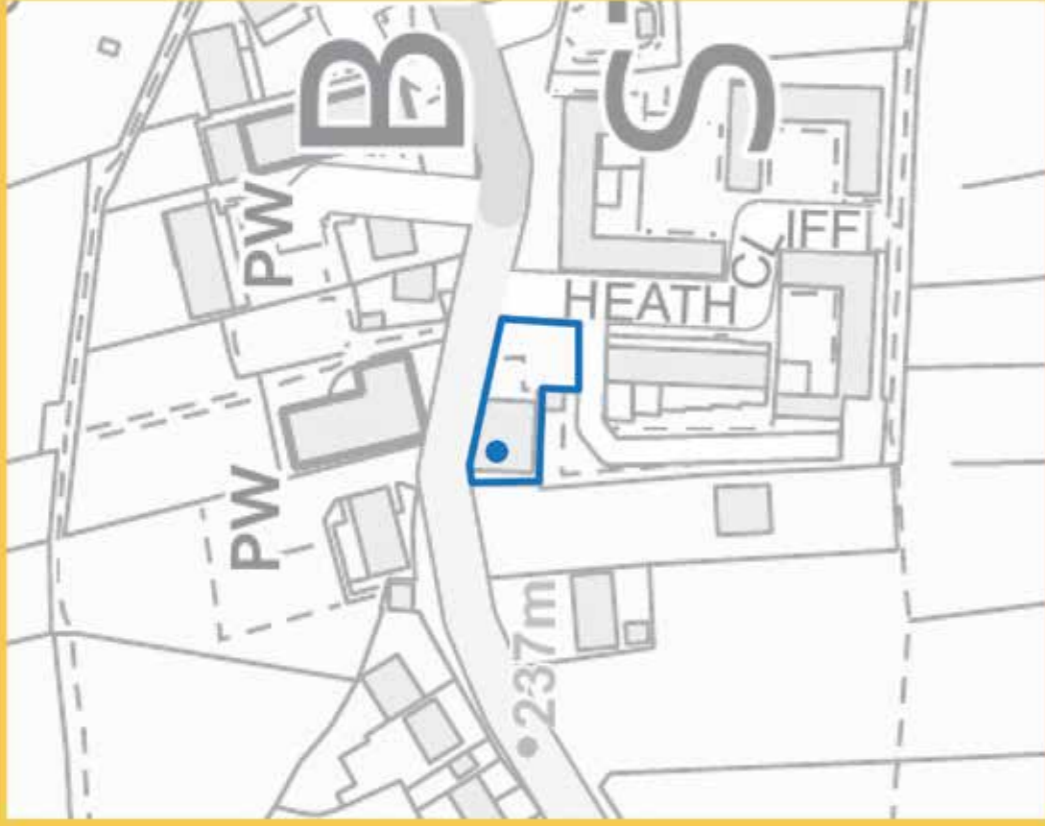
48. Bronte Hotel



51. Haworth Old Hall



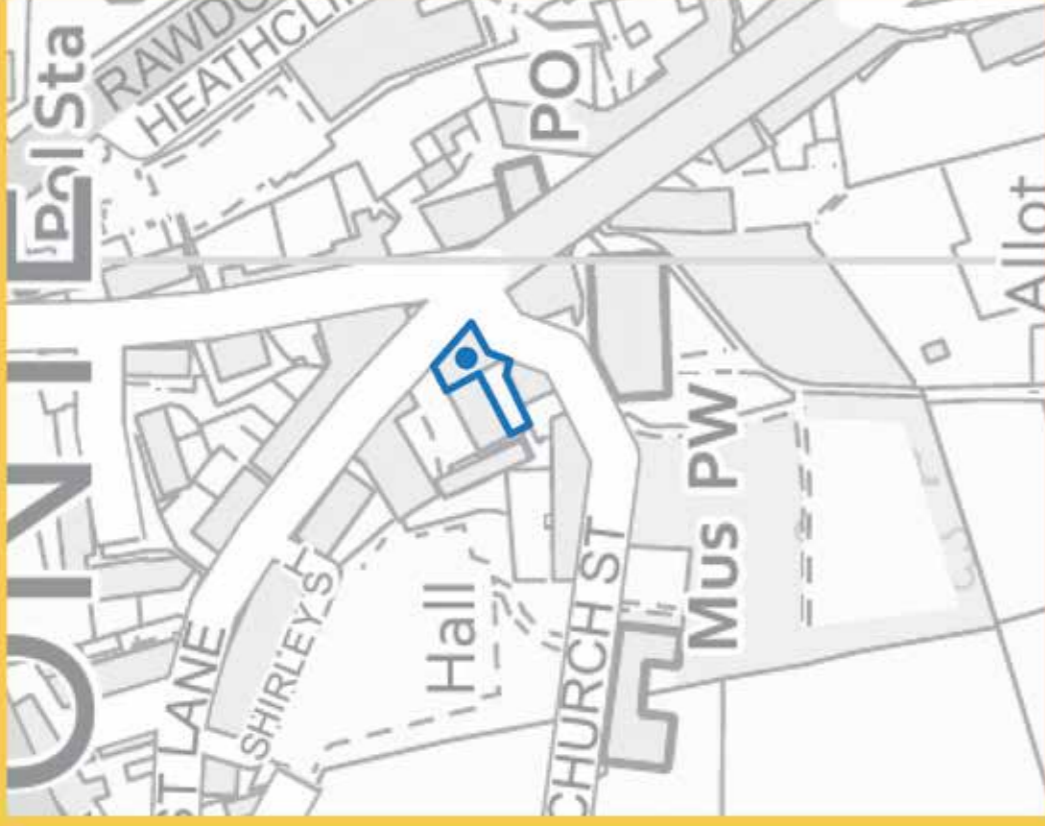
53. Mill Hey Brew House (formerly The Royal Oak)



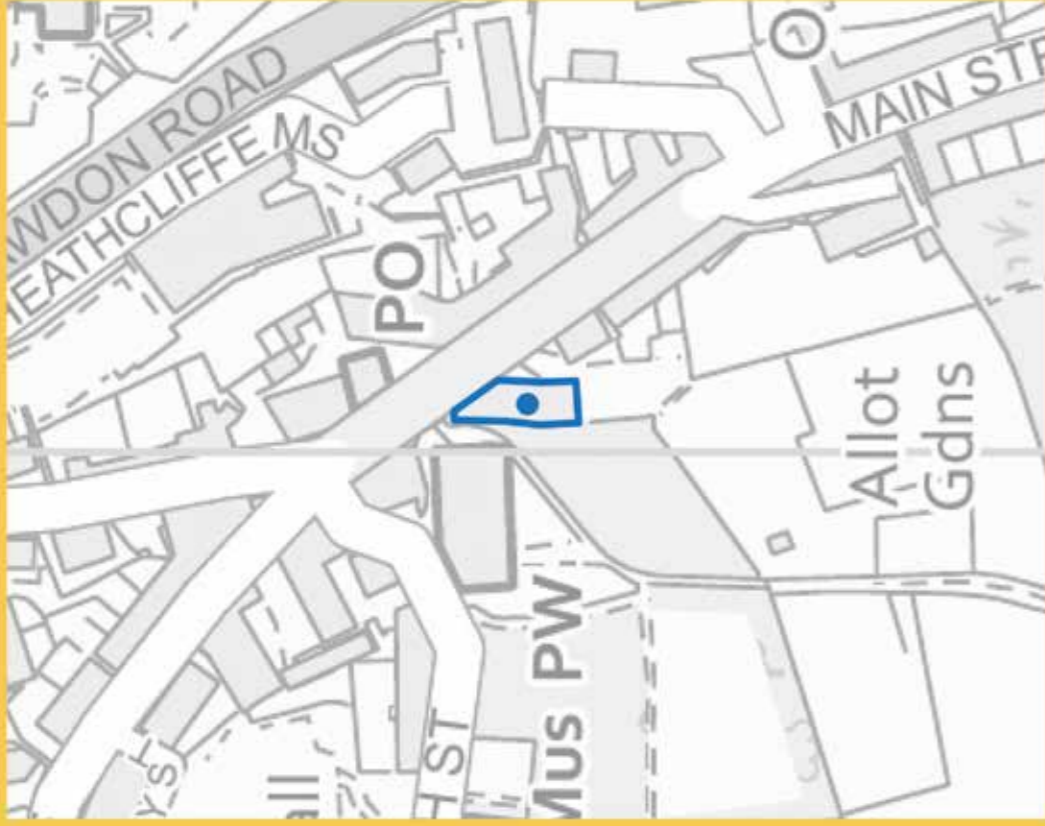
50. The Old Sun Hotel



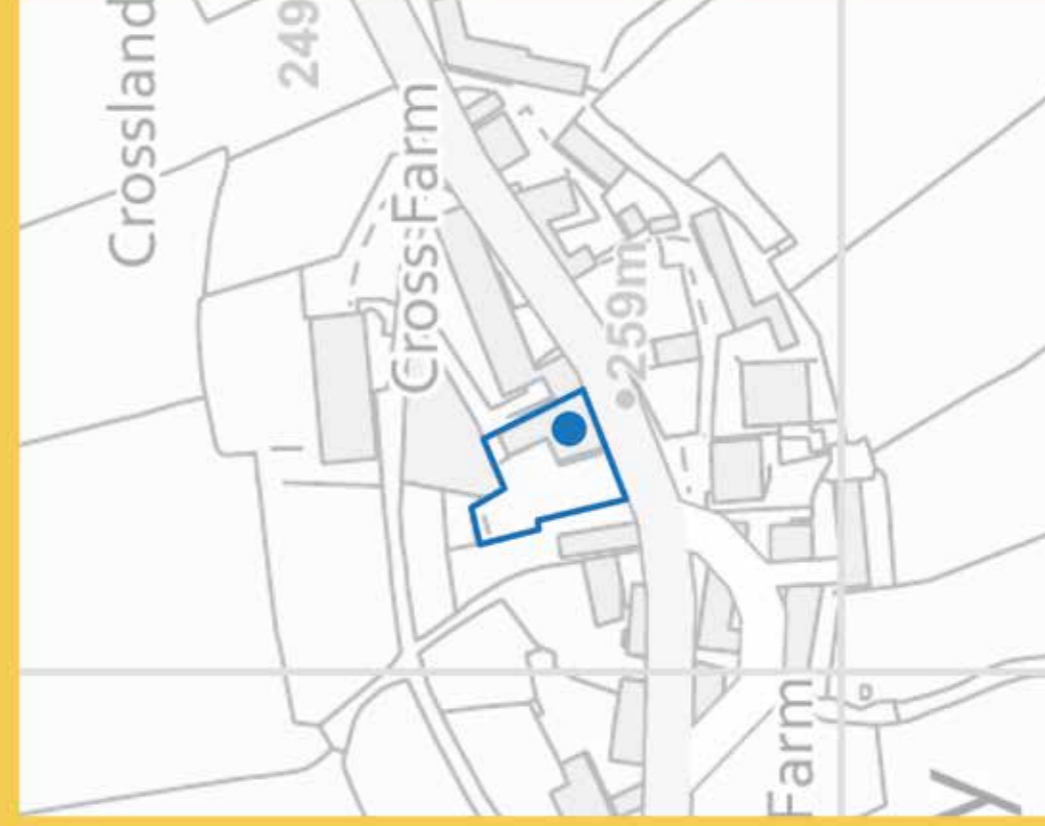
52. The Old White Lion



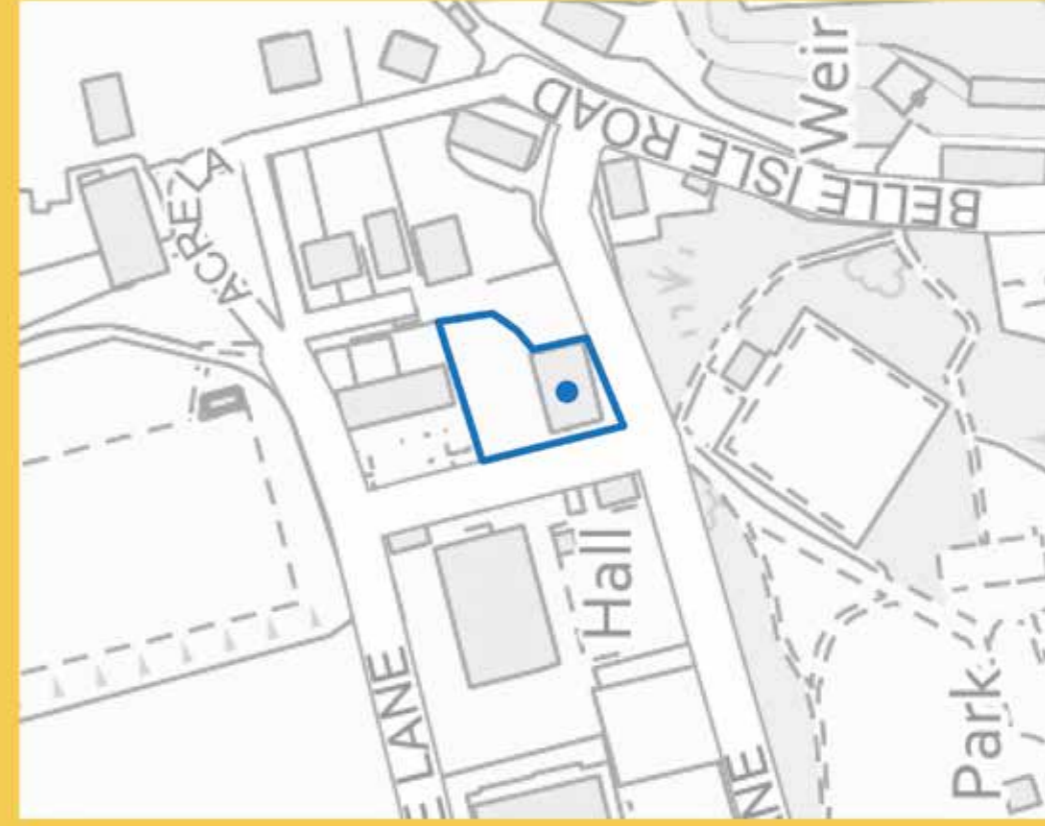
55. The Kings Arms



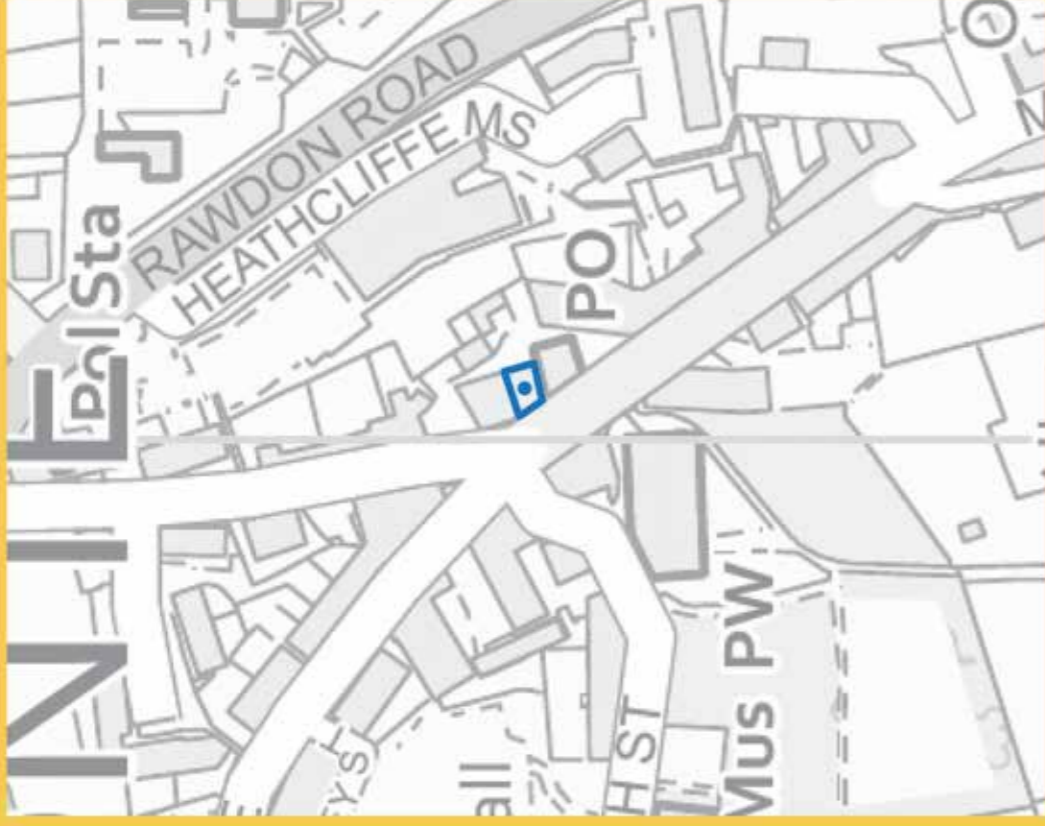
54. The Black Bull



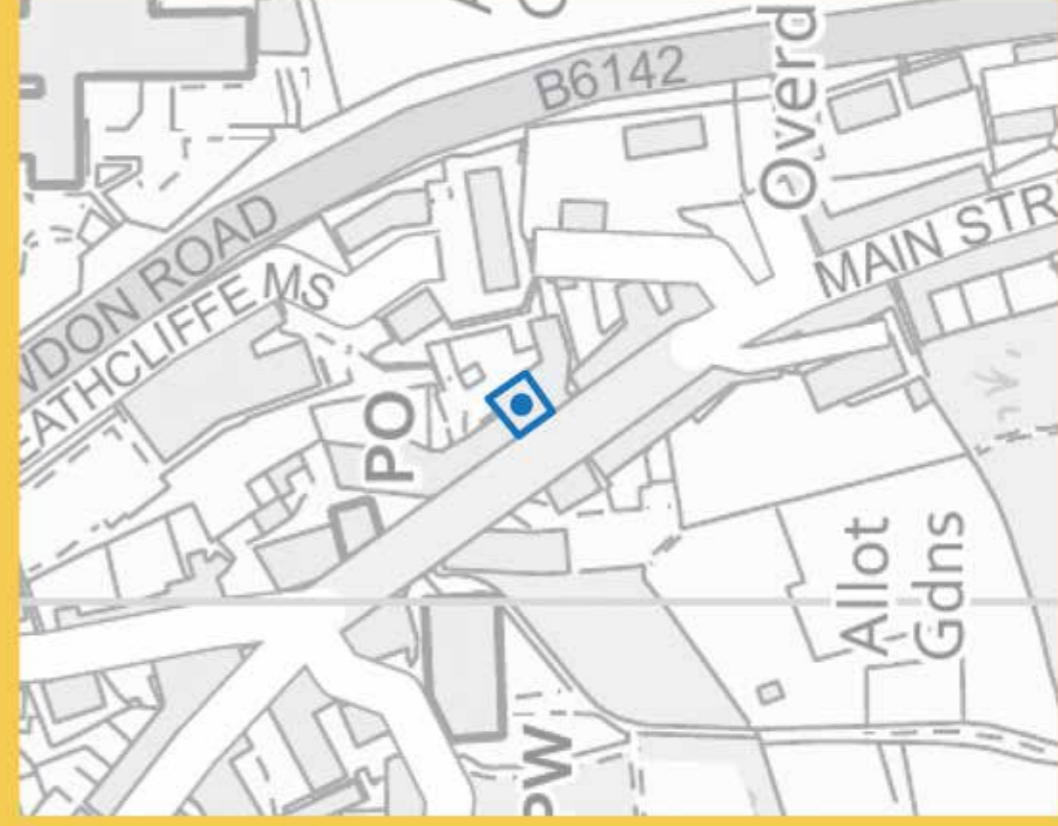
57. Wuthering Heights Public House



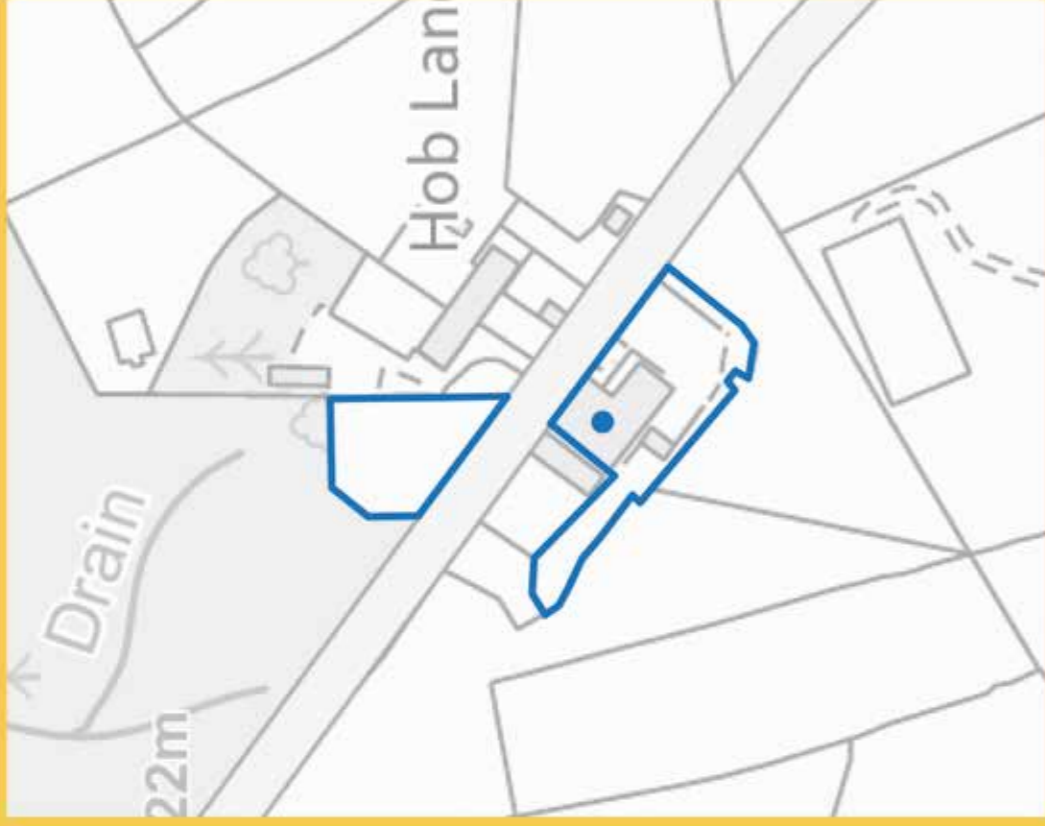
56. Parkside Social Club



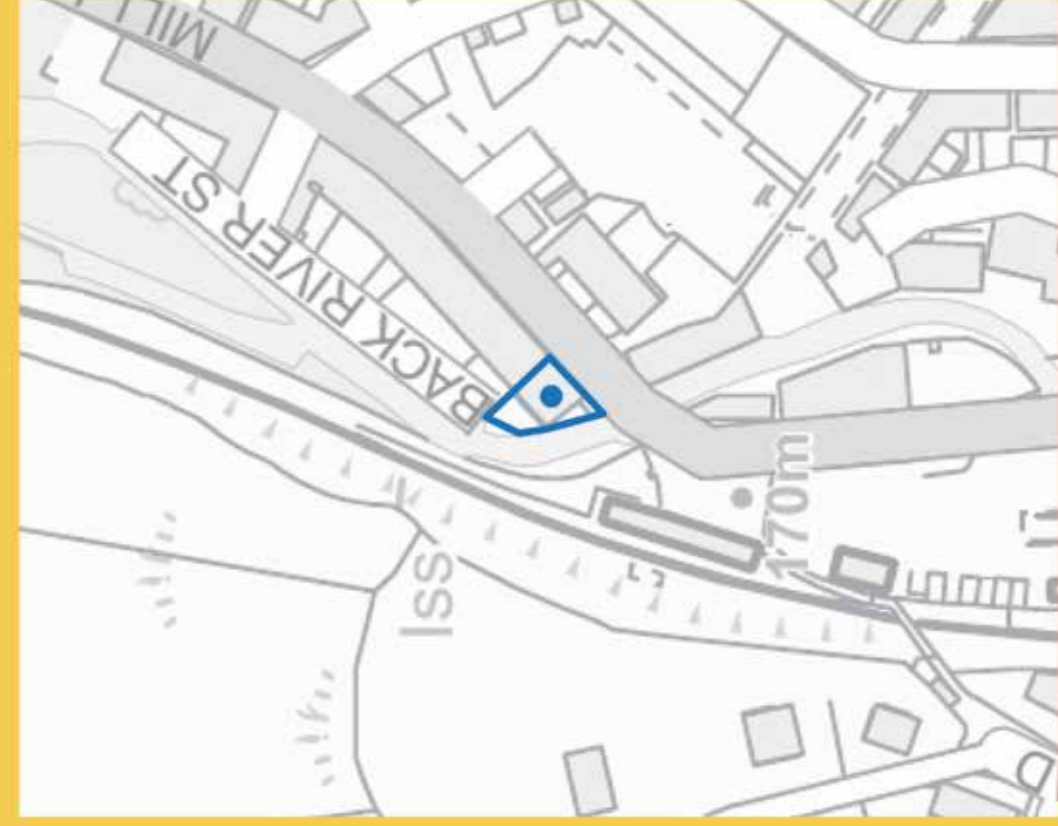
60. Haworth Steam Brewery



62. Cobbles and Clay, Haworth



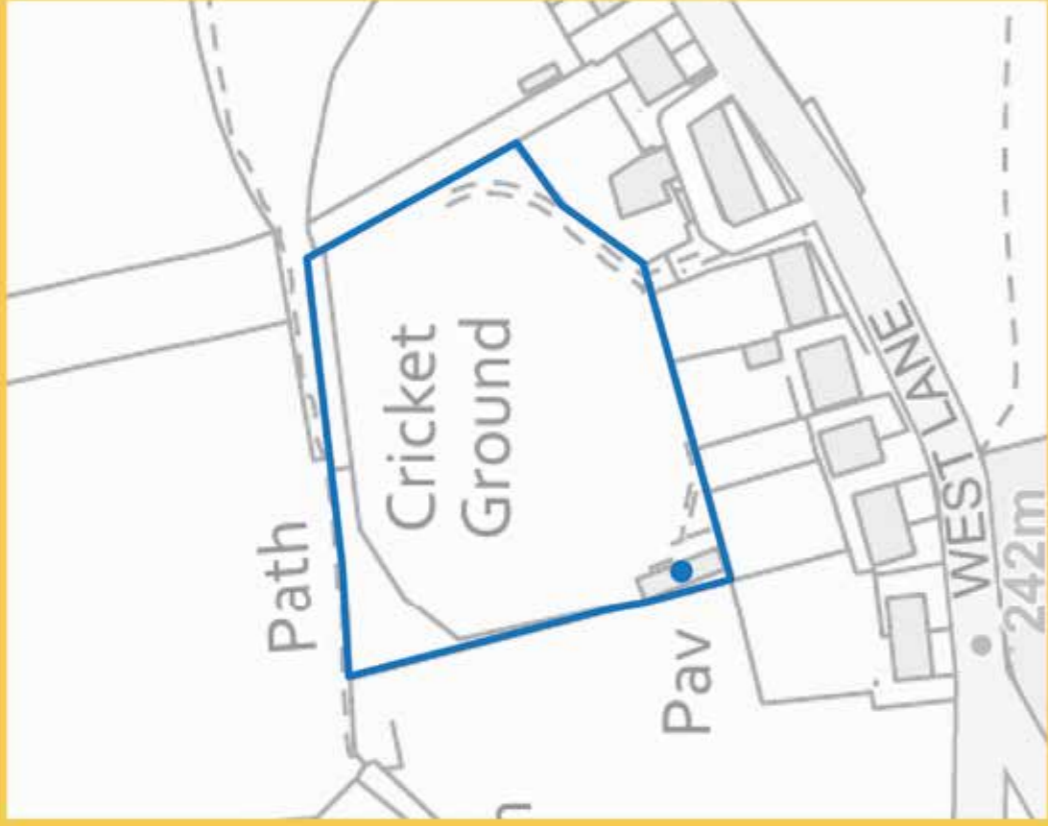
58. Old Silent Inn



61. Haworth Conservative Club



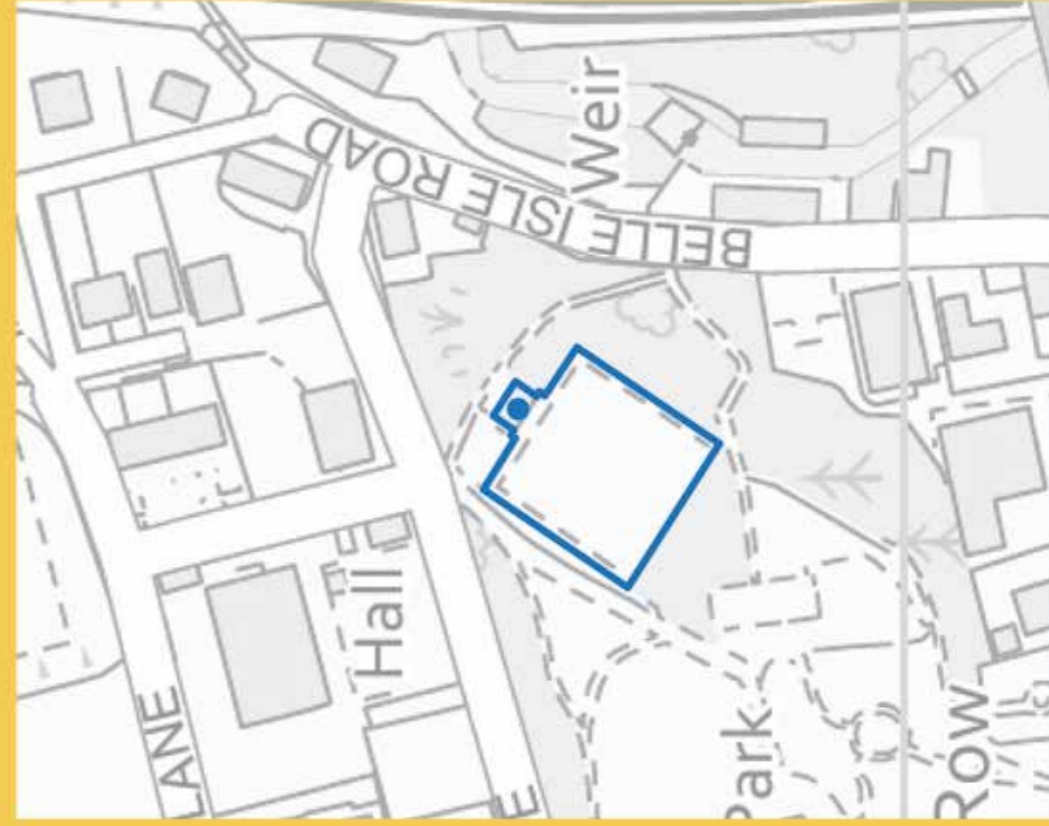
64. Haworth Tennis Club



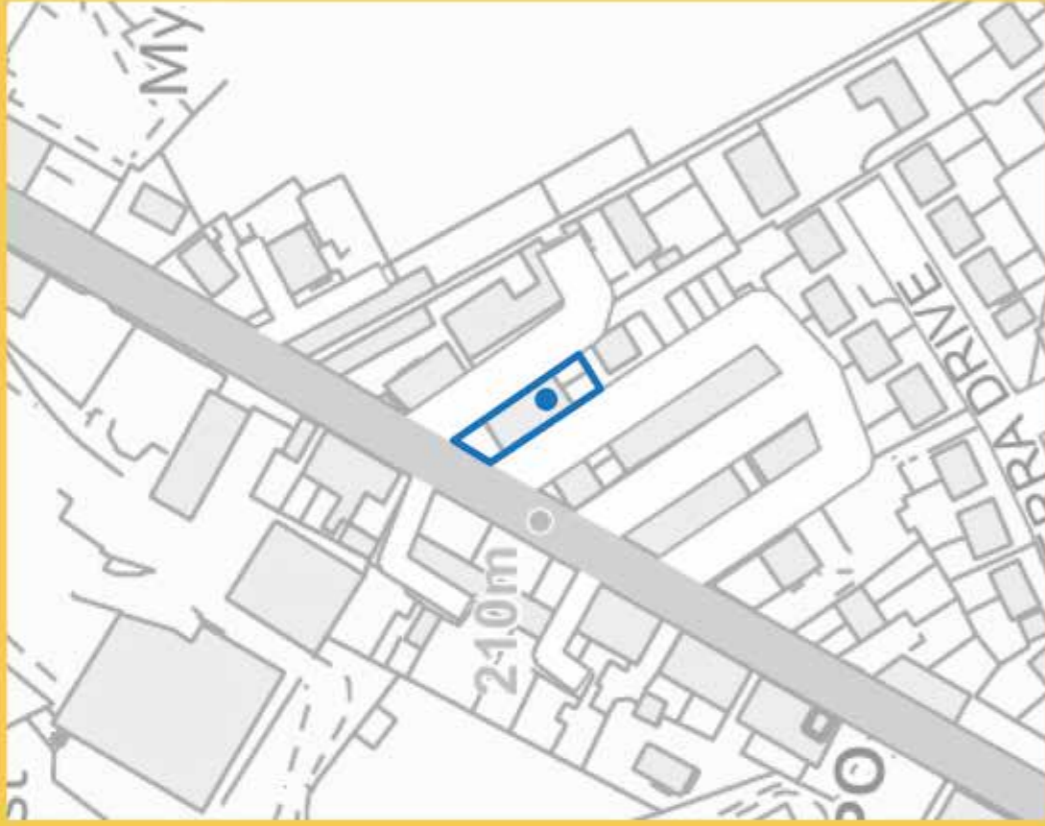
63. Haworth Cricket Club



67. Cross Roads Park Memorial Building and Rest Room



65. Haworth Bowling Pavilion



69. The MAC (Martial Arts Academy) at Haworth, Cross Roads)\*



68. Haworth RDA Riding for the Disabled







## APPENDIX 7: SCHOOLS CONSULTATION – PARKING PROBLEMS

### Haworth Primary School

(Note of a 2014 meeting with school head Helen Thompson)

Parking is an ongoing issue for the school and is set to worsen as the school's numbers increase.

All families are given a permit to use the Changegate Car Park at pick-up and drop-off times, but very few choose to do this. Instead, a lot of complaints are received from local residents, particularly around the Heathcliff area due to parents parking inconsiderately. The school is in constant talks with the medical centre, which has had issues with doctors not being able to get out and patients not being able to get in due to parents using their car park. The site manager now cones off the layby outside school on a daily basis to prevent inconsiderate parking and is outside school at the start and end of the day to deal with the issue. The school has requested that the layby be re-designated as disabled parking, specifically for use of the 12 families who access the DSP Unit.

The school has no plans to and can see no feasible way of providing additional parking. Safe access via the back of the school would not be possible due to the steep incline of the land and there being 126 steps up to the school.

### Lees Primary School

(Note of letter received from Executive Head Teacher Gill Holland in 2014)

At the start and end of the school day, parking is a problem and can cause a serious risk to life. The area with the low pavement, in front of the front gate of the church, is used as parking and there are frequent requests to parents to move, as it is a hazard to people walking on there, especially with prams. If there could be some planters on the edge in order to stop parking, that would help.

We looked at starting a walking bus after school but got little response and as it relies on parent volunteers to run, we were unable to proceed.

Teachers are encouraged to park on the side and back roads but this can also be a problem. We regularly contact parents about considerate parking. We have looked into parking again in the school grounds but this is not viable. The only solution would be to build a car park on our school field. Again, this would be an issue to residents with cars coming down there to access the car park. There would be issues too regarding how we could restrict to just teachers/parents/visitors. This would also take a substantial part of our school field, as well as being a cost we cannot meet either.

### Stanbury Village School

(Note of a 2014 meeting with school head Graham Swinbourne)

Parking is also an ongoing issue at Stanbury Village School. The school head has recently worked with former parish councillor James Hutton on a 'park and stride' scheme, encouraging families to park at the Haworth end of the village and walk the back lane into the village. Two pilots of this were relatively successfully. James successfully lobbied for CBMDC Highways to resurface the verge at the far end of the village to provide better parking provision. Again, there is no plan or suitable land available to provide additional parking.



## APPENDIX 8: GLOSSARY OF TERMS

### Affordable Housing

Housing provided to specific eligible households whose needs are not met by the market. It is generally provided by either the district council, or by a ‘Registered Provider’. There are two main types:

- Social rented affordable housing – housing rented at rates which are generally affordable to households in the lower decile of earnings.
- Intermediate affordable housing – housing available at below market rents or prices which are generally affordable to households in the lower quartile of earnings. It provides homes for those who can only afford to pay for part of their homes, but allows access onto the ‘first step’ of the housing ladder. There are three types of intermediate affordable housing:
  - Intermediate or submarket rent – the intermediate affordable units are rented out at rents above those of social rent but below market rents.
  - Shared equity/shared ownership – the occupier buys part of the house and pays a discounted rent on the remaining part, which is owned by a Registered Social Landlord (Registered Provider).
  - Low cost homes for sale/discounted sale – the occupier buys the house at a fixed percentage below its cost on the open market. When the house is sold on, this same percentage discount is passed on to the next buyer.
- Affordable rented affordable housing – defined by national government. Rents can be up to 80% of local market rents. As such, affordable rent will be more or less affordable depending on the locality of where local market rent levels are measured. In some high value areas, affordable rented affordable housing will not be sufficiently affordable for either households on lower quartile or lower decile earnings.
- Market housing which is low cost, for instance because it is small or is in an area where houses generally sell at cheaper prices, is not classed as affordable housing.

### Built Heritage

Buildings, structures and relics of historical and/or architectural value.

### Community Infrastructure Levy (CIL)

A financial charge which local authorities can charge on most types of new development in their area, depending on viability. The money will be spent on infrastructure to support the development of the area.

### Conservation Area

Section 69 of the Civic Amenities Act 1967 gives local councils the power to designate as conservation areas, “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Designation gives control over the demolition of buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area’s special interest.

### Conservation Area Appraisal (CAA)

A conservation area appraisal defines the special interest, character and appearance of a conservation area, providing a sound basis for development control (planning) decisions. It helps planning officers, developers, designers and the public at large assess whether a proposed development affecting a conservation area would, or would not, preserve or enhance the character and appearance of that area. Development proposals which affect the conservation area will be judged for their effect on the area’s character and appearance as identified in this conservation area appraisal.

### Consultation Statement

A required written statement on how a Neighbourhood Plan has been consulted on, which must be submitted to the Local Planning Authority alongside the actual plan. The statement should contain:

- details of people and organisations consulted about the proposed Neighbourhood Plan;
- details of how they were consulted;
- a summary of the main issues and concerns raised through the consultation process;
- descriptions of how these issues and concerns were considered and addressed in the proposed Neighbourhood Plan.

### Core Strategy

The principal document within the Local Development Framework. It sets out the spatial vision for the future of Bradford to 2030, and provides broad policies to shape development.

### Development

Legally defined as:- “the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land”.

### Development Plan Documents (DPDs)

The statutory documents which contribute towards making up the Local Development Framework. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and once adopted, decisions on planning applications must be made in accordance with them.

### Employment Land

Employment land relates to all B Class employment sectors including office floor space (B1a Use Class) and general employment land. General employment land includes research and development (B1b class), light industry (B1c), general industry (B2) and storage or distribution (B8) but excludes office floor space (B1a).

### **Green Belt**

A designation for areas of open land around certain cities and large built-up areas where strict planning controls apply to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are to check the unrestricted growth of large built-up areas, prevent neighbouring towns from merging and preserve the special character of historic towns. It also aims to safeguard the countryside from encroachment and assist urban regeneration by encouraging the recycling of derelict and other urban land. The designation is not intended to be a statement of the quality or attractiveness of the open land.

### **Green Corridor**

Green corridors are green spaces which can link housing areas to the national cycle network, town and city centres, places of employment and community facilities. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for wildlife dispersal. They often act as major breaks around and between parts of settlements.

### **Green Infrastructure (GI)**

An integrated and connected network of green spaces, which have more than one use and function. GI is both urban and rural and includes protected sites, woodlands, nature reserves, river corridors, public parks and amenity areas, and sport facilities, together with green corridors.

### **Green Space**

A collective term to describe areas of open space and vegetation, whether public or private, used for formal or informal recreation. Examples include recreation grounds, parks, linear spaces alongside rivers, grass playing pitches, bowling greens, tennis courts, pedestrian areas in village centres, small play spaces within housing areas, or woodland.

### **Hectare (Ha)**

One hectare (ha) is equivalent to 10,000 square metres (100m x 100m). This is approximately the same size as a full size football pitch.

### **Housing Needs Assessment (HNA)**

A study based on the gathering and objective assessment of robust data in order to seek to understand the specific housing requirements of a neighbourhood and to work out the 'fair share' of wider housing growth that should be planned for, including the quantity and type (mix) of new housing.

### **Infrastructure**

Basic urban services necessary for development to take place, for example, roads, electricity, telephone lines, sewerage and water. It is also used to refer to transport provision and social infrastructure, such as education and health facilities, and green infrastructure.

### **Key Unlisted Building**

An unlisted building within a conservation area which makes a positive contribution to that area's special architectural or historic interest.

### **Land Allocations Plan**

Provides site/land allocations and details that will help to deliver the Core Strategy's long term spatial vision, objectives and policies. It is a key LDF document in identifying specific allocations for development.

### **Listed Building**

Any building or structure which is included in the statutory list of buildings of special architectural or historic interest as compiled by Historic England.

### **Local Development Framework (LDF)**

The collection of development documents, which set out the local planning authority's policies. They take into account the impact of development on the economy, the environment and the social make-up of the area.

### **Local Green Space (LGS)**

Designated areas of special protection (equivalent to Green Belt), for green areas of particular value to local communities, as judged against criteria of proximity, 'specialness' and 'localness' as set out in the National Planning Policy Framework (NPPF) paragraphs 99-100.

### **Local Heritage Area (LHA)**

Areas of local architectural and/or historical interest within the Haworth, Cross Roads and Stanbury Neighbourhood Area, considered by the local community as potential extensions to or satellites of the area's existing conservation areas, to be considered as part of a conservation area review.

### **Local Wildlife Site (LWS)**

A designated site of wildlife interest in accordance with West Yorkshire wide assessment criteria as set out by West Yorkshire Ecology Service. This is a new classification scheme involving CBMDC and other West Yorkshire local authorities, involving the progressive re-assessment of sites subject to previous less strict assessment and designation schemes.

### **Major Development**

Defined by Circular 15/92 as "the erection of 10 or more dwellings, or, if this is not known, where the site is 0.5 hectares or more; in other cases, where the floor space to be created is 1,000 square metres or more, or the site area is 1 hectare or more."

### **Mixed Use Development**

The development of a single site (or building) with two or more complementary uses.

### **National Planning Policy Framework (NPPF)**

The government planning policy document, originally published March 2012, last updated 19th June 2019, intended to make national planning policy and guidance less complex and more accessible. It introduced a presumption in favour of sustainable development.

### **Natural Heritage**

Land, sites, features, habitats and species of wildlife or geological value.

### **Neighbourhood Area (NA)**

The local area, with defining boundary, for which a Neighbourhood Plan is being prepared.

### **Neighbourhood Plan (NP)**

A plan prepared by a parish or town council or a Neighbourhood Forum for a particular Neighbourhood Area (made under the Planning and Compulsory Purchase Act 2004 and Localism Act 2011).

### Neighbourhood Plan Map

An Ordnance Survey scale map (or maps) showing the locations (i.e. sites, buildings) where the policies and proposals of the Neighbourhood Plan will apply. May also include contextual information about sites designated or subject to policies and proposals in other plans, e.g. the Bradford Core Strategy.

### Non-Allocated Site

A site not allocated for development (e.g. housing or employment) in the Local Development Framework.

### Non-Designated Heritage Asset (NDHA)

A building or structure identified and assessed by the local community (using Historic England Local Listing Guidelines) as having local architectural and/or historic value, with the potential for 'local listing' by the local authority or even statutory listing by Historic England.

### Open Space

Green space with the addition of civic space, usually comprising hard landscaped open areas for public gathering and churchyards.

### Permeability

Permeability describes the extent to which an area permits (or restricts) the movement of people or vehicles in different directions. Permeability is generally considered to be positive as it permits ease of movement and avoids severing neighbourhoods. Areas which lack permeability, e.g. those severed by major roads, or with many long cul-de-sacs, are considered to discourage movement on foot and encourage longer journeys by car.

### Public Right of Way (PROW)

A route over which the public have a right to pass, whether or not the land that it crosses is privately-owned. The rights have been legally recorded on the Definitive Map and Statement. There are three categories; Footpath, Bridleway and Carriageway, and there are also permissive footpaths and bridleways.

### Replacement Unitary Development Plan (RUDP)

Part of the current statutory development plan (i.e. together with the Core Strategy and other documents) for the whole of Bradford District. It's saved policies help to provide a framework for all new developments and are used as one basis for making decisions regarding land use and planning applications. It is being progressively replaced by the emerging LDF, including the Land Allocations Plan currently in preparation.

### Rights of Way Improvement Plan (ROWIP)

The ROWIP is a statutory document prepared by CBMDC under section 60 of the Countryside and Rights of Way Act 2000. It establishes the action plan for the Bradford rights of way network over a specified time period.

### Section 106 Agreement/Planning Obligations

Legal agreements negotiated by the landowner or developer with the district council in response to a planning application. They are used to make development proposals acceptable in planning terms, and in order to mitigate against the impact new development will have upon a district's existing infrastructure, such as transport provision, local community facilities, and green space.

### Site of Special Scientific Interest (SSSI)

A protected area designated as being of special interest by virtue of its flora, fauna, geological or geomorphological features. SSSIs are designated under the Wildlife and Countryside Act 1981 by Natural England.

### Special Area of Conservation (SAC)

Area which has been given special protection under the European Union's Habitats Directive. Provides increased protection to a variety of wild animals, plants and habitats and is a vital part of global efforts to conserve the world's biodiversity.

### Special Protection Area (SPA)

Area which has been identified by the European Commission as being of international importance for certain breeding, feeding, wintering or migrating rare and vulnerable species of bird populations found within the EU countries. They have statutory protection under the EC Directive for the Conservation of Wild Birds 79/409.

### Starter Home

A compact house or flat specifically designed and built to meet the requirements of young people buying their first home.

### Strategic Housing Land Availability Assessment (SHLAA)

Part of the Bradford Local Plan evidence base which the Government requires CBMDC to produce. The primary role of this assessment is to provide an indication of the scale, nature and distribution of potential housing land across the district. This involves identifying sites with potential for housing; assessing their capacity to accommodate houses; and determining, having collected information about land ownership, development constraints and economic viability, whether and when the land could be developed.

### Strategic Housing Market Assessment (SHMA)

A key part of the Bradford Local Plan evidence base, as required by the Government. Provides an assessment of the scale, range and type and tenure of homes – both market and affordable - that will be required across Bradford district, based on analysis of demographic, social and housing market drivers. A key document for determining affordable housing requirement quotas.

### Supplementary Planning Documents (SPDs)

SPDs deal with specific issues (thematic or site specific) and elaborate upon the policy and proposals in Development Plan Documents (DPDs).

### Sustainability Appraisal (SA)

A process and a document that takes into account the social, environmental and economic effects of a plan to allow decisions to be made that accord with sustainable development. It also makes sure that plans produced will last.

### Sustainable Development

Seeking to ensure that all development has a minimal detrimental impact on the environment whilst maximising environmental, economic and social gains. A widely-used and accepted international definition of sustainable development is "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". There are five shared principles of sustainable development in the UK. The aim is to live within environmental limits and achieve a just society, by means of a sustainable economy, good governance and sound science.



## APPENDIX 9: LIST OF ABBREVIATIONS

CAA – Conservation Area Appraisal

CBMDC – City of Bradford Metropolitan District Council

CIL – Community Infrastructure Levy

DPD – Development Plan Document

GI – Green Infrastructure

Ha – Hectare

HNA – Housing Needs Assessment

HCRSPC – Haworth, Cross Roads and Stanbury Parish Council

LDF – Local Development Framework

LGS – Local Green Space

LHA – Local Heritage Area

LWS – Local Wildlife Site

NA – Neighbourhood Area

NDHA – Non-Designated Heritage Asset

NDP – Neighbourhood Development Plan

NPPF – National Planning Policy Framework

PROW – Public Right of Way

ROWIP – Rights of Way Improvement Plan

RUDP – Replacement Unitary Development Plan

SA – Sustainability Appraisal

SAC – Special Area of Conservation

SHLAA – Strategic Housing Land Availability Assessment

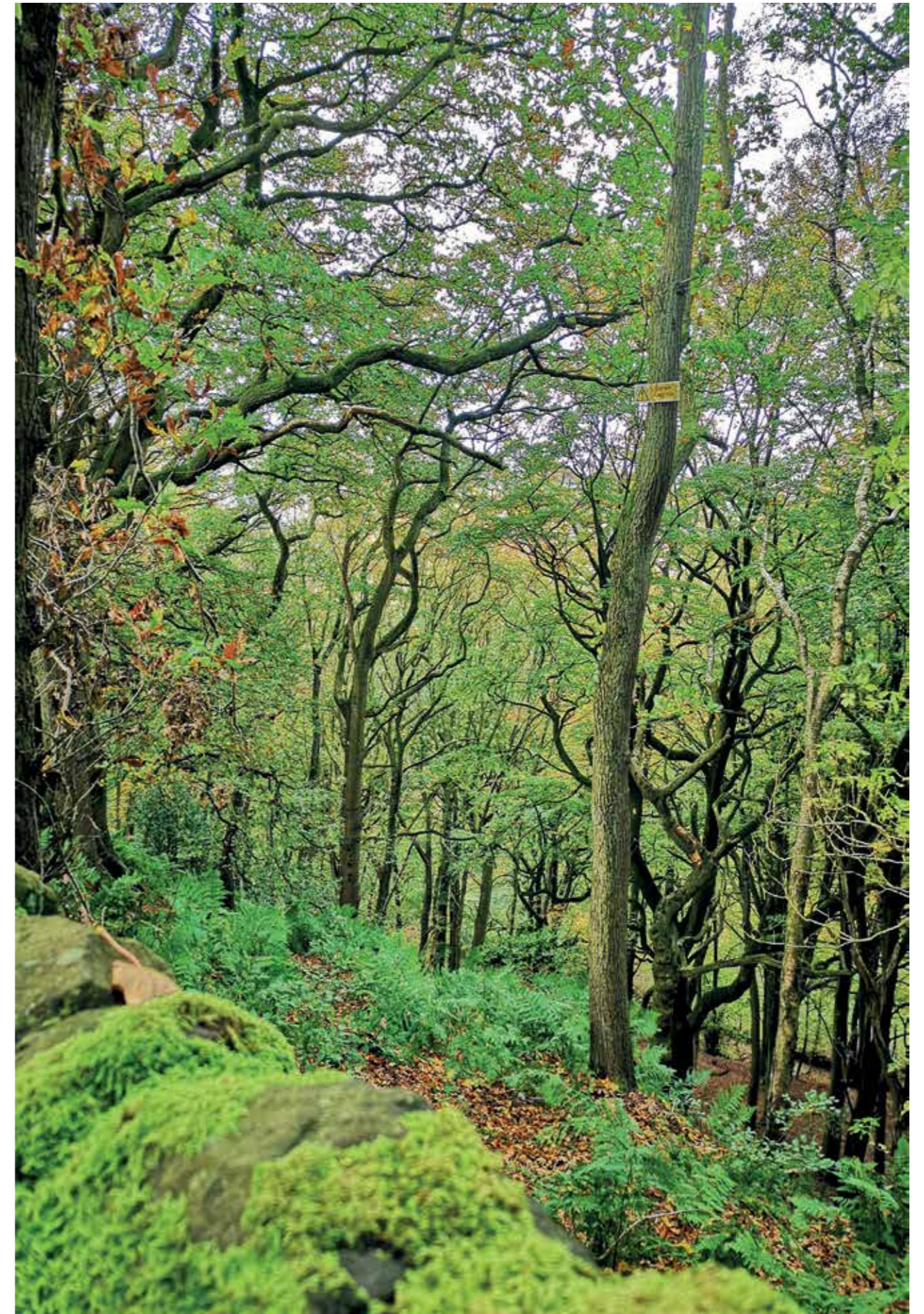
SHMA – Strategic Housing Market Assessment

SPA – Special Protection Area

SPD – Supplementary Planning Document

SSSI – Site of Special Scientific Interest

UDP – Unitary Development Plan







**HAWORTH  
CROSS ROADS  
& STANBURY  
PARISH COUNCIL**

**HAWORTH CROSS ROADS AND STANBURY PARISH COUNCIL**

**NEIGHBOURHOOD DEVELOPMENT PLAN**

**EMAIL: [haworthcrossroadsstanburypc@gmail.com](mailto:haworthcrossroadsstanburypc@gmail.com)**

**Tel: 01535 644001**

**Website: [haworthcrossroadsstanburyndp.org.uk](http://haworthcrossroadsstanburyndp.org.uk)**

