

Steeton with Eastburn and Silsden Neighbourhood Development Plan (NDP)
Basic Conditions Statement
(Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990)

June 2019

Prepared for Steeton with Eastburn and Silsden Councils

by



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INTRODUCTION

- 1.1 Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306)¹ sets out that only a draft Neighbourhood Development Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to Neighbourhood Development Plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:
- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or Neighbourhood Development Plan).
 - b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.
 - c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.
 - d. the making of the order (or Neighbourhood Development Plan) contributes to the achievement of sustainable development.
 - e. the making of the order (or Neighbourhood Development Plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
 - f. the making of the order (or Neighbourhood Development Plan) does not breach, and is otherwise compatible with, EU obligations.
 - g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or Neighbourhood Development Plan).
- 1.2 This Basic Conditions Statement sets out how the Steeton with Eastburn and Silsden NDP has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the NDP independent Examiner.

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

1.0 LEGAL REQUIREMENTS

2.1 The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by two qualifying bodies, namely Steeton with Eastburn Parish and Silsden Town Council.

2.2 What is being proposed is a neighbourhood development plan

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Development Planning Regulations 2012.

2.3 The proposed Neighbourhood Development Plan states the period for which it is to have effect

The proposed Neighbourhood Development Plan states the period for which it is to have effect. That period is from the Plan being made (2017) up to 2030 (the same period as the Bradford Local Plan Local Plan Core Strategy).

2.4 The policies do not relate to excluded development

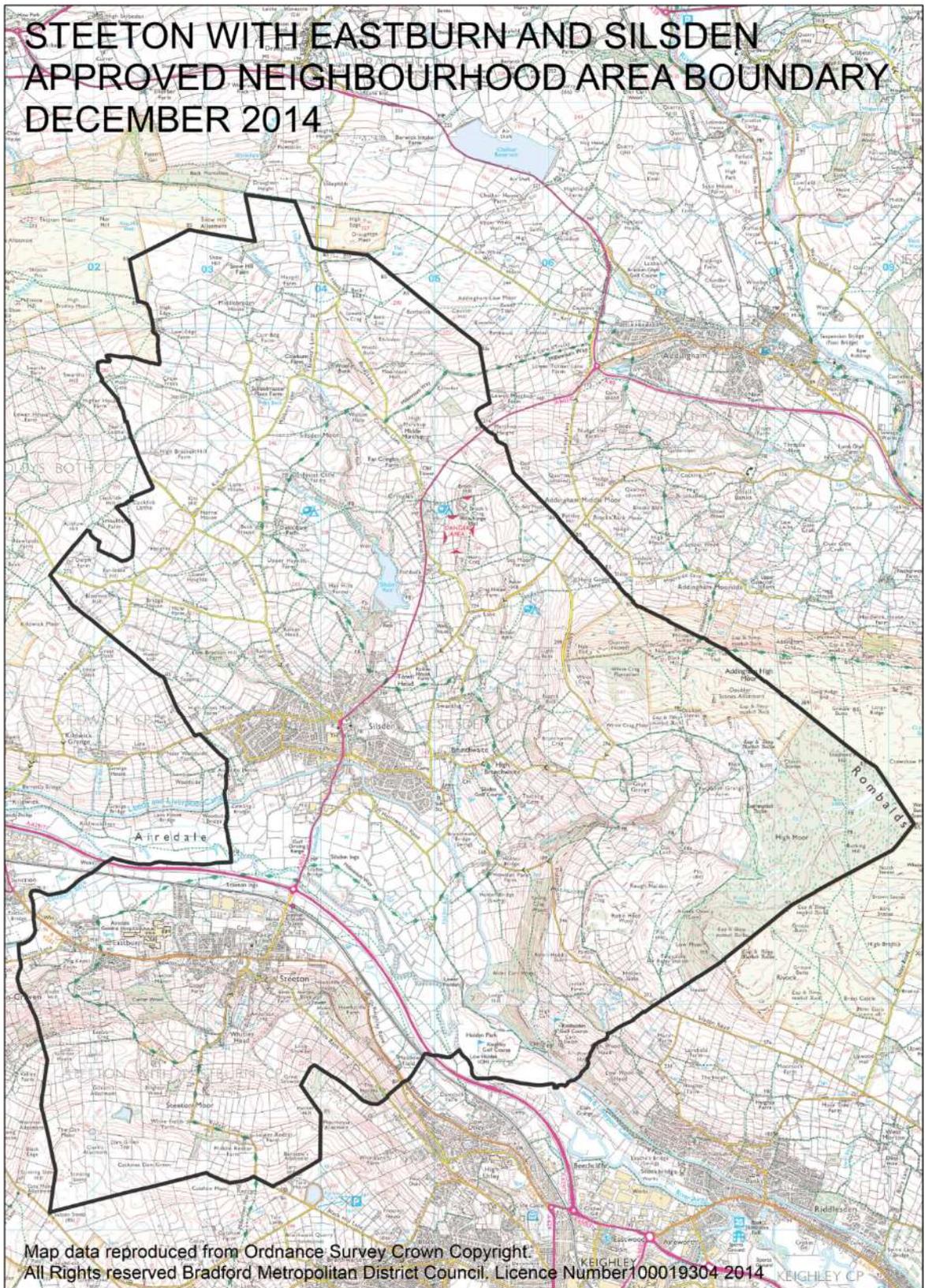
The Neighbourhood Development Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

2.5 The proposed Neighbourhood Development Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Development Plan proposal relates to the Steeton with Eastburn and Silsden Neighbourhood Area and to no other area. There are no other Neighbourhood Development Plans relating to that neighbourhood area (Map 1).

2.6 The period covered by the plan is stated on the front cover of the plan: 2019-2030.

Map 1. Designated Neighbourhood Area (Source: CBMDC, 2014)



3.0 BASIC CONDITIONS

3.1 a. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan

The Steeton-with-Eastburn and Silsden Neighbourhood Development Plan has been prepared having appropriate regard to the policies set out in the revised National Planning Policy Framework (NPPF)².

2. Achieving Sustainable Development

Paragraph 1 of the NPPF explains that "*The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied.*" Paragraph 7 sets out that "*The purpose of the planning system is to contribute to the achievement of sustainable development.*" The planning system has 3 overarching objectives to achieve sustainable development (paragraph 8): an economic objective, a social objective and an environmental objective. These should be delivered through the preparation and implementation of plans (paragraph 9).

Table 1 sets out how the Steeton-with-Eastburn and Silsden NDP delivers the 3 overarching Objectives:

Table 1 Delivering Sustainable Development

NPPF Overarching Objectives	Steeton-with-Eastburn and Silsden NDP Policies and Proposals
<p><i>a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</i></p>	<p>The NDP supports further housing development within the Local Growth Centres of Silsden and Steeton with Eastburn.</p> <p>The NDP has policies to protect key local employment areas, promote appropriate development in the Local Centres and supports further development of micro-businesses and tourism.</p> <p>The NDP seeks to protect key local community facilities and services, including local shops.</p>
<p><i>b) a social objective –to support strong, vibrant and healthy</i></p>	<p>The Submission Neighbourhood Development Plan offers the local</p>

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<p><i>communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</i></p>	<p>community the opportunity to shape the future development of Steeton with Eastburn and Silsden in a creative way, ensuring that the identity, quality and distinctiveness of the neighbourhood area is enhanced.</p> <p>The NDP focusses on the promotion of well designed, sensitive development, appropriate to the area whilst at the same time supporting proposed housing growth within the neighbourhood area.</p> <p>The NDP seeks to protect community facilities, Local Green Spaces and recreation facilities.</p>
<p><i>c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</i></p>	<p>The Steeton with Eastburn and Silsden NDP recognises the neighbourhood area's distinct components and puts forward policies appropriate to each of these areas. The NDP includes policies on design, landscape, biodiversity and geodiversity, non-designated heritage assets, and local green spaces.</p>

3. Plan Making

In Section 3 Plan Making, the NPPF sets out that 6 principles that plans should address. Table 2 sets out how the Steeton-with-Eastburn and Silsden NDP addresses each of these in turn.

Table 2 Plan Making

NPPF Plan Making	Steeton-with-Eastburn and Silsden NDP
<p>a) be prepared with the objective of contributing to the achievement of sustainable development;</p>	<p>Table 1 of this Statement sets out how the Steeton-with-Eastburn and Silsden NDP has been prepared with the objective of contributing to the three objectives of sustainable development.</p>
<p>b) be prepared positively, in a way that is aspirational but deliverable;</p>	<p>The plan has been prepared positively to support growth strategy in the Bradford Local Plan Core Strategy. The NDP is aspirational and deliverable.</p>
<p>c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses,</p>	<p>The plan has been shaped by effective engagement. This is set out in detail in the accompanying Consultation Statement.</p>

infrastructure providers and operators and statutory consultees;	
d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;	The Steeton-with-Eastburn and Silsden NDP policies are clearly written and unambiguous and have been revised at various times during consultation, including based on comments from CBMDC, the local planning authority.
e) be accessible through the use of digital tools to assist public involvement and policy presentation; and	Throughout the plan's preparation a variety of tools have been used, including publication of documents and press and publicity on the two council web sites.
f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).	The policies in the Steeton-with-Eastburn and Silsden NDP serve a clear purpose and avoid duplication.

The Plan Making Framework

Paragraph 18 sets out that policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies. The Steeton-with-Eastburn and Silsden NDP contains non-strategic planning policies and proposals that add local detail and value to strategic policies in the Bradford Local Plan Core Strategy (LPCS). The supporting text for the NDP policies refers to the relevant strategic policies, where considered necessary and relevant.

Non-strategic policies

Paragraph 29 advises that neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. The Steeton-with-Eastburn and Silsden NDP supports development in line with the growth strategy for Airedale set out in the LPCS.

Paragraph 30 goes on to say that once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

5. Delivering a sufficient supply of homes

Paragraph 65 sets out that strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. The Steeton-with-Eastburn and Silsden NDP has been prepared to support the growth strategy for Airedale set out in the LPCS, this sets a growth target for the area, the Steeton-with-Eastburn and Silsden NDP does not seek to allocate sites.

6. Building a strong, competitive economy

Paragraph 80 sets out that planning “policies and decisions should help create the conditions in which businesses can invest, expand and adapt”. The Steeton-with-Eastburn and Silsden NDP seeks to support this by protecting key, existing employment areas (Policy SWES13) and by supporting appropriate development of town centre uses in the local centres (policies SWES11 and SWES12).

8. Promoting healthy and safe communities

Paragraph 91 sets out that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles. The NDP includes policies which protect key community facilities (SWES15), Local Green Spaces (SWES16) and recreation areas (SWES17) and encourages appropriate development of town centre uses in the local centres (SWES11 and SWES12).

9. Promoting sustainable transport

Paragraph 102 advises that opportunities to promote walking, cycling and public transport use should be identified and pursued. Walking, cycling and use of public transport are promoted in the Steeton-with-Eastburn and Silsden NDP, through policies SWES8, SWES9 and SWES10.

11. Making effective use of land

Paragraph 117 advises that planning policies should “promote an effective use of land in meeting the need for homes and other uses”. The Steeton-with-Eastburn and Silsden NDP seeks to support housing development within the existing urban area (SWES1), help manage housing density (SWES3), and policies to promote development in the local centres (Policies SWES11 and SWES12).

12. Achieving well-designed places

Paragraph 124 explains that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 125 goes on to say that design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying

the special qualities of each area and explaining how this should be reflected in development. The Steeton-with-Eastburn and Silsden NDP includes Policy SWES2 that seeks to promote good design.

14. Meeting the challenge of climate change, flooding and coastal change

Paragraph 148 advises that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. Paragraph 151 goes on to set out that to help increase the use and supply of renewable and low carbon energy and heat, plans should c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers and in paragraph 152, local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning. The Steeton-with-Eastburn and Silsden NDP does not include any relevant policies on these matters. These matters are addressed in the LPCS.

Planning and flood risk

Paragraph 157 sets out that plans should avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by various measures including c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques). The Steeton-with-Eastburn and Silsden NDP does not include any relevant policies on this matters. These matters are addressed in the LPCS.

15. Conserving and enhancing the natural environment

Paragraph 170 advises that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity and recognising the intrinsic character and beauty of the countryside. The Steeton-with-Eastburn and Silsden NDP includes policies on: protection of local non-designated heritage assets (SWES4); protecting local biodiversity and geodiversity assets (SWES5); Airedale's valued landscape (SES6); green and blue infrastructure (SWES7); and access to the countryside (SWES8).

16. Conserving and enhancing the historic environment

Paragraph 184 advises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Paragraph 18 goes on to say that plans

should set out a positive strategy for the conservation and enjoyment of the historic environment the Steeton-with-Eastburn and Silsden NDP seeks to protect non-designated heritage assets (SWES4)

3.2 b. Having Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest

There are 112 listed buildings and scheduled monuments in the neighbourhood area. The design policies in the NDP aim to protect and enhance these heritage assets and their settings.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.3 c. Having Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

The neighbourhood area has three Conservation Areas these have been taken into account in the development of the policies and proposals of the NDP.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.4 d. Contributes to the Achievement of Sustainable Development

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development.

Paragraphs 7-10 of the 2019 National Planning Policy Framework outline the Government's approach to achieving sustainable development.

The UK Government's interpretation of the concept of sustainable development builds on that of the UN resolution 42/187, which is 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The NPPF amplifies this simple definition, at paragraph 8, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

- ❑ “an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- ❑ a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well- being; and
- ❑ an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

Tables 1 sets out how the Steeton-with-Eastburn and Silsden NDP supports the three objectives of sustainable development.

3.5 e. In General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Development Plan is in general conformity with strategic Local Plan policies contained in the Bradford Local Plan Core Strategy Local Plan 2017 and those that are saved policies in the Replacement Unitary Development Plan. In line with advice in National Planning Practice Guidance the Submission Neighbourhood Development Plan has taken into account emerging planning policy including the partial review of the adopted Local Plan Core Strategy. This is at a very early stage and consultation started on 11 January 2019 lasting until Friday 22 February 2019 and is considered to have very limited impact on the content of the Submission Neighbourhood Development Plan at this stage.

Table 2 below sets out the way that the Neighbourhood Development Plan conforms to the relevant strategic policies from the Local Plan Core Strategy.

Table 3. Conformity with Local Strategic Planning Policy

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>POLICY SWES1 – HOUSING DEVELOPMENT WITHIN THE EXISTING URBAN AREA OF STEETON WITH EASTBURN AND SILSDEN</p> <p>Development for new housing will be supported, in principle, within the settlements of Steeton with Eastburn and Silsden when, where possible, it:</p> <ul style="list-style-type: none"> a) re-uses previously developed land, providing that such land is not of high environmental value; or it re-uses an existing building. Where planning permission is required buildings currently or last in use for business or industrial use (B1, B2 and B8 uses) and not identified under Policy SWES15 of this NDP, the applicant must be able to demonstrate that the building is no longer suitable for such a use in terms of location, accessibility, adjacent land uses, environmental impacts and lack of demand (i.e. where it can be shown that the site has been continuously marketed for employment uses at local land values for a period of at least two years); b) would not lead to the loss of open space or community facilities identified for protection in this plan unless the provisions in 	<p>LPCS Policy 1 (CS1) Overall Approach and Key Spatial Priorities</p> <p>Local Plan Core Strategy Strategic Core Policy 3 (SC3): Working Together.</p> <p>Strategic Core Policy 4 (SC4): Hierarchy of Settlements.</p> <p>Strategic Core Policy 5 (SC5): Location of Development.</p> <p>HO1: The</p>	<p>None relevant.</p>	<p>Policy SWES1 helps to support the Spatial Vision of the Local Plan Core Strategy, in particular, that by 2030: “The growth of the City of Bradford and the towns along Airedale and Wharfedale has been supported by a significant increase in the delivery of new houses, both market and</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>Policies SWES15, SWES16 and SWES17 can be met; and</p> <p>c) it would not have a significant and demonstrable adverse impact on existing and planned infrastructure.</p>	<p>District’s Housing Requirement.</p> <p>HO3: The Distribution of Housing Development.</p> <p>HO6: Maximising the Use of Previously Developed Land (PDL).</p> <p>Sub Area Policy AD1: Airedale.</p>		<p>affordable. This growth has driven the economic and social transformation of the District.”</p> <p>Policy SWES1 also supports Local Plan Core Strategy Policies 1 (CS1) Overall Approach and Key Spatial Priorities and Strategic Core Policy 4 (SC4): Hierarchy of Settlements that identify Silsden and Steeton with Eastburn as</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p>Local Growth Centres.</p> <p>In providing this support Policy SWES1 is in line with Local Plan Core Strategy Strategic Core Policy 3 (SC3): Working Together.</p> <p>Policy SWES 1 supports the approach set out in Strategic Core Policy 5 (SC5): Location of Development by seeking to direct development</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p>as a first priority to previously developed land within the settlement boundary, provided such sites are not of high environmental value. Development of sites that have not previously been developed within the settlement boundary, CSP5 second priority sites would be supported as</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p>long as they are not on identified open and green spaces. Outside of the settlement boundary development would be on safeguarded or Green Belt land. Development of such sites is not a matter for the NDP.</p> <p>Policy SWES1 helps support Local Plan Core Strategy Policy HO1 and the district's housing</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p>requirement and the distribution of housing development set out in Local Plan Core Strategy Policy HO3.</p> <p>Policy SWES1 Also supports the objectives of Local Plan Core Strategy Policy HO5 in seeking to prioritise the use of previously developed land.</p> <p>Policy SWES1 supports Local</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			Plan Core Strategy sub area policy AD1.
<p>POLICY SWES2 – DESIGN OF NEW HOUSING DEVELOPMENT WITHIN THE STEETON WITH EASTBURN AND SILSDEN NEIGHBOURHOOD PLAN AREA</p> <p>To ensure new housing development is of good quality design, such developments should be designed in such a way that they have suitable regard to the following criteria:</p> <p>a) They conserve and enhance the locally distinctive built, historic and natural environment assets, both designated and non-designated of the neighbourhood area;</p> <p>b) The design makes good use of site characteristics and surroundings, including:</p>	<p>Strategic Core Policy SC9: Making Great Places.</p> <p>Policy DS1: Achieving Good Design</p>	<p>None relevant.</p>	<p>Policy SWES1 is in line with Local Plan Core Strategy Strategic Policy SC9. It seeks to set a detailed set of development management criteria that will help to create high quality places and attractive, cohesive, sustainable settlements.</p> <p>Policy SWES2</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>I. Layout and use and form of space within the site</p> <p>ii. Siting</p> <p>iii. Scale</p> <p>iv. Height</p> <p>v. Proportions and massing</p> <p>vi. Orientation</p> <p>vii. Architectural detailing</p> <p>viii. Landscape, existing plants, trees and other features</p> <p>ix. Materials</p> <p>c) There is no significant adverse impact on residential amenity for existing and future occupiers of the development or in the</p>			<p>also provides further detailed development management criteria to help to implement Local Plan Core Strategy Policy DS1.</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>surrounding area;</p> <p>d) The development minimises resource use and helps to meet climate change targets, including by minimising surface water run-off and use of sustainable drainage systems and green technologies;</p> <p>e) The proposal provides easy access for all members of the community. Layouts should provide an integrated, safe, attractive environment for pedestrians and cyclists (particularly children, the elderly and those with disabilities and impaired mobility);</p> <p>f) Proposals should provide safe environments that “design out crime”;</p> <p>g) Any recreational open space provision required in the proposed development should preferably be in a central location within the overall development, fully integrated and suitably overlooked by adjacent housing;</p> <p>h) Proposals should include measures for future maintenance of</p>			

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>open spaces, hard and soft landscaping and other public areas;</p> <p>i) Development proposed on the edge of the settlements should improve access to the countryside, enhance the local landscape and protect views in to and out of the site;</p> <p>j) There should be suitable provision of suitable space (in terms of size and no negative impact on the public realm) for waste and recycling bins and containers; and</p> <p>Proposals should include appropriate and adequate lighting, particularly in the more rural parts of the neighbourhood area</p>			
<p>POLICY SWES3 – HOUSING DENSITY</p> <p>To ensure new housing development in the neighbourhood area makes the best and most effective use of land development should seek to achieve a minimum density of 30 dwellings per hectare. Higher densities should be considered in the following locations:</p> <p>a) in areas within reasonable walking distance of the rail station and bus routes served by daily, frequent bus services;</p> <p>b) in the historic cores of the towns where higher densities are traditionally more common and where higher housing densities</p>	<p>Policy HO5: Density Housing Schemes.</p>	<p>None relevant.</p>	<p>Policy SWES3 is in general conformity with Policy HO5 of the Local Plan Core Strategy in seeking to achieve a minimum of 30 dwellings per hectare.</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>may result in development more in keeping with the character of the surrounding area; and</p> <p>c) on sites with good, safe access to the local primary road network and where densities higher than the minimum would not result in significant and demonstrable adverse road traffic impacts.</p>			<p>In line with Policy HO5, Policy SWES3 seeks higher densities in areas well served by public transport (criterion b). in the core areas of the towns where higher densities will be more in keeping with the existing character of the area; and in areas with good, safe access to the local primary road network.</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>POLICY SWES4 - PROTECTING LOCAL NON-DESIGNATED HERITAGE ASSETS</p> <p>Development should conserve and enhance the local, non-designated heritage assets listed below and shown on Policies Maps 2 to 11 (Appendix 1):</p> <p>Silsden</p> <p>SWES4/1 - 27 and 27A North Street SWES4/2 – Highfield House corner of Pickard Lane and Browfield Terrace SWES4/3 - 15 Chapel Street (previously used as the Primitive Methodist Chapel) SWES4/4 - 10 Briggate SWES4/5 – 16 Briggate SWES4/6 - 2 to 6 Briggate SWES4/7 - 7-9 Briggate SWES4/8 - Silsden Town Hall, Kirkgate SWES4/9 - Airedale Shed, rear of Nicholson’s Place SWES4/10 - Silsden New Methodist Church SWES4/11 - Co-operative Building, 74 Keighley Road, Keighley Road</p>	<p>Policy EN3: Historic Environment.</p>	<p>None relevant.</p>	<p>Policy SWES4 is in general conformity with Local Plan Core Strategy Policy EN3 that seeks to “proactively preserve, protect and enhance the character, appearance, archaeological and historic value and significance of the District’s designated and <u>undesigned heritage assets</u> and their settings.” [our emphasis]. Policy EN3,</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>SWES4/12 - Co-op shop, 1-3 St. John's Street SWES4/13 - Cat Steps and fire hydrant, Back of Stirling Street SWES4/14 - Corn Mill House, Keighley Road SWES4/15 - Drover's route by ford along Sykes Lane SWES4/16 - High Bank House, next to the canal, off Sykes Lane SWES4/17 - 1, 3, 5, 18a and 18c North Street SWES4/18 - Former Library Building/Board School</p> <p>Steeton with Eastburn</p> <p>SWES4/19 - Barrows House, 16, Barrows Lane SWES4/20 - 1, and 3 Hill Top, off High Street SWES4/21 - The Goats Head Pub, Keighley Road SWES4/22 - 27, Station Road SWES4/23 - Croft House, Mill Lane SWES4/24 - 2 Elmsley Street SWES4/25 - Holmes House and attached barn, St. Stephen's Road SWES4/26 - Woodlands, Summerhill Lane/Station Road, Steeton SWES4/27 - Poplars Lodge, Summerhill Lane SWES4/28 - Oakfield Lodge, Summerhill Lane SWES4/29 - Bridge over Steeton Beck in Redding Wood</p> <p>Stone setts, where they remain part of the streetscene should be</p>			<p>critterion F requires "proposals to protect or enhance the heritage significance and setting of locally identified non designated heritage assets, including buildings, archaeological sites and parks, landscapes and gardens of local interest."</p> <p>Policy SWES4 has allowed the local</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>retained. The opportunity for original stone setts to be reinstated as part of the streetscene will be encouraged.</p> <p>Where renovations, or alterations, requiring planning permission of the assets listed above is proposed such changes should be designed sensitively, and with careful regard to the asset’s historical and architectural value and appropriate attention to the asset’s setting.</p> <p>Where a proposal would result in the loss of, or substantial harm to a local non-designated heritage asset, such proposals will only be supported when the public benefit of the proposal outweighs the loss or harm to the asset and its setting. Development resulting in the loss of, or substantial harm to the asset, may be subject to a planning condition, or conditions, to ensure that development takes place after the loss or harm has occurred.</p> <p>Planning proposals will also be assessed against relevant adopted CBMDC policies for their impact on non-designated heritage assets, heritage assets with or potential to have archaeological value and the wider historic landscape.</p>			<p>community to identify the neighbourhood area’s undesignated heritage assets that should be protected in a manner appropriate to their significance. These assets have been subject to public scrutiny and engagement.</p>
<p>POLICY SWES5 - PROTECTING LOCAL NON-DESIGNATED</p>	<p>Policy EN2: Biodiversity and</p>	<p>None relevant.</p>	<p>Policy SWES5 seeks to</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>BIODIVERSITY AND GEODIVERSITY ASSETS</p> <p>Where development proposals affect non-designated sites and features of local biodiversity and geodiversity such proposals should seek to conserve and enhance those assets. This includes woodland, moorland, wetlands, watercourses, grasslands, hedgerows and walls and former quarries.</p> <p>If significant harm cannot be avoided, adequately mitigated, or compensated for within the neighbourhood plan area then planning permission will not be supported.</p>	<p>Geodiversity.</p>		<p>complement Local Plan Core Strategy Policy EN2 that seeks to protect important habitats and species outside designated sites.</p>
<p>POLICY SWES6 – AIREDALE’S VALUED LANDSCAPE</p> <p>New development proposals, where appropriate, will be required to incorporate the following landscape design principles in order to protect and enhance the valued landscape character of the area:</p> <ul style="list-style-type: none"> a) Layout and design should be appropriate to the area and should create a good quality built environment which integrates with the distinctive local built form and landscape; b) Development proposals likely to result in significant visual 	<p>Policy EN4: Landscape.</p>	<p>None relevant.</p>	<p>Policy SWES6 is in general conformity with Local Plan Core Strategy Policy EN4. Policy EN4 identifies Airedale as an area where “Plans, policies</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>impacts are required to be supported by a landscape visual impact assessment setting out how the design aims to respect and respond positively to the character of the site and its surrounding area;</p> <p>c) Retention and conservation of existing field boundaries, especially in areas of enclosed pasture;</p> <p>d) Retention of trees, areas of woodland, hedgerows and stonewalling. Any additional planting should be of suitable native species, well related to existing woodland and be concentrated in areas where it will have a suitable visual impact;</p> <p>e) Conservation of cultural, historic and archaeological assets;</p> <p>f) Protection and enhancement of important views by limiting the height or visibility of large vertical structures. In assessing impacts on such views particular regard should be had to:</p> <ul style="list-style-type: none"> i. Views of, and from, the wooded incline and tower above Steeton; ii. Views of Rombalds Ridge; iii. Views of Airedale from Silsden Road and Holden Lane; iv. Views along the floodplain pastures in Silsden; v. Views along and from the Leeds and Liverpool Canal; vi. Views from the towns of upper valley slopes and 			<p><i>and proposals should make a positive contribution towards the conservation, management and enhancement of the diversity of landscapes”.</i></p> <p>This should use the approach set out in the Landscape Character Assessment SPD.</p> <p>Policy SWES6 has taken the Landscape Character</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p style="text-align: center;">pastures;</p> <p>g) Careful siting, design and screening of any development on upper slopes;</p> <p>h) Strict control of urban influences on upper slopes and the Aire floodplain, including infrastructure and lighting; and</p> <p>i) Conservation and retention of historic, narrow lanes.</p>			<p>Assessment SPD and, where relevant and applicable, turned this guidance into a criteria based development management policy. In doing this development management criteria that will help to implement strategic policy will be applied.</p>
<p>POLICY SWES7 – GREEN AND BLUE INFRASTRUCTURE</p> <p>Development proposals should conserve and enhance the neighbourhood plan area’s green and blue infrastructure network. Where appropriate, development proposals should incorporate the</p>	<p>Strategic Core Policy 6 (SC6): Green Infrastructure.</p> <p>Sub Area Policy AD1: Airedale.</p>	<p>None relevant.</p>	<p>Policy SWES7 is in general conformity with Local Plan Core Strategy Policy SC6. Policy SWES6</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>following:</p> <ul style="list-style-type: none"> a) Improved access to the existing network of green infrastructure, including watercourses and the Leeds and Liverpool Canal; b) Links to encourage walking and cycling to the Silsden Local Centre, the rail station, key local community facilities and major employment areas; c) Links from the urban fringe to the surrounding green infrastructure network in the more rural parts of the parishes, unless this would lead to additional pressures on the South Pennine Moors SPA/SAC; d) Measures to reduce habitat fragmentation and to create inter-connecting corridors; and e) Within the urban area, new tree planting and other planting, of suitable native species along roads and streets. 			<p>supports the Local Plan Core Strategy policy by identifying key Green Infrastructure assets in the neighbourhood area. In particular, the Green and Blue Infrastructure identified in Policy SWES7 meets a number of the criteria identified in Policy SC6C, including:</p> <ul style="list-style-type: none"> 1. Retention, creation and enhancement of important

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			habitats and ecological networks 3. Important attributes of natural greenspace, connectivity to other greenspaces and a local need for open space 4. Valued landscapes and local distinctiveness and amenity, particularly within the urban core 6. Improving opportunities for walking, cycling and

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p>horse riding, establishing strategic green links and enhancing the rights of way network in urban and rural parts of the district.</p> <p>Policy SWES7 also supports Sub Area Policy AD1 which seeks to <i>“Improve green infrastructure along the Airedale river, canal and public transport corridors.”</i></p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>POLICY SWES8 – ACCESS TO THE COUNTRYSIDE, COUNTRYSIDE SPORT AND COUNTRYSIDE RECREATION</p> <p>To support access to the countryside, countryside sport and countryside recreation the following development will be supported:</p> <ul style="list-style-type: none"> a) Creation of new access points in to, and routes through the countryside unless this would lead to additional pressures on the South Pennine Moors SPA/SAC; b) Open land uses that would not have a detrimental impact due to noise, visual impact, landscape impact, or excessive traffic generation. <p>In particular, development proposals should seek to protect the following routes (shown on Policies Map 1):</p> <ul style="list-style-type: none"> c) Sykes Lane for its relative tranquility, green infrastructure, and hedgerows d) The remaining sections of the original turnpike road, including Pot Lane, the bridleway at rear of Airedale 	<p>Strategic Core Policy 6 (SC6): Green Infrastructure.</p>	<p>NE2 Outdoor Sport and Recreation.</p>	<p>Policy SWES8 is in general conformity with Local Plan Core Strategy Policy SC6. Policy SWES6 supports the Local Plan Core Strategy policy by identifying key Green and Blue Infrastructure assets in the neighbourhood area. In particular, Policy SWES8 meets a number of the criteria identified in Policy SC6C, including:</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p>3. Important attributes of natural greenspace, connectivity to other greenspaces and a local need for open space</p> <p>4. Valued landscapes and local distinctiveness and amenity, particularly within the urban core</p> <p>6. Improving opportunities for walking, cycling and horse riding, establishing</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p>strategic green links and enhancing the rights of way network in urban and rural parts of the district.</p> <p>Policy SWES8 is in general conformity with RUDP saved Policy EN2 that seeks to support development for outdoor sport and recreation facilities providing they protect the landscape and any buildings</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			are ancillary.
<p>POLICY SWES9 – INFRASTRUCTURE FOR NEW DEVELOPMENT</p> <p>Any identified additional infrastructure needs arising as a result of proposed new development must be addressed before planning approval is granted. Approvals will be conditioned so that, where necessary, infrastructure is in place preferably prior to development taking place, but, at a minimum, at appropriate times in the phasing of the development.</p> <p>In particular, development proposals will be assessed against the following:</p> <ul style="list-style-type: none"> a) Site access and the need for any additional road capacity and public transport provision; b) New infrastructure to ensure the development is accessible by foot and by cycle and by people with mobility impairment and that connections are made to link with existing walking and cycling routes; c) Surface water drainage by using sustainable drainage systems (SUDs); d) Suitable capacity in local infrastructure including flood defences, power supply, sewers, including the Aire Valley Low 	<p>Policy ID3: Developer Contributions Sub Area Policy AD2: Investment Priorities for Airedale</p>	<p>None relevant.</p>	<p>Policy SWES9 is in general conformity with LPCS Policy ID3: Developer Contributions. Policy ID3 seeks to ensure that developers “contribute towards the cost of providing infrastructure and of meeting social and environmental requirements, where directly related to the proposed development,</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>Level sewer; and</p> <p>e) The need for any additional capacity in local services such as health and schools. In particular, development generating new primary school places in Steeton with Eastburn should provide for expansion of primary school places at Eastburn Primary School (currently having 205 places) and Steeton Primary School (having 315 places, both schools are at capacity. In Silsden, any development generating the need for new primary school provision should provide for additional primary school places in Silsden, ideally at a new school.</p>			<p>and fairly and reasonably related in scale and kind to the development.” This can be through the planning applications process or Community Infrastructure Levy.</p> <p>Policy SWES9 is also in general conformity with Local Plan Core Strategy Policy AD2 that seeks to target public and private infrastructure investment.</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>POLICY SWES10 - COMMUNITY INFRASTRUCTURE LEVY (CIL)</p> <p>Where consistent with the CIL Regulations the local priorities for spending the CIL monies made available to the Parish and Town Council are:</p> <ul style="list-style-type: none"> ❑ Bus service improvements, including improved bus services between Skipton and Silsden ❑ Green infrastructure and public green spaces ❑ Improvements at the rail station, including additional car parking ❑ Pedestrian and cycling links to the station including a route suitable for people with disabilities ❑ Bridge over the A629 ❑ Re-opening of Silsden’s public toilets ❑ Enhancement and maintenance of community and sport facilities 	<p>Policy ID3: Developer Contributions</p> <p>Sub Area Policy AD2: Investment Priorities for Airedale</p>	<p>None relevant.</p>	<p>Policy SWES10 is in general conformity with LPCS Policy ID3: Developer Contributions. Policy ID3 seeks to ensure that developers “contribute towards the cost of providing infrastructure and of meeting social and environmental requirements, where directly related to the proposed development,</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p>and fairly and reasonably related in scale and kind to the development.” This can be through the Community Infrastructure Levy as set out in Policy SWES10.</p> <p>Policy SWES10 is also in general conformity with Local Plan Core Strategy Policy AD2 that seeks to target public and private infrastructure investment.</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>POLICY SWES11 – SILSDEN LOCAL CENTRE</p> <p>Within Silsden Local Centre (see the Policies Map) development requiring planning permission for the following uses will be supported:</p> <ul style="list-style-type: none"> a) Retail (A1) for small shops and small supermarkets serving a local need; b) Financial and professional services (A2); c) Restaurants and cafes (A3); d) Drinking establishments (A4); and e) Community uses. <p>Offices and residential uses will be supported on upper floors. At ground floor level, such uses will only be supported when they would not have a significant adverse impact on the retail function of the Local Centre by way of reducing the number, location and quality of shop units in the centre. Residential development proposals should also show how adequate off-street car parking can be provided.</p> <p>Proposals for hot food takeaways (Use Class A5) within Silsden Local Centre will only be supported when they would not lead to an over</p>	<p>Policy EC5: City, Town, District and Local Centres.</p>	<p>CR1A Retail Development Within Centres.</p>	<p>Policy SWES11 is in general conformity with Policy EC5 of the Local Plan Core Strategy that identifies Silsden as a Local Centre. Such 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</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>concentration of such uses to the detriment of the vitality and viability of the centre. In assessing such proposals regard will be made to the following:</p> <ul style="list-style-type: none"> f) The number of existing hot food takeaway establishments in the immediate area and their proximity to each other; g) The proximity and potential impact on other uses, such as housing, shops, public houses and schools; h) The importance of the proposed location for local shopping, and the number, function and location of shops that would remain after the development to serve the local community; i) The potential benefits of the proposal for the wider community; and j) Any amenity, traffic or safety issues arising from the development. <p>Where any proposal would require a new shopfront, these will be encouraged to be of good design and enhance the character of the area, particularly in the Conservation Area. Particular attention should be given to retaining and reinstating traditional shop frontages; avoiding shutters and using more open `security grilles; lighting; and retention of any heritage features, such as date stones, name plates and decorative stonework.</p>			<p>travel.</p> <p>Policy SWES11 is also in general conformity with criteria J to L of Policy EC5:</p> <p><i>“J. Office, residential uses, community and cultural facilities and services at ground and upper floor levels within the above centres will be encouraged, provided they do not have a</i></p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>In Silsden Local Centre the following proposals will be supported:</p> <ul style="list-style-type: none"> ❑ Junction improvements at Bell Square and Clog Bridge Junctions ❑ Re-opening of the public toilets ❑ Enhancements to the environment of, and access to, Silsden Beck 			<p><i>significant adverse impact on the retail function of the Primary Shopping Area. K. Healthcare services and educational facilities at ground and upper floor levels within the above centres will be encouraged, provided they do not have a significant adverse impact on the retail function of the Primary Shopping Area. L.</i></p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p><i>Development, environmental enhancements, accessibility improvements, town centre management strategies and promotional events and activities should take place in each of the centres within the District to create distinctive, attractive and vibrant sense of place and identity to be enjoyed and used by all. Priority will be</i></p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p><i>given to worst performing centres as identified and monitored by the Council through the Bradford District Retail & Leisure Study.”</i></p> <p>Policy SWES11 provides more specific local policy and also more detailed local policy on hot food takeaways.</p> <p>Policy SWES12 is in general conformity with saved</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			Policy CR1A of the RUDP that supports retail development in local centres provided it is of “a scale which is compatible with the role of the centre and the catchment it serves”.
<p>POLICY SWES12 –STEETON WITH EASTBURN LOCAL CENTRE AND LOCAL SHOPS</p> <p>Within Steeton with Eastburn Local Centre development requiring planning permission for retail shops serving a purely local need and food and drink uses (Use Classes A3 and A4) will be supported.</p> <p>Elsewhere within the neighbourhood area, development that would lead to the loss of retail and food and drink uses (Use Classes A3 and A4) will only be supported when it can be demonstrated by the</p>	Policy EC5: City, Town, District and Local Centres.	CR1A Retail Development Within Centres.	Policy SWES12 is in general conformity with Policy EC5 of the Local Plan Core Strategy that identifies Steeton with Eastburn as a Local Centre.

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>applicant that such development would not have a detrimental impact on the vitality and viability of these areas by way of:</p> <ul style="list-style-type: none"> a) Loss of retail floorspace at ground floor level; b) Loss of a key non-residential building; c) Loss of off-street car parking; and d) Interruption of a non-residential frontage. <p>Outside of the defined Local Centres development to enhance existing small shop uses will be supported when it would not have an adverse impact on residential amenity or traffic congestion.</p>			<p>Such 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.</p> <p>Policy SWES12 is in general conformity with saved RUDP Policy CR1A that supports retail development in local centres</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			provided it is of “a scale which is compatible with the role of the centre and the catchment it serves”.
<p>POLICY SWES13 - PROTECTING LOCAL EMPLOYMENT SITES</p> <p>To maintain a full range of employment opportunities in the neighbourhood area the following sites also shown on Policies Map 1 will be protected for employment use:</p> <p>Silsden</p> <ul style="list-style-type: none"> SWES13/1 - Airedale Factors, Silsden SWES13/2 - Briggs Printers Site, Silsden SWES13/3 - Habasit Site, Silsden SWES13/4 - Howden Road, Silsden SWES13/5 - Naylor Myers Site, Silsden SWES13/6 - Silsden Rural Business Park, Silsden 	<p>Strategic Core Policy 4 (SC4): Hierarchy of Settlements.</p> <p>Policy EC4: Sustainable Economic Growth.</p> <p>Sub Area Policy AD1: Airedale.</p>	<p>E6 Employment Zones.</p>	<p>Policy SWES13 is in general conformity with Policy SC4 of the Local Plan Core Strategy that identifies “<i>Steeton with Eastburn and Silsden are the most sustainable local centres and accessible</i>”.</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>Steeton with Eastburn</p> <p>SWES13/7 - Airedale Hospital, Steeton SWES13/8 - Eastburn Works, Skipton Road, Eastburn SWES13/9 - Eastburn Mills, Main Road, Eastburn SWES13/10 - Kadugli House, Steeton SWES13/11 - Millennium Business Park/Steeton Grove, Steeton SWES13/12 - Old Goods Yard- Old Station Road, Steeton</p> <p>Development for business (B1), general industrial (B2) and warehousing uses (B8) will be encouraged in these areas.</p> <p>Planning approval for uses outside of the above will only be supported when it meets the criteria in Policy EC4 of the Local Plan Core Strategy.</p>			<p><i>to higher order settlements such as Bradford, Keighley and Ilkley. All are located along key road and public transport corridors and should therefore make a significant contribution to meeting the District’s needs for housing, employment and provide for supporting community facilities.”</i></p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p>Policy SWES13 is also in general conformity with Local Plan Core Strategy Policy EC4 that through criterion C and D sets out policy to manage development in key employment areas by:</p> <p><i>C. Refusing Planning Permission for the alternative development, including piecemeal</i></p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p><i>development, of land and buildings currently or last in use for business or industrial purposes within both urban and rural areas unless, it can be demonstrated to the Council that a site is no longer suitable for such use in terms of:</i></p> <ol style="list-style-type: none"> <i>1. Location</i> <i>2. Accessibility</i> <i>3. Adjacent land uses</i> <i>4. Environmental</i>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p><i>impacts</i></p> <p><i>5. Market significance – where it can be shown that the site has been continuously marketed for employment uses at local land values for a period for at least 2 years.</i></p> <p><i>D. Identifying Strategic Employment Zones within the Allocations DPD and Area Action Plan DPD’s where development proposals for non</i></p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p><i>employment uses will not be permitted unless it can be demonstrated that the proposal relates to a use which supports the function of the employment zone as a predominantly industrial area.”</i></p> <p>Policy SWES13 identifies the key local employment sites and areas that should be protected for</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p>future employment use in line with Local Plan Core Strategy policy.</p> <p>Policy SWES13 in taking this approach also supports and is in general conformity with Local Plan Core Strategy Policy Sub Area Policy AD1 that sets policy for the Local Growth Centres: <i>“Silsden will see the creation of 1,200 new homes with</i></p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p><i>associated community facilities and the creation of Silsden Rural Business Park. Supporting highway infrastructure will be provided together with good walking and cycling links to Silsden and Steeton railway and bus interchange station. Steeton and Eastburn will see the creation of 700</i></p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p><i>new homes including some local green belt changes in sustainable locations and associated community facilities and high quality employment areas with good walking and cycle links to Silsden and Steeton railway and bus interchange station.”</i></p> <p>Policy SWES13 is in general conformity with saved</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			RUDP Policy E6 that identifies Employment Zones and promotes employment uses in these zones.
<p>POLICY SWES14 – MICRO-BUSINESSES</p> <p>Proposals requiring planning permission for micro-business development (less than 10 employees) within the existing urban area will be supported when they do not have any significant adverse impact on the amenity of existing and future residential occupiers; provide adequate car parking; and do not lead to residual cumulative impacts on the local road network.</p>	Policy EC4: Sustainable Economic Growth.	None relevant.	Policy SWES14 is in general conformity with criterion H of Local Plan Core Strategy Policy EC4 that seeks to support the provision of live-work premises.
<p>POLICY SWES15 - PROTECTION OF LOCAL COMMUNITY SITES AND BUILDINGS</p> <p>The following community sites and buildings shown on Policies Maps</p>	Strategic Core Policy 4 (SC4): Hierarchy of Settlements.	None relevant.	Policy SWES15 is in general conformity with Policy SC4

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>12 to 14 (Appendix 2) will be protected:</p> <p>Silsden</p> <ul style="list-style-type: none"> SWES15/1 - Silsden Town Hall SWES15/2 - Silsden Methodist Church SWES15/3 - Silsden Post Office SWES15/4 - Red Lion SWES15/5 - Fire Station SWES15/6 - Daisy Chain Children’s Centre SWES15/7 - Gloucester Road Community Centre SWES15/8 - Our Lady of Mount Carmel Church SWES15/9 - Silsden Health Centre premises SWES15/10 - The Robin Hood Pub SWES15/11 - St James Church SWES15/12 - King’s Arms Pub SWES15/13 - The Punch Bowl Inn SWES15/14 - Silsden Youth Centre <p>Steeton with Eastburn:</p> <ul style="list-style-type: none"> SWES15/15 - The HUB SWES15/16 - Eastburn Post Office 	<p>Sub Area Policy AD1: Airedale.</p>		<p>of the Local Plan Core Strategy that identifies <i>“Steeton with Eastburn and Silsden are the most sustainable local centres and accessible to higher order settlements such as Bradford, Keighley and Ilkley. All are located along key road and public transport corridors and should therefore make</i></p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>SWES15/17 - Steeton Post Office SWES15/18 - Eastburn Methodist Church SWES15/19 - St Stephens Church Hall SWES15/20 - The Nightingale Pub SWES15/21 - Steeton Methodist Church SWES15/22 - St Stephens's Church, Steeton SWES15/23 - The Goat's Head Pub SWES15/24 - Steeton Health Centre and Pharmacy SWES15/25 - Cemetery</p> <p>The change of use or loss of the community sites and buildings listed above to non-community uses will not be supported unless the following can be demonstrated:</p> <ol style="list-style-type: none"> a. The proposal includes alternative provision, on a site within the area, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or b. It can be clearly demonstrated that the building or site is no longer viable or suitable for continued community use. 			<p><i>a significant contribution to meeting the District's needs for housing, employment and provide for supporting community facilities."</i></p> <p>In protecting identified community facilities Policy SWES15 is also in general conformity with Local Plan Core Strategy Policy Sub Area Policy AD1 that seeks sets policy for the</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p>Local Growth Centres: <i>“Silsden will see the creation of 1,200 new homes with associated community facilities and the creation of Silsden Rural Business Park. Supporting highway infrastructure will be provided together with good walking and cycling links to Silsden and Steeton railway and</i></p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p><i>bus interchange station. Steeton and Eastburn will see the creation of 700 new homes including some local green belt changes in sustainable locations and associated community facilities and high quality employment areas with good walking and cycle links to Silsden and Steeton railway and bus</i></p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<i>interchange station."</i>
<p>POLICY SWES16 – LOCAL GREEN SPACES</p> <p>The following sites also shown on Policies Map 1 are designated as Local Green Spaces. Development of these areas will only be permitted when consistent with national planning policy for Green Belt.</p> <p>Silsden</p> <p> SWES16/1 - Memorial Gardens SWES16/2 - Bradley Green SWES16/3 - Silsden Park</p> <p>Steeton with Eastburn</p> <p> SWES16/4- Memorial Gardens and Wood SWES16/5 - Corn Mill Green SWES16/6 - Eastburn Playing Fields</p>	<p>Policy EN1: Protection and improvements in provision of Open Space and Recreation Facilities.</p>	<p>OS1 Urban Greenspace.</p> <p>OS6 Allotments.</p> <p>OS7 Village Greenspace.</p> <p>OS8 Small Areas of Open Land in Villages.</p>	<p>In identifying local green spaces Policy SWES16 provides local policy detail and is in general conformity with Local Plan Core Strategy Policy EN1, criterion D that states:</p> <p><i>"D. The Council will work with local communities to identify areas of Local Green Space in the</i></p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p><i>local plan and neighbourhood plans. Local greenspace which is valued for amenity, recreation and wildlife or contributes towards character, distinctiveness and visual quality will be protected from development, other than in very special circumstances which are supported by the local community.</i> Policy SWES16</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p>is in general conformity with saved RUDP Policy OS7 that identifies and protects village green spaces. Policy SWES16 is also in general conformity with saved RUDP Policy OS8 that seeks to protect small areas of open space that are important to the character, visual amenity and identity of Steeton with Eastburn.</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			Policy SWES16 is in general conformity with saved Policy OS6 that protects allotments, including the sites identified on the NDP Policies Map.
<p>POLICY SWES17 – PROTECTING AND ENHANCING SPORT AND RECREATION PROVISION</p> <p>The sport and recreation facilities listed below and shown on Policies Map 1 will be protected for sport and recreation uses:</p> <p>Silsden</p> <p>SWES17/1 - Silsden Golf Course</p> <p>SWES17/2 - Silsden Youth Centre, including MUGA and playing</p>	Policy EN1: Protection and improvements in provision of Open Space and Recreation Facilities.	OS2 Protection of Recreation Open Space. OS3 Protection of Playing Fields.	Policy SWES17 is in general conformity with Policy EN1 of the Local Plan Core Strategy that sets out that: A. Land identified as recreation

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<p>fields</p> <p>SWES17/3 - Silsden Football Club</p> <p>SWES17/4 - Silsden Cricket Club</p> <p>SWES17/5 - Jackson’s Field</p> <p>SWES17/6 - Woodside Road Allotments (public and private)</p> <p>SWES17/7 – Bolton Road Allotments</p> <p>Steeton with Eastburn</p> <p>SWES17/8 - Airedale Hospital Sports Ground</p> <p>SWES17/9 - Airedale Mews Garden</p> <p>SWES17/10 - Steeton Cricket Ground</p> <p>SWES17/11 - Steeton Football Ground</p> <p>SWES17/12 – Bowling Green and The Hub play area</p> <p>SWES17/13 – The Paddock</p>			<p>open space, or which is currently or was formerly used for recreation open space will be protected from development. Recreation open space includes the following range of typologies; parks and gardens, natural and semi-natural greenspaces, green corridors, amenity and local</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>SWES17/14 - Keighley Road Recreation Ground</p> <p>SWES17/15 - Eastburn Rose Garden</p> <p>SWES17/14 - Chapel Road Recreation Area</p> <p>Development leading to the loss of these resources will only be supported if suitable alternative provision is made available elsewhere, to an equivalent or better standard, and within reasonable distance of the community it serves.</p>			<p>greenspace, outdoor sports facilities, provision for children, allotments, civic spaces and also areas of water which offer opportunities for sport and recreation. Exceptions will only be made where:</p> <p>1. The proposal includes alternative equivalent or better provision in terms of quantity, quality,</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			accessibility and management arrangements, and 2. The loss of open space does not lead to a deficiency in the area, taking into account the most recent assessments of existing provision and future proposals for growth, and 3. The site is not suitable to meet any identified deficiency in

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p>other types of open space.”</p> <p>Policy SWES17 is in general conformity with saved RUDP Policy OS2 that protects recreation open space.</p> <p>Policy SWES17 is in general conformity with saved RUDP Policy OS3 that seeks to protect playing fields.</p>
POLICY SWES18 – TOURISM DEVELOPMENT	Policy EC1: Creating a	None relevant.	Policy SWES18 identifies

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<p>New tourism development will be supported when it meets the following:</p> <ul style="list-style-type: none"> a) When in the Green Belt, it is compatible with Green Belt policy as set out in national planning policy; b) When in other rural areas outside the Green Belt it would not have an adverse impact on the local landscape, the countryside, natural or built heritage; c) When in the defined or named local centres it would complement and enhance the wider centre; and d) When elsewhere in the urban area enhancement and expansion of existing tourist related facilities where they do not have a significant adverse impact on residential amenity or the natural or historic environment; and e) proposals that re-use, conserve and enhance assets of heritage value. <p>In particular, the following will be supported:</p>	<p>successful and competitive Bradford District economy within the Leeds City Region</p> <p>Policy EC4: Sustainable Economic Growth.</p>		<p>potential local tourism development opportunities that could help to support the aim of Local Plan Core Strategy Policy EC1, criterion F, of “F. A <i>knowledge-driven economy, by supporting the potential of the University of Bradford, Bradford College, further and higher education institutions, hospitals and research</i></p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
<ul style="list-style-type: none"> ❑ Further hotel (Use Class C1) development ❑ Bed and breakfast accommodation and tourist related diversification of existing rural enterprises ❑ Development of the canal area in Silsden to encourage and support growth in tourism ❑ Promotion of walking and cycling by improvements to footpaths and rights of way ❑ Creation of new links to tourism assets in the wider area 			<p><i>institutions and other knowledge-intensive industries including the tourism and cultural sector and links with the provision of incubator units and innovation units within Bradford City Centre and the Airedale Corridor.”</i></p> <p>And criterion J that promotes the “potential of non business class sectors, including</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<p><i>health, sport, retail, leisure, tourism and education as key economic and employment generators within the Bradford District.”</i></p> <p>Policy SWES18 is also in general conformity with Local Plan Core Strategy Policy EC4: Sustainable Economic Growth that seeks to encourage “economic</p>

Steeton with Eastburn and Silsden NDP Policy	Bradford Local Plan Local Plan Core Strategy 2017 (LPCS)	Saved Replacement Unitary Development Plan	Statement on general conformity
			<i>enterprises which develop or enhance the viability of tourism.” (criterion F.)</i>

3.6 f. Be Compatible with EU Obligations

The Submission Neighbourhood Development Plan is fully compatible with EU Obligations.

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

The Neighbourhood Development Plan has been subjected to a separate Screening Process for Strategic Environmental Assessment Scoping and Habitat Regulations Assessment Screening prepared by Kirkwells this was published for consultation with Natural England, Environment Agency and English Heritage. This screening submitted alongside this Statement.

The Submission Neighbourhood Development Plan is fully compatible with the **European Convention on Human Rights**. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would

infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Development Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK’s statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual’s rights and obligations. The process for Neighbourhood Development Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that “The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.” The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

Although not a submission document an Equalities Impact Assessment is submitted alongside this NDP.

3.7 g. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or Neighbourhood Development Plan).

Therefore, the prescribed conditions have been met in relation to the Steeton with Eastburn and Silsden Neighbourhood Development Plan (NDP) and prescribed matters have been complied with in connection with the proposal for the Plan.

Prepared on behalf of Steeton with Eastburn Parish and Silsden Town Council by Kirkwells Town Planning Consultants www.kirkwells.co.uk