

Steeton with Eastburn and Silsden Neighbourhood Plan

Local Green Space Assessment

Kirkwells

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1.0 Introduction

1.1 This Local Green Space Assessment (herein "the Assessment") has been prepared on behalf of Steeton with Eastburn Parish and Silsden Town Council. The Assessment has been prepared as part of the evidence base to inform the submission Neighbourhood Development Plan (NDP) being prepared by the Parish Council.

2.0 Background

2.1 Paragraph 76¹ of the National Planning Policy Framework (NPPF) allows local communities through local and neighbourhood plans to identify "for special protection green areas of particular importance to them". Para. 76 goes on to state:

"By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period."

- 2.2 The key points here being that:
 - a) Future development of designated Local Green Space would only be acceptable in "very special circumstances";
 - b) Identification of such land should be consistent with the local planning of sustainable development, including sufficient homes; and
 - c) Local Green Space should only be designated when a plan is prepared or reviewed and designated Local Green Spaces should be capable of enduring beyond the plan period.
- 2.3 In relation to points b) and c) Policy EN1 of the City of Bradford Core Strategy supports the designation of such spaces "The Council will work with local communities to identify areas of Local Green Space in the 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."

¹ Since this report was prepared a revised Framework has been issued. Local Green Space designation is covered by paragraphs 99 and 100 of this revised document.

3.0 The need for a re-assessment of potential Local Green Spaces

3.1 In preparing a revised submission NDP the Steering Group, following comments received from City of Bradford Metropolitan District Council (CBDMDC, have identified the need for a review of potential Local Green Spaces. Previously the Steering Group had considered the following spaces:

Table 1. Silsden Local Green Space Assessment

Name of Open Space	Close Proximity to the community it serves? Yes or No	Demonstrably special? Yes or No. If "yes", why?	Local in character and not an extensive tract of land? Yes or no. If "yes" describe.
Bradley Green, off Bradley Road	Yes	Yes. Medium area of grassed land. Used by dog walkers.	Yes. Medium sized green space sited close to listed buildings.
Triangular Green at Brunthwaite	Yes	Yes. Small area of grassed lawn.	Yes. Creates an attractive green feature in this pretty hamlet.
Sykes Lane	Yes	Yes. A green route used by walkers. Part of the original old road.	Yes. Protected ancient hedgerows border this tranquil route.
Dradishaw Road/Windsor Avenue	Yes	Yes. A small area of grassed land	Yes. Small green space that forms a barrier between housing and roads.
Dradishaw Road/Windsor Avenue/ Skipton Road	Yes	Yes. Small green area sited between these roads. Used as a children's play area.	Yes. Small plot of green space. At one time, plans were proposed to build a children's play area.
School playing field, off Elliott Street.	Yes.	Yes. It is an important safe area for local children to play.	Yes. Marshy area by the canal which is used annually by a pair of swans for

			nesting.
Brown Bank Lane	Yes	Yes. Rural road	Yes. Country lane
		connecting the	used by walkers
		town to the	to access open
		countryside.	countryside.

Table 2. Steeton and Eastburn Local Green Space Assessment

Name of Open Space	Close Proximity to the community it serves? Yes or No	Demonstrably special? Yes or No. If "yes", why?	Local in character and not an extensive tract of land? Yes or no. If "yes" describe.
Land below Heron close	Yes	Yes. Due to diverse number of bog grasses and plants this area forms a diverse habitat for many species of both birds and mammals. There may also be newts on the site. There is a public footpath crossing this site from Ings Road to the railway (Footpath number 5)	Yes. This is a diverse established habitat for both flora and fauna.
Land off Currer Walk	Yes	Yes. Funnel shaped piece of grassland which forms the ingress and egress to footpath number 5 which is the footpath linking Currer Walk to Halsteads Way via the Meadow Lea estate.	Yes. Small plot adjacent to houses.
Current Walk, Thornhill Road, Gamel View.	Yes	Yes. Large area of grass which has a footpath running across its northern boundary and roads on its South, East and Western edges. There are a number of amenity trees on this site. The site also provides a well needed play area for young	Yes. Medium sized green space bounded on three sides by roads and on fourth by houses.

		children.	
Heron Close	Yes	Yes. Green area with large established trees provides a wildlife haven as well as providing a play area for children. The area also provides a barrier between houses and an industrial estate. It also provides screening for a waste water treatment plant and associated equipment.	Yes. Industrial area on one side and housing on other.
Chapel Road, east side	Yes	Yes. The semi-circular piece of land adjacent to the Methodist Chapel has been transferred into the ownership of the Parish Council it will be used to plant a permanent Christmas Tree a small amenity garden will also be planted by local children	Yes. Methodist Chapel on one side, Road in middle and housing on other.
Chapel Road, west side	Yes	Yes. An area of banked land, which is grassed, has a footpath at its western edge. There are several mature trees on the site. The site provides a barrier between the road and older peoples flats. There are benches on the site which are used frequently by older residents.	Yes. Small plot. Long established part of the village.
Williams Drive/ Williams Road.	Yes.	Yes. Grassed areas at the heads of cul de sacs. The sites contain amenity trees and provide a barrier between the main road and the houses.	Yes. Medium sized ribbon of grass and trees that form barrier to main road
Williams Road Stone Grove	Yes Yes.	Yes. Small area of grassed land Yes. Area of grassland	Yes. Small plot houses around. Play area for children Yes. Small area

		surrounded on three sides by houses and on the fourth by an estate road. The area is in close proximity to a local playground and is used by local children.	bounded on three sides by housing. Used as children's play area.
Station Road	Yes	Yes. Small grassed area, originally part of the old road bed. Contains the three Golden Jubilee Hornbeam trees in the North East corner. Also contained on the site is a sandstone block erected by members of Steeton Male Voice Choir to celebrate Queen Elizabeth's Silver Jubilee.	Yes. Forms barrier between houses and Road. Contains Diamond Jubilee trees.
Old Station Road	Yes.	Yes. Small wooded copse containing a diverse range of native species of trees, grasses and plants. It is also a diverse wildlife habitat.	Yes. Diverse wildlife habitats.
Eastburn. Main Road	Yes.	Yes. Walled grassed area.	Yes. Outside green area for older people's bungalows.

3.2 Based on this long list the following were then identified as Local Green Spaces

<u>Silsden</u>

SWES16/1 - Memorial Gardens

SWES16/2 - Bradley Green

SWES16/3 - Silsden Park

SWES16/4 - Woodside Road Allotments (public and private)

SWES16/5 - Bolton Road Allotments

Steeton and Eastburn

SWES16/6 - Keighley Road Recreation Ground

SWES16/7 - Eastburn Playing Fields

SWES16/8 - Eastburn Rose Garden

SWES16/9- Memorial Gardens and Wood

SWES16/10 - Cemetery

SWES16/11 - Chapel Road Recreation Area

SWES16/12 - Corn Mill Green

SWES16/13 - Allotments off Keighley Road

3.3 These Local Green Spaces were identified on the Policies Map of the Submitted NDP. Following CBMDC's comments these are the spaces to be re-assessed.

4.0 Re-assessing the potential Local Green Spaces

4.1 Paragraph 77 of NPPF sets out the essential characteristics for designating Local Green Spaces:

"The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its Scenic Beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land."

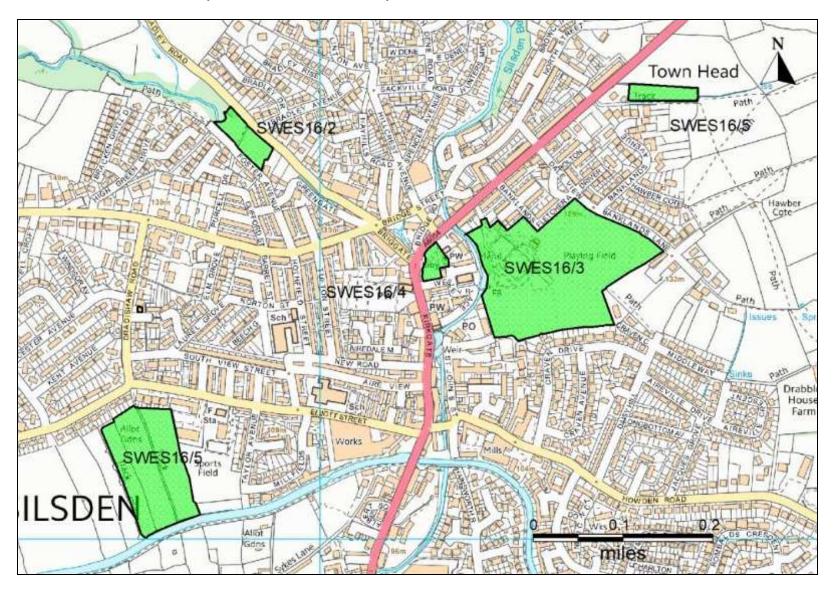
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- 4.2 Using these essential characteristics as a basis, a framework was established for assessing the potential Local Green Spaces in Steeton, Eastburn and Silsden. This framework includes basic locational and factual data and a descriptive assessment of each space against the NPPF essential characteristics:
 - Proximity distance/access
 - Not extensive
 - Demonstrably special
 - Wildlife (Richness)
 - Views
 - Tranquillity
 - Recreation
 - Scenic Beauty
 - History
 - Added cultural significance
 - And any other reason why the site should be considered "demonstrably special"
- 4.3 The sites surveyed where then assessed using the following site assessment framework. The assessed sites are shown on Maps 1 and 2.

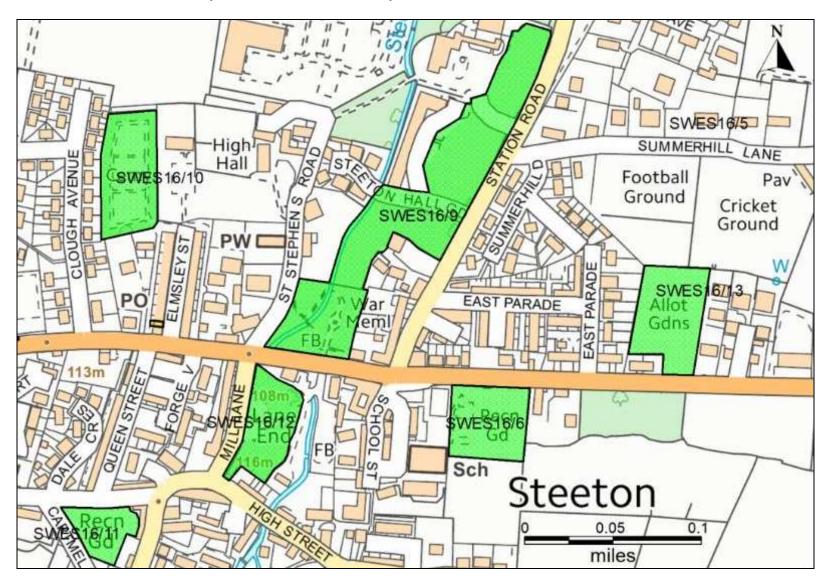
SWES LOCAL GREEN SPACE ASSESSMENT FRAMEWORK

Site Reference	
Location/Address	
Description of site	
Existing use	
Details of land owner (if known)	
Consultation	
Size (hectares)	
Planning History (26/09/18)	
Local - proximity to the community it	
serves (describe access)	
Not and extensive tract of open land?	
Demonstrably special	
Wildlife (Richness)	
Views	
Tranquillity	
Recreation	
Scenic Beauty	
History	
Culture	
Other reason	

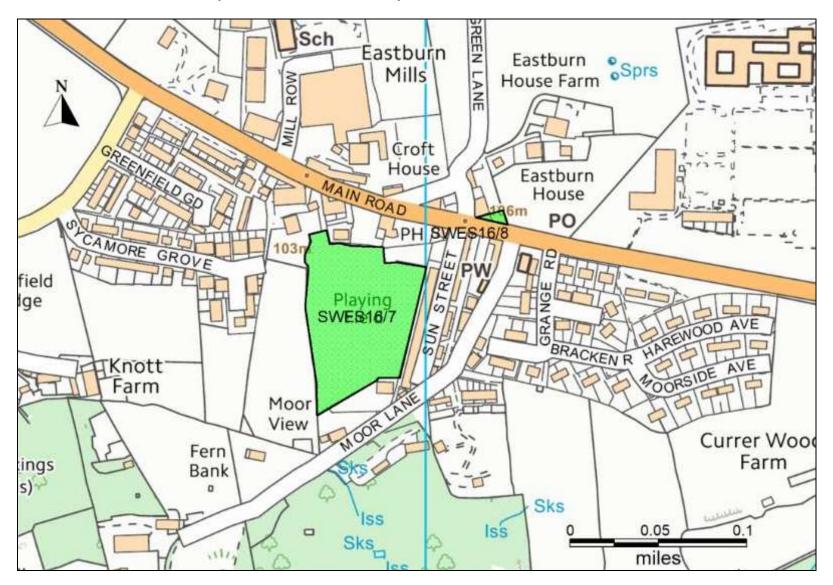
Map 1. Silsden Potential Local Green Space Assessment Index Map 1



Map 2. Steeton Potential Local Green Space Assessment Index Map 2

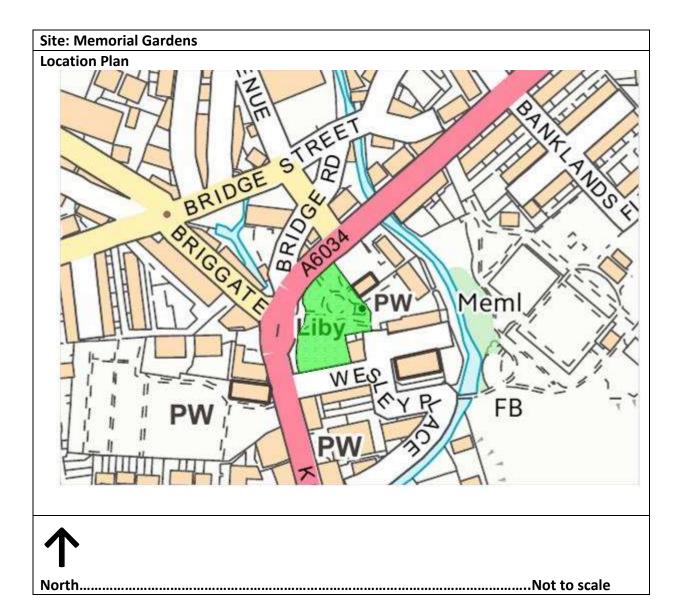


Map 3. Eastburn Potential Local Green Space Assessment Index Map 2



Steeton with Eastburn and Silsden Local Green Space Assessment, January 2019

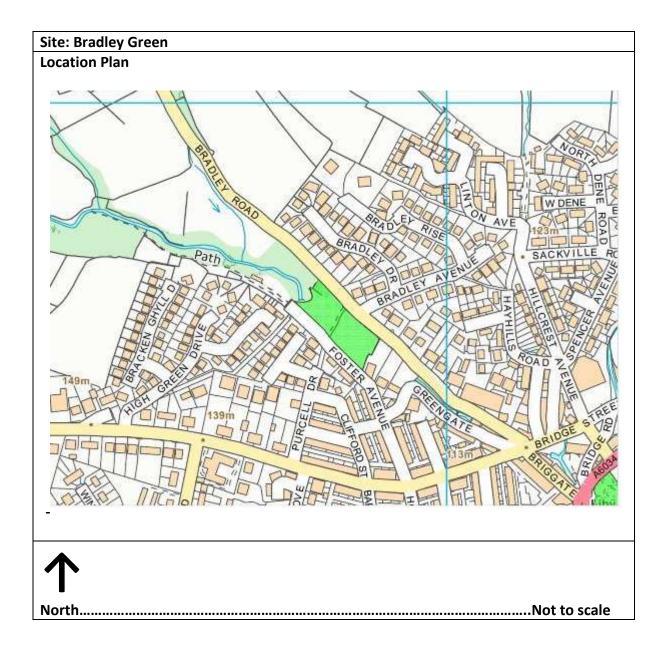
5.0 Site Assessments





Location/Address	
Description of site	Small park and garden in centre of Silsden with open space, war memorial, seating and bandstand.
Existing use	Park and garden
Details of land owner (if known)	CBMDC
Consultation	No response from CBMDC
Size (hectares)	0.20ha.
Planning History (26/09/18)	Nothing relevant to local green space designation.
Local - proximity to the community it serves (describe access)	Yes, within the centre of Silsden
Not and extensive tract of open land?	No, bounded on all sides by built development
Demonstrably special	Yes, area has significance for its cultural associations and amenity green space functions.
Wildlife	None.
Views	None.
Tranquillity	Area is affected by some road noise, but offers some respite from the surrounding urban area.
Recreation	Yes, informal recreation use.
Scenic Beauty	None.
History	Site of War Memorial. Site is an important open space within the Conservation Area.
Culture	Site of War Memorial and used for other local events and gatherings
Landscape	None.





Location/Address	
Description of site	Small open space that slopes north west/south east. Open grassed area with some mature trees.
Existing use	Informal recreation and amenity space.
Details of land owner (if known)	Silsden Town Council
Consultation	Support
Size (hectares)	0.33ha.
Planning History (26/09/18)	Nothing relevant to local green space designation.
Local - proximity to the community it serves (describe access)	Yes, surrounded three sides by local residential areas.
Not and extensive tract of open land?	No, bounded on three sides by housing.
Demonstrably special	No, area is a local amenity green space.
Wildlife	None.
Views	None.
Tranquillity	Open space in a relatively quiet residential area.
Recreation	Used for informal play and dog walking.
Scenic Beauty	None.
History	None
Culture	None
Landscape	None



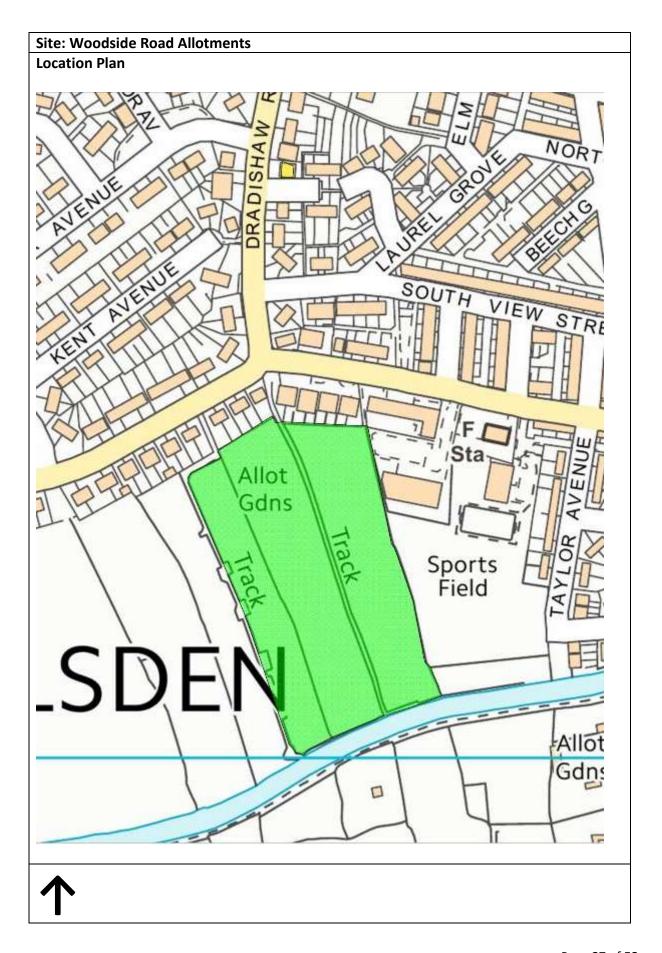


Location/Address	
Description of site	Main formal park in the heart of Silsden. Devoted to a variety of informal and formal recreation and sport uses.
Existing use	Park
Details of land owner (if known)	CBMDC
Consultation	No response
Size (hectares)	1.10ha.
Planning History (26/09/18)	Nothing relevant to local green space designation.
Local - proximity to the community it serves (describe access)	Park is well located in relation to residential areas in Silsden and can be accessed from a number of points.
Not and extensive tract of open land?	No. Park is set out and bounded on all sides by built development.
Demonstrably special	Yes, main formal park in area that has been established for over 100 years.
Wildlife	Limited.
Views	Many views of surrounding area and wider valley.
Tranquillity	Area offers an oasis from main urban area and traffic noise.
Recreation	Yes, formal and informal.
Scenic Beauty	None.
History	Park has been established for a considerable time and was opened in 1934 by the Princess Royal.
Culture	Central park used for many community events.
Landscape	None.





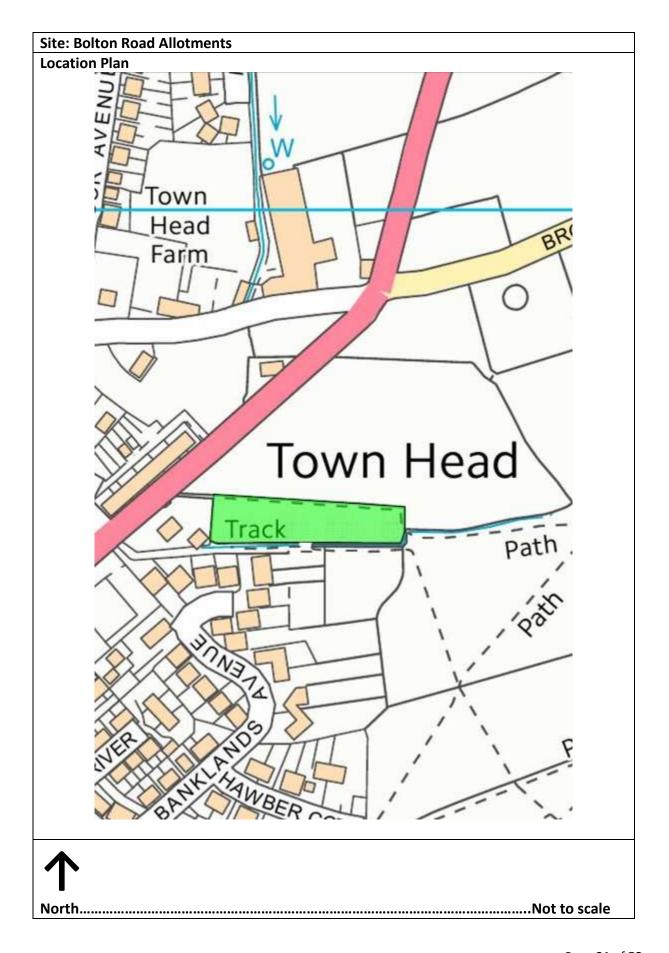




North......Not to scale

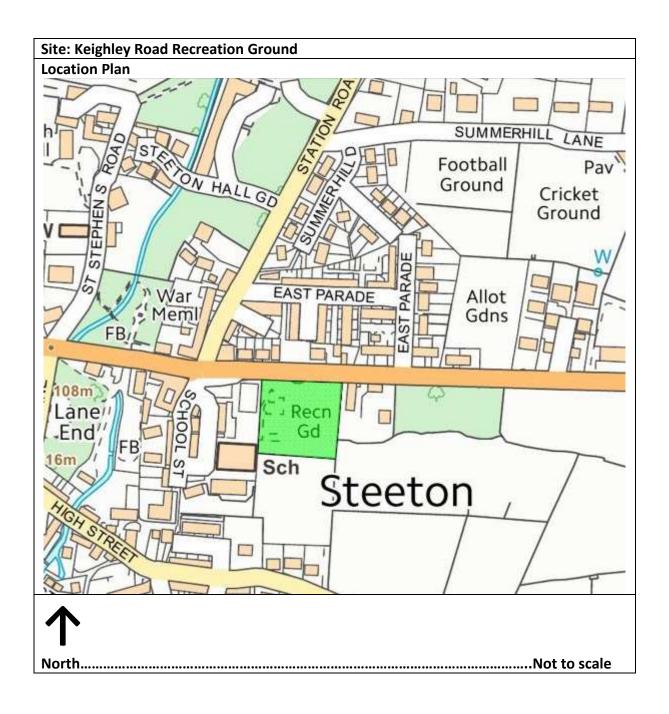
Location/Address	
Description of site	
Existing use	Allotments
Details of land owner (if known)	Silsden Town Council/Silsden Allotment Association
Consultation	Support
Size (hectares)	0.66ha.
Planning History (26/09/18)	Nothing relevant to local green space designation.
Local - proximity to the community it serves (describe access)	Allotments that can be accessed from track running south from Woodlands Road. Area somewhat divorced from main residential areas.
Not and extensive tract of open land?	Quite a large site only bounded to north by built development. But not an extensive area of open fields.
Demonstrably special	Allotment gardens that do not have any significant additional quality.
Wildlife	Some.
Views	Some views of wider valley. At south limited views of canal.
Tranquillity	Area is relatively tranquil being south of main urban area.
Recreation	Yes, allotments.
Scenic Beauty	None.
History	None directly. To south of site is the Leeds Liverpool Canal Conservation Area
Culture	None.
Landscape	None.





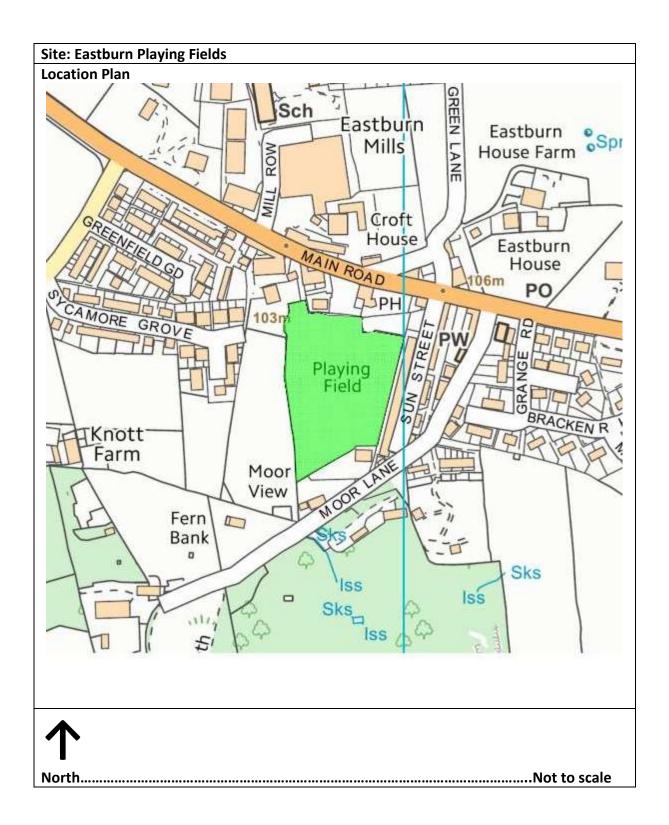
Location/Address	
Description of site	Small allotment garden in elevated position. Significant views over valley and PROW on northern boundary.
Existing use	Allotments
Details of land owner (if known)	Allotment Association - support
Consultation	No response
Size (hectares)	0.30ha.
Planning History (26/09/18)	Nothing relevant to local green space designation.
Local - proximity to the community it serves (describe access)	Allotments that can be accessed from residential areas to north east of Silsden.
Not and extensive tract of open land?	Small site self-contained with walls and fences.
Demonstrably special	Allotment gardens that do not have any significant additional quality.
Wildlife	Some.
Views	Views over wider valley.
Tranquillity	Area is relatively tranquil heading out of the main urban area.
Recreation	Yes, allotments.
Scenic Beauty	None.
History	None.
Culture	None.
Landscape	None.





Location/Address	
Description of site	Small park with children's play area and open grassed area and places for seating.
Existing use	Park/Recreation Ground
Details of land owner (if known)	Steeton with Eastburn Parish Council
Consultation	Parish Council - support
Size (hectares)	0.27ha.
Planning History (26/09/18)	Nothing relevant to local green space designation.
Local - proximity to the community it	Well located in relation to centre of Steeton
serves (describe access)	village.
Not and extensive tract of open land?	No park is bounded by school to west, residential property to north and has boundaries to open land to east and south.
Demonstrably special	Pleasant local park.
Wildlife	Limited
Views	None
Tranquillity	Affected by road noise and noise form school at break times.
Recreation	Yes.
Scenic Beauty	None.
History	None.
Culture	None.
Landscape	On urban edge site provides a soft edge to surrounding open land.

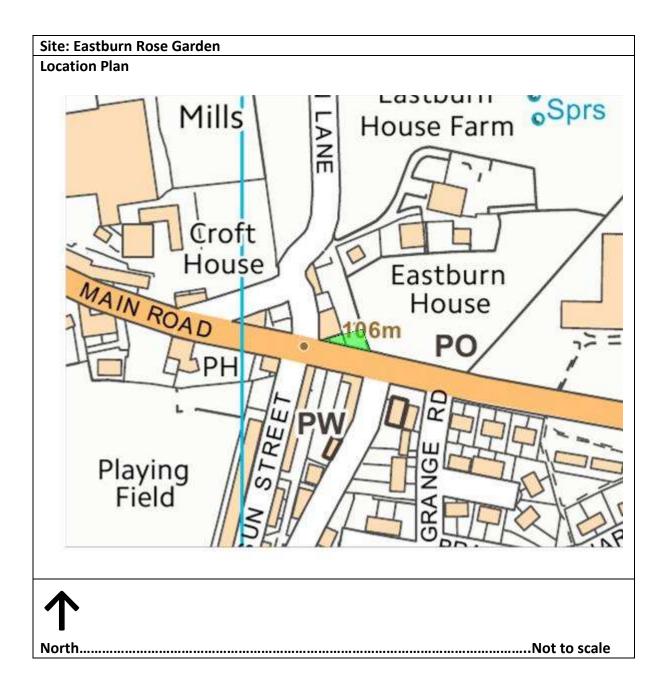




Location/Address		
Description of site	Recreation area used as playing fields, with children's play space, seating and walks. Bonded by housing and local wildlife area.	
Existing use	Recreation area used as playing fields, with children's play space, seating and walks.	
Details of land owner (if known)	Steeton with Eastburn Parish Council	
Consultation	Parish Council - support	
Size (hectares)	0.49ha.	
Planning History (26/09/18)	Nothing relevant to local green space designation.	
Local - proximity to the community it serves (describe access)	In good proximity to local housing in Eastburn.	
Not and extensive tract of open land?	Area self-contained and with built development on most of boundary.	
Demonstrably special	Yes, area is used for a number of formal and informal recreation uses and has an attractive quality with laid out wetland area, public art and children's play area.	
Wildlife	Yes, area of wetland to west of site with walkways.	
Views	None.	
Tranquillity	Yes, provides a quiet area away from main road.	
Recreation	Yes.	
Scenic Beauty	None.	
History	None.	
Culture	None.	
Landscape	None.	

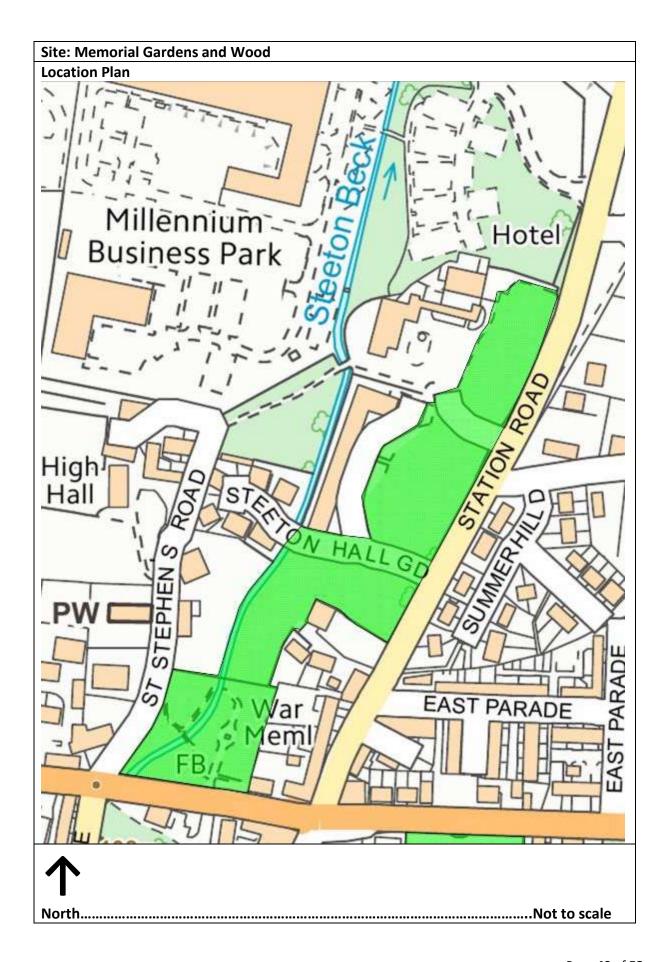


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Location/Address		
Description of site	Small area devoted to garden and seating.	
Existing use	Small area devoted to garden and seating	
Details of land owner (if known)	Steeton with Eastburn Parish Council	
Consultation	Support	
Size (hectares)	0.02ha.	
Planning History (26/09/18)	Nothing relevant to local green space designation.	
Local - proximity to the community it serves (describe access)	In close proximity to residents in Eastburn village.	
Not and extensive tract of open land?	Site has clear boundaries	
Demonstrably special	No.	
Wildlife	Limited	
Views	None.	
Tranquillity	Provides some tranquillity but affected by road noise.	
Recreation	Small open space for informal recreation.	
Scenic Beauty	None.	
History	None.	
Culture	None.	
Landscape	None.	

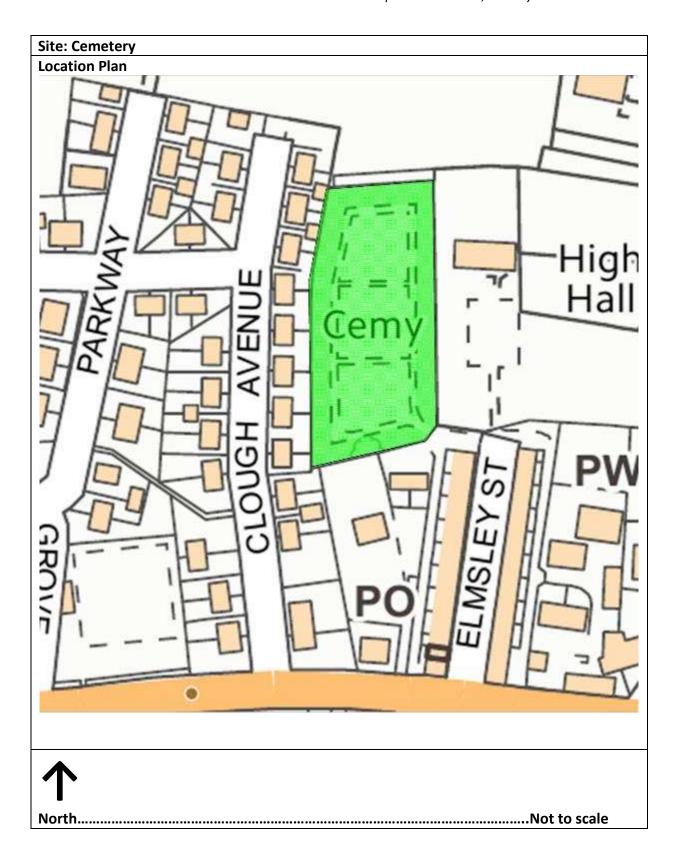








Location/Address	Memorial Garden and woods.	
Description of site	Site has two discrete sections. The area southernmost section around the Beck and the War Memorial is in a steep shaped valley with pleasant garden and open space, seating, walks and walkways across the Beck. At the eastern side of this area is the village's War Memorial. The northern boundary of this section of the site is formed by a stone wall. Beyond which is the former garden to Steeton Hall. This area is wooded and grassed and within the curtilage of different uses – the housing at Steeton Hall Gardens housing complex and within the curtilage of Steeton Hall (now a hotel). Whilst pleasant and of some remaining significance the setting of heritage assets, this latter area does not relate directly to the first section of the site described and has much more limited public access.	
Existing use	Informal recreation/public and private open space to local housing/grounds/garden area of Steeton Hall.	
Details of land owner (if known)	Steeton with Eastburn Parish Council (part)	
Consultation	Support. Privately owned are to be deleted.	
Size (hectares)	0.96ha.	
Planning History (26/09/18)	Nothing relevant to local green space designation.	
Local - proximity to the community it serves (describe access)	Well located in relation to residential areas in Steeton.	
Not and extensive tract of open land?	No. Bounded on all sides by urban development	
Demonstrably special	The southern section is "demonstrably special" by way of its environmental quality, informal recreation use and strong cultural and historical associations. The northern section is more limited in its public use and whilst being attractive does not meet the "demonstrably special" criterion.	
Wildlife	Yes, site identified as Priority Habitat (Deciduous Woodlands).	
Views	Site is relatively self-contained as so views are limited.	
Tranquillity	Yes, especially in areas away from the road and along the Beck.	
Recreation	Yes, southern area is used for informal recreation.	
Scenic Beauty	Southern section is a very attractive area.	
History	War Memorial and setting of heritage assets. Conservation Area	
Culture	War Memorial	
Landscape	Yes, particularly the area along the Beck.	

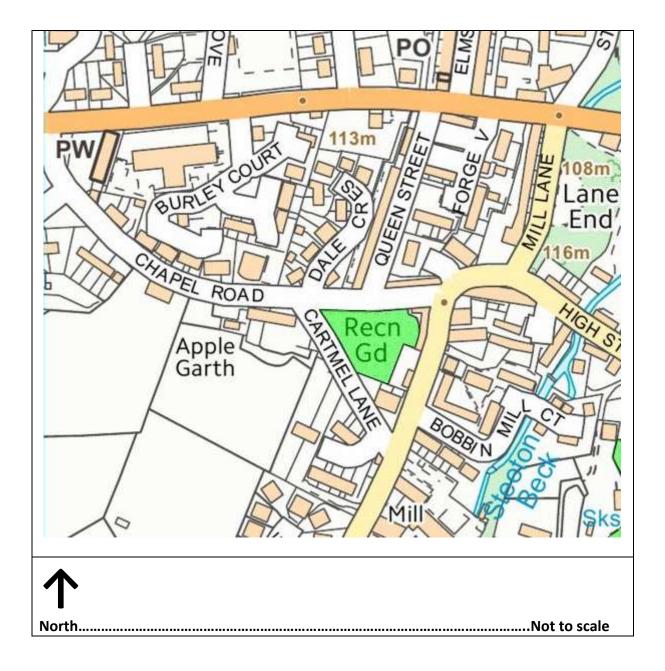


Location/Address	Steeton Cemetery	
Description of site	Small cemetery area on sloping ground to the west of the parish church. Area has a number of paths and is fringed by trees and shrubs.	
Existing use	Cemetery.	
Details of land owner (if known)	Steeton with Eastburn Parish Council	
Consultation	Support	
Size (hectares)	0.32ha.	
Planning History (26/09/18)	Nothing relevant to local green space designation.	
Local - proximity to the community it serves (describe access)	Well located in terms of the residential population of Steeton.	
Not and extensive tract of open land?	No. strong boundaries on all sides.	
Demonstrably special	No.	
Wildlife	Limited.	
Views	Some views at northern section to wider Aire valley.	
Tranquillity	Yes, very tranquil area within this part of the village.	
Recreation	Can be used for walking and has limited seating.	
Scenic Beauty	No.	
History	Yes, cemetery is part of heritage of area and contains War Graves. Site is within the Conservation Area.	
Culture	Yes, cemetery is part of heritage of area and contains War Graves.	
Landscape	None.	



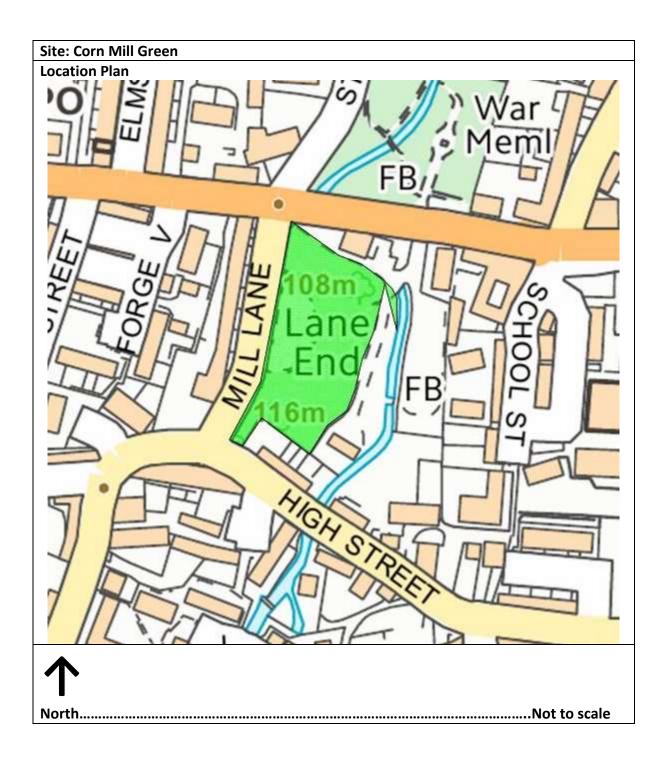
Site: Chapel Road Recreation Area

Location Plan



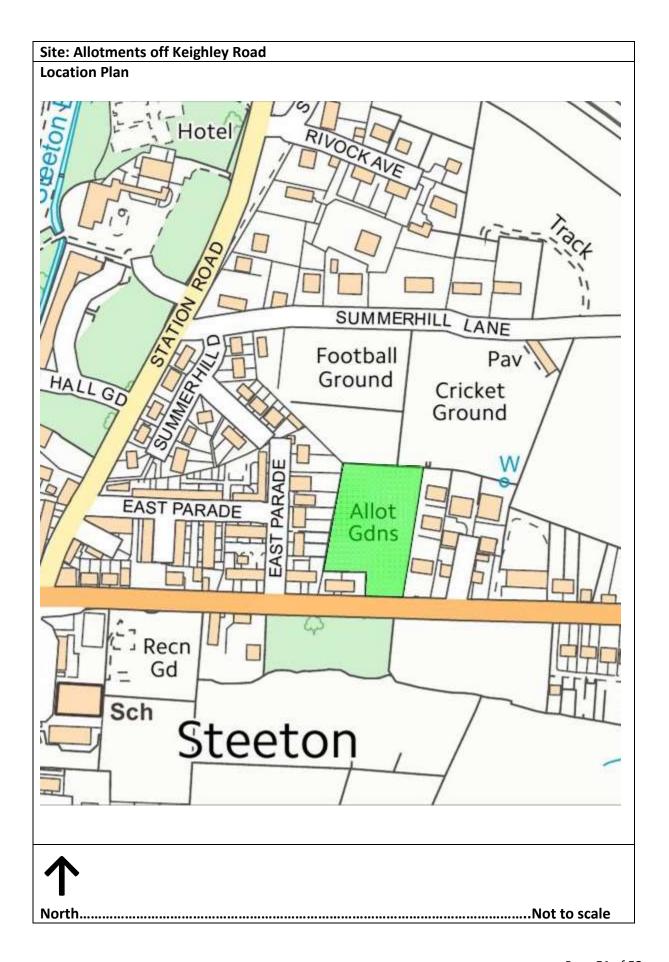
Location/Address	Chapel Road	
Description of site	Roughly triangular area of grassed open space. Sites slopes roughly upwards from north to south. Site has some area of seating.	
Existing use	Informal recreation.	
Details of land owner (if known)	Steeton with Eastburn Parish Council	
Consultation	Support	
Size (hectares)	0.21ha.	
Planning History (26/09/18)	Nothing relevant to local green space designation.	
Local - proximity to the community it	Yes, well located in relation to residential	
serves (describe access)	property in Steeton village.	
Not and extensive tract of open land?	No, site has clear boundaries on all sides.	
Demonstrably special	No, site is of limited quality in terms of its use and visual appearance.	
Wildlife	None.	
Views	No significant views.	
Tranquillity	Provides some respite to noise etc. in an otherwise built part of the village.	
Recreation	Informal recreation such as dog walking and children's play.	
Scenic Beauty	None.	
History	Site is within the Conservation Area. Hob Hill listed building to west of site.	
Culture	None.	
Landscape	None.	





Location/Address	Corn Mill Green	
Description of site	Rectangular area of open space with	
	footpaths, seating and mature trees.	
Existing use	Informal recreation.	
Details of land owner (if known)	CBMDC	
Consultation	No response	
Size (hectares)	0.30ha.	
Planning History (26/09/18)	Nothing relevant to local green space designation.	
Local - proximity to the community it serves (describe access)	Yes, well located in relation to the centre of Steeton village.	
Not and extensive tract of open land?	No, site has clear boundaries on all sides.	
Demonstrably special	Yes, site provides an attractive open area within the centre of the village, used for informal recreation.	
Wildlife	Some.	
Views	Non, significant wider views.	
Tranquillity	Site provides some respite from built-up surroundings and local road noise.	
Recreation	Yes, used for informal recreation.	
Scenic Beauty	Site has no inherent scenic beauty.	
History	Site has some heritage value given the location within the Conservation Area and siting of the stone from the former corn mill.	
Culture	Stone form former corn mill, site for village's Christmas tree. Site is within the Conservation Area.	
Landscape	Nos significant contribution to the landscape.	





Location/Address	Keighley Road	
Description of site	Relatively flat site occupied by a number of thriving allotments.	
Existing use	Allotments	
Details of land owner (if known)	Allotment Association	
Consultation	Object to inclusion.	
Size (hectares)	0.32ha.	
Planning History (26/09/18)	Nothing relevant to local green space designation.	
Local - proximity to the community it serves (describe access)	Yes, well located in relation to the residential community of the village.	
Not and extensive tract of open land?	No. Bonded to south by Keighley Road, to west by housing, to north by the football and cricket grounds and to the east by housing.	
Demonstrably special	Site is of good quality.	
Wildlife	Site will have some wildlife value.	
Views	Views from site towards wider hillsides in Aire valley.	
Tranquillity	Yes, provides an escape from built-up area and traffic noise,	
Recreation	Yes.	
Scenic Beauty	No scenic beauty.	
History	None.	
Culture	Allotment gardens help contribute to bringing local people together.	
Landscape	No, wider landscape value.	



6.0 Conclusions

6.1 In summary the results of the assessment are set out below (Table 3).

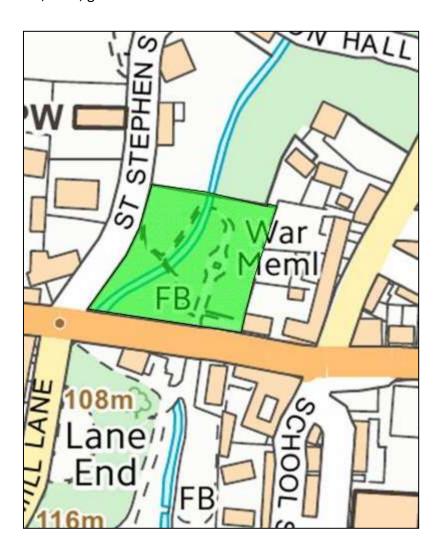
Table 3. SWES Local Green Space Assessment Summary Table

SWES16/1	√	✓	✓
SWES16/2	Х	✓	✓
SWES16/3	✓	✓	✓
SWES16/4	X	✓	✓
SWES16/5	X	✓	✓
SWES16/6	X	✓	✓
SWES16/7	✓	✓	✓
SWES16/8	X	✓	✓
SWES16/9	✓ part	✓	✓
SWES16/10	X	✓	✓
SWES16/11	X	✓	✓
SWES16/12	✓	✓	✓
SWES16/13	✓	√	√

Based on the assessment a limited number of spaces are considered to meet the criteria necessary to warrant designation as Local Green Spaces. These are sites SWES16/1, SWES16/3, SWES16/3, SWES16/7, SWES16/9 part, SWES16/12 and SWES16/13.

7.0 Recommendations

- 7.1 Based on this assessment it is recommended that:
 - a) Sites SWES16/1, SWES16/3, SWES16/7, SWES16/9 part, SWES16/12 and SWES16/13. are included in the neighbourhood plan as designated Local Green Spaces based on the site boundaries in this report with the exception of SWES16/9;
 - **b)** SWES16/9 should have an amended boundary as follows to take in the publicly accessible area of the wood, beck, garden and War Memorial:



c) Sites SWES 4, 5,6, 11 and 13 are protected under Policy SWES17 Sport and Recreation of the Submission NDP. The Cemetery could be added to the list of protected community facilities under Policy SWES15.

d) The above changes will result in a need to re-number each site.

8.0 Consultation

8.1 Most of the sites are in the ownership of the Town and Parish Council. Where this was not the case owners were contacted in December 2018/January 2019 for their views on Local Green Space designation. The owners of SWES16/13 objected to Local Green Space designation. It is now recommended this site not go forward as a Local Green Space.

The Planning People

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