

**STEETON WITH EASTBURN & SILSDEN
NEIGHBOURHOOD PLAN**

**EXAMINATION
CITY OF BRADFORD MDC RESPONSE TO EXAMINER'S
QUESTIONS**

6TH JULY 2020

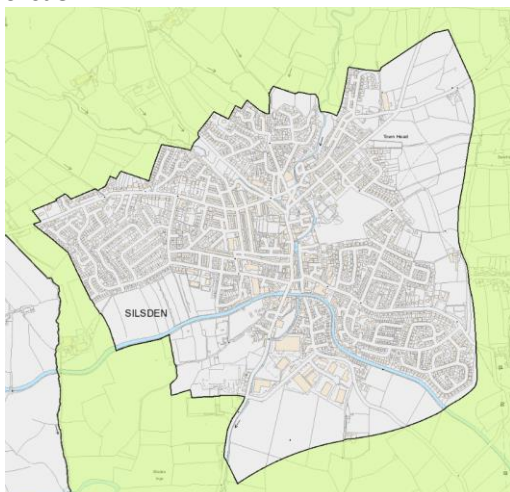


City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL

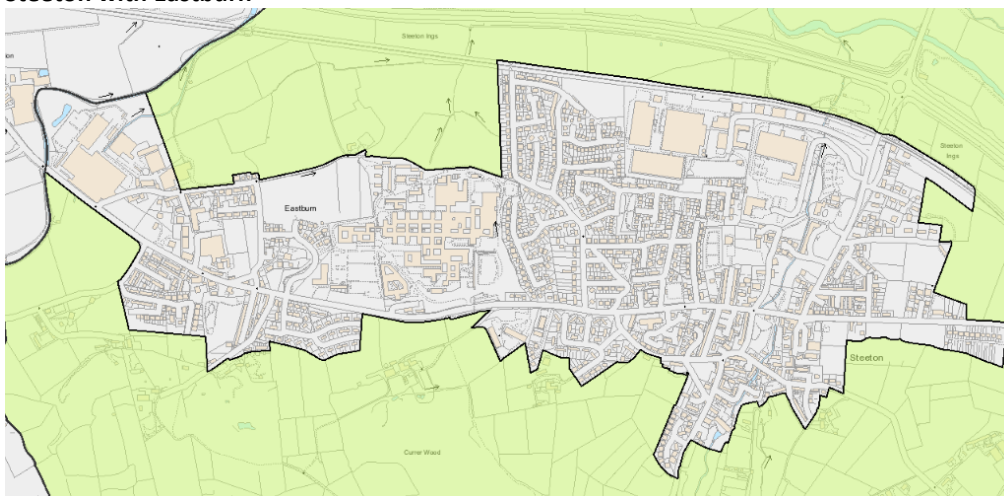
1. On page 34 of the Plan there is reference to the existing settlement boundary shown on the Policies Map. I could not see a boundary marked on the Policies Map. Can I presume that the boundary is the green belt boundary?

The settlement boundaries for both settlements are contiguous with the Green Belt boundary as set out in the Bradford Replacement Unitary Development Plan (2005). The settlement and Green Belt boundaries are reflect of the Site Allocations within the RUDP.

Silsden



Steeton with Eastburn



2. Policy SWES4 Protecting Non-Designated Heritage Assets - I need to see evidence relating to the merits of the listed non-designated heritage assets in order to understand the justification for their inclusion in

the policy.

Historic England has published an advice document about Local Lists (Good Practice Guide for Local Heritage Lists) This document sets out that it is essential to have selection criteria which define the scope of the list. – PARISH COUNCILS

See link: <https://historicengland.org.uk/imagesbooks/publications/localheritage-listing-advice-note-7/>.

See Parish Councils' responses.

3. Policy SWES7 Green and Blue Infrastructure - Criterion a) refers generally to the need to improve access the network of green and blue infrastructure. This element of the policy does not meaningfully expand on existing Strategic Core Policy 6 (SC6): Green Infrastructure, which seeks generally to enhance the resilience and connection of green networks and establishes that local plans should seek to identify these networks. Is it possible for the parishes to identify the existing green and blue networks which are the subject of this policy? This could be done in a diagrammatic scale sufficient to identify the broad network and the potential for connectivity to it

See Parish Councils' responses

4. Policy SWES12 Steeton with Eastburn Local Centre and Local Shops - There is a contradiction in the policy text and paragraph 6.41 regarding the existence of a boundary for the Local Centre. I note both of the settlements are classed as a Local Centres in the Core Strategy yet I cannot discern a boundary for either of them on any relevant plan including the RUDP Proposals Map. Please could the CBMDC clarify whether there is a boundary for either of the centres, if so where are they? Could the Parish Councils clarify if the intention of this policy is to have a boundary for the centre and if not how the policy may operate?

Steeton with Eastburn was not identified as a Local Centre within the retail hierarchy set out in the Replacement Unitary Development Plan. As part of work to support the Core Strategy DPD, the [Bradford Retail & Leisure Study 2008](#) recommended that it should be considered as a Local Centre within the emerging retail hierarchy. It was then included within Policy EC5 as one of over 40 local centres in the district with the boundary to be defined. Consultants acting for CMBDC suggested a boundary for the centre as part of the Local Centres Study completed in 2016.

The [Retail & Leisure Study](#) has been updated (dated October 2019) and has recently been published as part of the evidence to support the emerging Core Strategy Partial Review and Allocations DPD. This includes health checks for all centres including Steeton with Eastburn, based on the boundaries suggested in the 2016 Local Centres Study. It will be for the emerging Allocations DPD to outline the exact spatial extent of the Local Centre. A Preferred Options (Regulation 18) version of this document is scheduled to be issued for community and stakeholder consultation later in 2020.

Extracts from the Bradford Retail & Leisure Study (2019) relating to Steeton with Eastburn are attached. The maps show the extent of the potential boundaries.

6.39 Steeton with Eastburn

- 6.39.1 Steeton with Eastburn is located in the adjoining villages of Steeton and Eastburn in the north west of Bradford district, approximately 5 km to the north west of Keighley town centre and 18 km north west of Bradford city centre.
- 6.39.2 Steeton with Eastburn is defined as a Local Centre in the Bradford Core Strategy. However, the local centre boundary is yet to be defined. WYG previously provided a recommended boundary for the centre as part of the Local Centres Study completed on behalf of Bradford Council in 2016. Our health check assessment of Steeton with Eastburn therefore focuses on the retail and service provision within this recommended boundary.

Figure 6.37 Photographs of Steeton with Eastburn



Station Road, Steeton

Main Road, Eastburn

- 6.39.3 The retail and service units in Steeton with Eastburn are located along the B6265 Main Road/Skipton Road and comprises two clusters of units, one in the village of Eastburn and one in the village of Steeton approximately 1.2 km to the east.
- 6.39.4 The Eastburn cluster comprises three retail and service units located near the junction of the B6265 Main Road and Moor Lane, namely a combined general/convenience store/Post Office, a takeaway and the Inn of Eastburn pub. Off-street parking facilities are located directly in front of the shops and pub in Eastburn.
- 6.39.5 The Steeton cluster comprises a total of ten retail and service units and is focused on the B6265 Skipton Road and Station Road junction where a butchers, four hair and beauty outlets, the Goats Head pub, a café, and a fish and chip takeaway are located. A primary school and nursery are located adjacent to Steeton's shops. Whilst on street parking on the Station Road and Skipton Road is restricted and customers are unable to park directly in front of the shops, these units are served by a small public car park located off B6265

Skipton Road and Station Road junction. Controlled pedestrian crossing facilities are located at the junction of Skipton Road/Keighley Road and Station Road.

- 6.39.6 A small convenience store and combined grocers/Post Office are further located approximately 200m to the west at the junction of B6265 Skipton Road with Eimsley Street. Three short-stay on street spaces are available on Eimsley Street. However, on street parking is restricted elsewhere on Eimsley Street and on Skipton Road.
- 6.39.7 Overall, a total of 13 retail and service units are located within Steeton with Easton as shown in Table 6.40 below. There are no vacant units in Steeton with Eastburn. All of the operators are independents although two outlets also provide Post Office services. Footfall in both Steeton and Eastburn was low on the day of our visit reflecting the limited number of retail and service units in the centre.

Table 6.38 – Steeton with Eastburn Local Centre Diversity of Uses

Category ¹	Units		
	No. of Units	% of Total	National Average (%)
Convenience	4	30.0	9.2
Comparison	0	0.0	29.8
Retail Service	4	30.0	14.9
Leisure Services	5	40.0	24.3
Financial and Business Service	0	0.0	10.0
Vacant	0	0.0	11.5
Total	13	100.0	100.0

Source: WYG Survey June 2019

¹ Categorized by WYG based on Experian Goad main town centre uses

- 6.39.8 It is noted that a Co-op Food store is located on the B6265 Skipton Road approximately midway between the Steeton and Eastburn clusters. Whilst this unit is located outside of the boundary for the centre recommended in the 2016 Local Centres Study, it nevertheless provides a significant contribution to the local convenience goods offer. A furniture sales shop and a gym (Eastburn Fitness Centre) are further located in Eastburn Mills Industrial Estate.
- 6.39.9 Overall, the retail and service provision in Steeton with Eastburn is relatively limited and dispersed across two clusters approximately 1.2 km from each other. Such a distance would not usually be considered appropriate to include the two 'retail clusters' as part of the same centre. However, the clusters on their own have such a limited retail and service provision that they would not normally be considered as local centres in their own right. Furthermore,

it is necessary to protect the existing shops and services in Steeton and Eastburn to ensure that the day to day needs of the local community are met. We therefore consider that it is appropriate continue to designate Steeton with Eastburn as a local centre, with our recommended boundaries set out in Appendix 4.

6.40 Sticker Lane

- 6.40.1 Sticker Lane is located approximately 3.0km to the east of Bradford city centre and to the south of Laisterdyke local centre. 21 retail and leisure units were observed in the centre along both sides of the A6177 (Sticker Lane).

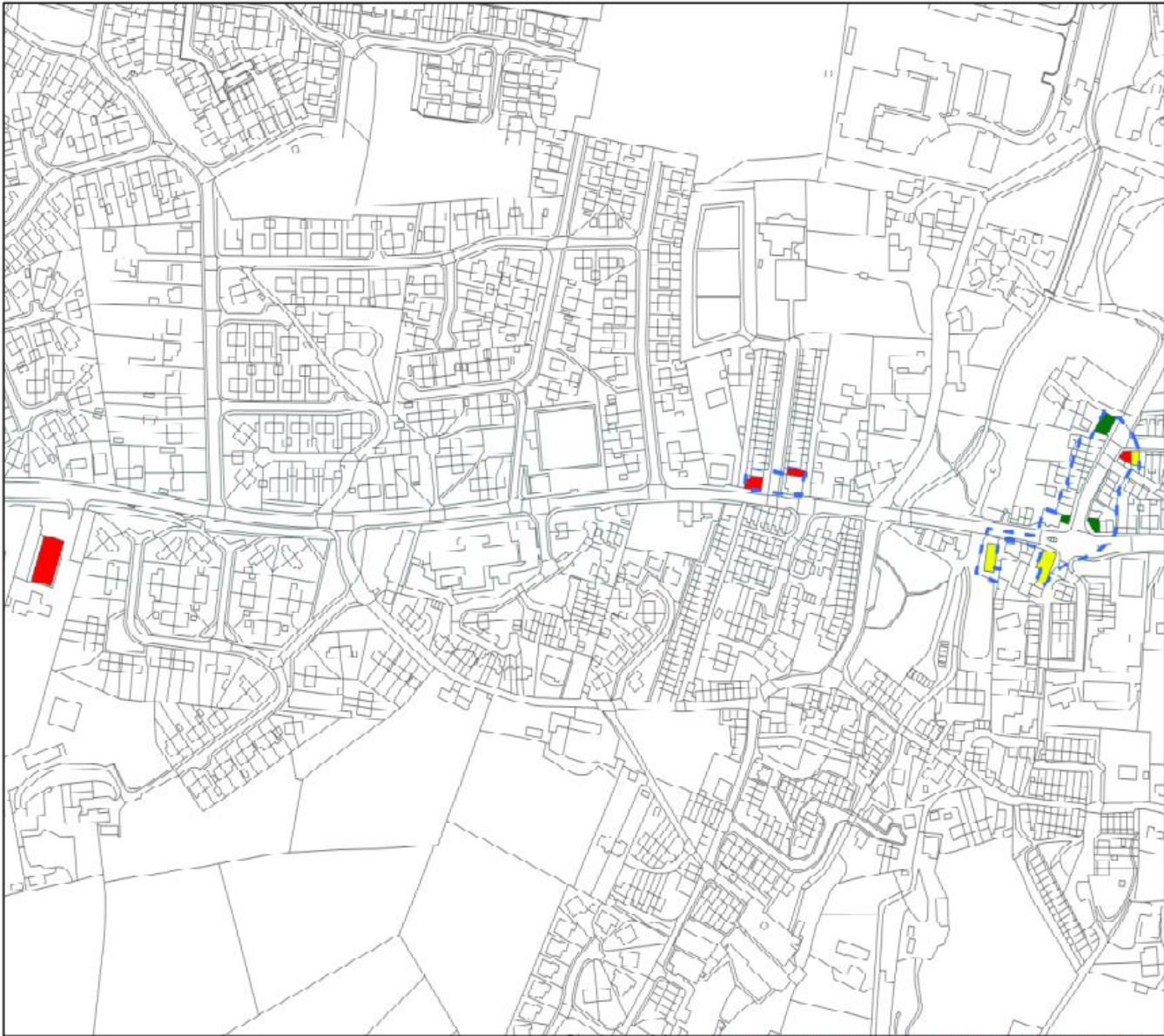
Figure 6.38 – Photographs of Sticker Lane



Sticker Lane

Sticker Lane

- 6.40.2 The centres convenience offer, although slightly above national average figures, comprises of 2 convenience stores which could be considered to be somewhat limited. The comparison offer is dominated by Dunelm Mill and also includes a blinds store and a pharmacy, whilst this equates to a significant below average comparison representation, the pharmacy provides a key function for the centre and the major retailer Dunelm Mill will attract users from a significantly wider than local catchment.
- 6.40.3 The leisure services are the largest sub-category present in the centre, with the provision comprising of 3 take aways, a public house, a working mens club, a café and a Coral betting shop. Retail services include two health and beauty salons, Post Office and a dry cleaners. Whilst this covers the range of services which we would typically expect to see in a centre the size of Sticker Lane, we do note that the overall provision is less than other Local Centres in the District.



**Bradford Retail Study
Ref: A111595**

City of Bradford MDC
www.bradford.gov.uk

**Steeton with Eastburn
(East)**

**Local Centre
Key**

- Class**
- Convenience
 - Comparison
 - Retail Services
 - Leisure Services
 - Financial and Business Services
 - Vacant
 - Other
 - Recommended Local Centre Boundary
 - Adopted Local Centre Boundary



July 2019

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**Bradford Retail Study
Ref: A111595**

City of Bradford MDC
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**Steeton with Eastburn
(West)
Local Centre
Key**

- Class**
- Convenience
 - Comparison
 - Retail Services
 - Leisure Services
 - Financial and Business Services
 - Vacant
 - Other
 - Recommended Local Centre Boundary
 - Adopted Local Centre Boundary




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<p>STEETON WITH EASTBURN & SILSDEN NEIGHBOURHOOD PLAN</p> <p>EXAMINATION</p> <p>CITY OF BRADFORD MDC RESPONSE TO EXAMINER'S FURTHER QUESTIONS</p> <p>30th JULY 2020</p>	
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- 1. POLICY SWES 16 LOCAL GREEN SPACES and SWES17 PROTECTING AND ENHANCING SPORT AND RECREATION PROVISION - I note that a number of the proposed sites are not shown on the Policies Map 1 and that there are a number of sites on the map which have no reference. Please could the Parishes correct these anomalies in the form of an amended Policies Map.**

See Parish Council's response

- 2. I note there is an objection to the designation of sites SWES 17/7 Airedale Hospital Sports Ground and SWES 17/8 Airedale Mews Garden as protected sites for sport and recreation. I have not yet seen these sites but at this stage in the examination need some clarification from the Parish Councils and CBMBC**
- HOSPITAL SPORTS GROUND**
- The Airedale Trust objects to the designation of site 17/7 the Hospital Sports Ground on the basis that it has not been used as a sports pitch since 1993 and access is only achievable for pedestrians. Furthermore, it points out there is no reference to the site in the Bradford Open Space Sport and Recreation Study 2006 and this therefore excludes the site as one "identified" for protection via Core Strategy policy EN1 Protection and improvements in provision of Open Space and Recreation Facilities. It submits further that whilst the RUDP allocated the site, in view of the lack of use for these purposes and that it was wrongly identified at that stage as "bookable" by the public, rather than a private facility, then it should not have been identified for open space or recreation purposes. On this latter point my view is the fact that it is a private facility does not preclude its identification for these purposes.
- I would appreciate the response of the Parishes and CBMDC to each one of these points, referred to above, put forward by the Trust.
- AIREDALE MEWS GARDEN**
- The Trust maintain that this site has never been used for sport or recreation and indeed was the location for landscaping as part of a 2003 planning permission for hospital accommodation. It is maintained the land does not function as a garden but simply as a landscaped buffer as intended in the planning permission with no public access.
- It is noted the site is allocated as Village Green Space by saved RUDP policy OS7.
- I would appreciate comments from the Parish Councils and CBMDC in relation to the Trust's objection on the grounds that the land is not suitable for this designation as it has not been used for sport or recreation? Furthermore, if the site is not used for sport or recreation why was it not suggested as local green space?

Hospital Sports Ground

The [Bradford Open Space, Sport and Recreation Study](#) undertaken by KKP on behalf of CBMDC published in 2006 does not directly refer to individual sites. However, in order to inform its findings a mapping exercise was undertaken to identify and classify the various areas of open space, sporting and recreational facilities within the district. This work identified the Hospital Sports Ground as being an "outdoor sports facility" (Ref: KN/OS/417). This mapping exercise was not published with the study report.

The site was considered by the Inspector examining the Bradford Replacement Unitary Development Plan (RUDP) following an objection seeking its deletion from policy OS3. The Inspector stated in his report that:

“Inspector’s Reasoning and Conclusions

13.54 *The objection land lies to the north of Airedale Hospital within open countryside, is within the Green Belt and is allocated as a playing field under Policy OS3. It comprises a level grassed area and an adjoining former tennis court whose perimeter fencing is virtually absent and on whose broken surface tipping has taken place. To the south eastern corner of the land are boarded up changing facilities and a squash court. It is apparent that the facilities are not currently in use but in terms of advice in PPG17 I consider that it is correct to still regard the land as existing playing fields.*

13.55 *PPG17 advises local authorities to undertake robust assessments of existing and future needs for open space, sport and recreation to inform local standards. Independent consultants have carried out an assessment of playing pitches, which points to deficiencies both district-wide and within the Keighley constituency area. In terms of the latter there is a deficiency in mini and junior soccer with theoretical deficiencies in provision for cricket and rugby league. There are also no hockey facilities or teams in the area. Assessed against the National Playing Field Association minimum standard there is also a deficiency of provision. PPG17 makes it clear that playing pitches should not be lost unless they are deemed surplus to requirements. There is also a deficiency in provision at the nearby junior school, referred to in connection with K/UR5.4.*

13.56 *When judged against the above considerations I do not believe the objection land can be regarded as surplus to requirements. The fact that the land is within private control linked to the hospital is in my view no reason why it should not be protected from development under Policy OS3. Paragraph 12.21 of the plan clearly indicates the Council’s commitment to the retention of playing fields whether they be Council-run, voluntary or private. I therefore conclude that no modification to the RDDP is warranted.*

Recommendation

13.57 *I recommend that no modification be made to the RDDP”.*

A recent site visit (late 2019) showed the site to be overgrown and any buildings have been demolished, as described in the Airedale Hospital Trust’s representation. It did not look that it had been in use for some time.

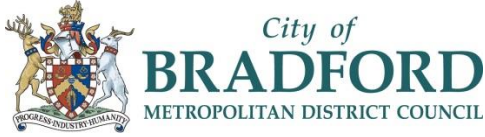
CBMDC are currently in the process of preparing an updated Open Space Audit to support the emerging Core Strategy Partial Review and Allocations DPD. This has involved undertaking assessments of all existing identified areas of open space. This audit does not include the site. Similarly, the most recent iteration of the Council’s [Playing Pitch Strategy Assessment Report & Strategy](#) (dated 2019) did not identify the site as a playing pitch.

Airedale Mews Gardens

The [Bradford Open Space, Sport and Recreation Study](#) undertaken by KKP on behalf of CBMDC published in 2006 does not directly refer to individual sites. However, in order to inform its findings a mapping exercise was undertaken to identify and classify the various areas of open space, sporting and recreational facilities within the district. This mapping exercise was not published with the study report. This work identified the area known as Airedale Mews Gardens as being an area of “amenity greenspace” (under PGG17 typologies). These areas provide opportunities for informal activities close to home or work, or enhancement of the appearance of residential or other areas.

In the case, it is suggested that the site would be better reflect the latter use as it clearly forms part of the landscape buffer between B6265 Skipton Road and hospital campus. It is also identified in the under saved RUDP policy OS7 as a village green space.

CBMDC are currently in the process of preparing an updated Open Space Audit to support the emerging Core Strategy Partial Review and Allocations DPD. This has involved undertaking assessments of all existing identified areas of open space. Results from this audit suggest that part of the site should be classified under the amenity greenspace typology.

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Following my visit to the Plan area yesterday I have some further questions of the Parish Councils and possibly your Council:

In policy SWES 17 PROTECTING and ENHANCING SPORT and RECREATION an area "Jacksons Field" is listed. I have now viewed the site and it is not readily apparent how the site is used for sport or recreation. Please could the Parishes or your Council clarify how the site is used.

See Town & Parish Council response

On Policies map 7 it shows a section of Sykes Lane for protection as a non-designated heritage asset under policy SWES4 PROTECTING LOCAL NON-DESIGNATED HERITAGE ASSETS. I also note that on the Policies Map 1 a greater length of Sykes Lane is shown and offered protection under the auspices of policy SWES8 ACCESS TO THE COUNTRYSIDE, COUNTRYSIDE SPORT and RECREATION. I understand that the two policies recognise different merits of Sykes Lane but wondered why only a part of it is listed as a non-designated heritage asset. Please could the Parish Councils respond.

See Town & Parish Council response.