



WILSDEN NEIGHBOURHOOD PLAN 2020-2038

Basic Condition Statement and Equality
Impact Assessment



Wilsden Parish Council

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ABBREVIATIONS

The following abbreviations have been used within the Neighbourhood Plan documents.

CBMDC	City of Bradford Metropolitan District Council
CIL	Community Infrastructure Levy
NPPF	National Planning Policy Framework
RUDP	Bradford Revised Unitary Development Plan
SHLAA	Bradford Strategic Housing Land Availability Assessment
SPD	Supplementary Planning Document

1. INTRODUCTION

- 1.1 This Basic Conditions Statement has been prepared by Wilsden Parish Council (“The Parish Council”) to accompany the submission to the Local Planning Authority City of Bradford Metropolitan District Council (CBMDC) of the Wilsden Neighbourhood Plan (“the Plan”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2 In order to satisfy Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, the Parish Council, as the ‘qualifying body’, must include a statement explaining how the proposed neighbourhood plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).
- 1.3 Paragraph 8 (2) (as amended) states that a draft neighbourhood development plan meets the basic conditions if:
 - i) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
 - ii) the making of the neighbourhood development plan contributes to the achievement of sustainable development,
 - iii) the making of the 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),
 - iv) the making of the neighbourhood development plan does not breach, and is otherwise compatible, with retained EU, obligations,
 - v) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan and,
 - vi) the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

This Statement sets out how the Plan complies with the Basic Conditions.

2. LEGAL REQUIREMENTS

The Plan complies with legal requirements as described below.

The Plan is being submitted by a qualifying body.

- 2.1 The Plan has been submitted by the Parish Council, which is a qualifying body and entitled to submit a neighbourhood plan for the neighbourhood area covering the parish of Wilsden. The Plan has been prepared by a steering group comprising parish councillors and other members of the community under the auspices of Wilsden Parish Council.

What is being proposed is a neighbourhood plan.

2.2 The Plan contains policies relating to the development and use of land within the neighbourhood plan area 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 Planning Regulations 2012.

The proposed neighbourhood plan states the period for which it is to have effect.

2.3 The Plan states that the period which it relates to is from 2020 until 2038. The period has been chosen to align with that of the emerging Bradford Local Plan.

The policies do not relate to excluded development.

2.4 The Plan does not deal with mineral extraction, waste development, nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990. CBMDBC was consulted as part of the Regulation 14 consultation and did not raise any concerns that the Plan is not compatible with the mineral and waste policies contained in the Bradford Local Plan.

The proposed neighbourhood plan does not relate to more than one neighbourhood area and there are no other neighbourhood plans in place within the neighbourhood area.

2.5 The Plan does not relate to more than one neighbourhood area, and there are no other neighbourhood plans in place within the neighbourhood area. The whole parish of Wilsden was formally designated as a Neighbourhood Plan Area by CBMDC on 2 December 2014. Details of the decision can be found at <https://www.bradford.gov.uk/planning-and-building-control/planning-policy/neighbourhood-areas/?Folder=Wilsden>

3. CONSIDERATION OF NATIONAL & STRATEGIC LOCAL PLANNING POLICIES

3.1 The Plan has been prepared having regard to national policies and advice set out in the National Planning Policy Framework 2023 ('NPPF') and the approved policies contained in the Bradford Core Strategy.

NPPF

3.2 The Plan has been developed having regard to the NPPF (2023). In broad terms:

Plan Making and Decision Making (NPPF paras. 15 - 37)

3.3 The Plan, and the policies it contains are based on adequate and proportionate evidence that provide a practical framework within which planning can be made, with a high degree of predictability, efficiency and unambiguity. It avoids unnecessary duplication of existing policies that apply to the Parish and is consistent with national planning policy. Further, it has been prepared positively

in a way that is aspirational but deliverable and contributes to the achievement of sustainable development.

Delivering a sufficient supply of homes (NPPF paras. 60 – 80)

3.4 The Plan's housing policies seek to meet housing needs and improve housing choice. The Housing Chapter generally supports appropriate housing development, which means a local need is fulfilled, including the provision of affordable housing. Policy W/HO6 supports a mix of market housing types and sizes to reflect local needs. Policy W/HO7 supports and encourages the provision of affordable housing.

Building a strong, competitive economy (NPPF paras. 81 - 85)

3.5 The Plan includes several provisions in support of this, especially through the Business and Employment section and associated policies.

Ensuring the vitality of town centres (NPPF paras. 86 – 91)

3.6 The Plan promotes and sets out policies and actions to support the viability and vitality of Wilsden Local Centre. Policies W/SH1, W/SH3 AND W/SH4 seek to enhance the physical appearance, attractiveness and accessibility of Wilsden Local Centre.

Promoting healthy and safe communities (NPPF paras. 92 – 103)

3.7 A range of Plan policies seeks to ensure that Wilsden is a healthy and safe parish. This is a major theme of the Plan. Policy W/NE1 seeks to protect important local green spaces. Policies W/CF1, W/CF2 and W/CF3 promote the provision of new and enhanced community facilities, including sport related ones.

Promoting sustainable transport (NPPF paras. 104 – 113)

3.8 The Plan's transport related policies promote the use of sustainable transport and sustainable transport options.

Supporting high quality communications (NPPF paras. 114 – 118)

3.9 This is not a major theme of the Plan.

Making effective use of land (NPPF paras. 119 – 125)

3.10 The Plan, and the policies it contains, seeks to actively manage patterns of growth by guiding development to sustainable solutions. This contributes to making effective use of sustainable development more generally.

Achieving Well-Designed Places (NPPF paras. 126 – 136)

3.11 The Plan supports and encourages distinctive and well-designed places by setting out locally formulated design standards and conserving important heritage assets. Policy W/HO4 and the associated Wilsden Design Code specifically requires development proposals to enhance and conserve local distinctiveness. Policy W/BH1 seeks to conserve locally important heritage assets.

Protecting Green Belt land (NPPF paras. 137 – 151)

3.12 The Plan is explicit in its support of, and the importance it attaches to, the Green Belt as reflected in the Natural Environment section and Wilsden Design Code.

Meeting the challenge of climate change, flooding and coastal change (NPPF paras. 152 – 173)

3.13 The Plan contains various provisions aimed at meeting the challenge of climate change, especially through Wilsden Design Code.

Conserving and enhancing the natural environment (NPPF paras. 174 – 188)

3.14 This is a high priority for the Plan as reflected in the Natural Environment section. Policy M9 seeks to protect and enhance the nature conservation value of the Parish.

Conserving and enhancing the historic environment (NPPF paras. 189 – 208)

3.15 This is a major theme of the Plan. Policy W/HO1 seeks to conserve locally important heritage assets. The Plan identifies two Special Character Areas and also in Policy W/HO4 seeks to conserve and enhance dry-stone walls.

Facilitating the sustainable use of minerals (NPPF paras. 209 – 217)

3.16 The Plan does not deal with mineral issues.

3.17 A summary explanation of how each of the Plan policies has shown regard to the NPPF are outlined below.

TABLE 1: A summary assessment of how each policy of the Plan conforms to the National Planning Policy Framework

Neighbourhood Plan Policy	NPPF (para.)	Commentary
W/HO1 Development within Wilsden Village	29	This policy supports sustainable development proposals within Wilsden village where it can demonstrate that specified criterion has been taken into account. The NPPF confirms that neighbourhood planning gives communities the power to develop a shared vision for their area.
W/HO2 Development Proposals Outside Wilsden Settlement Boundary - The Green Belt	140	The policy supports that land outside the defined Wilsden Settlement Boundary will be treated as countryside, where will be a strong presumption against development. This is in accordance with the NPPF which makes clear that a Neighbourhood Plan can have views on the Green Belt where a strategic need for Green Belt revisions has been established.
W/HO3 Development of Redundant Mill Buildings in Wilsden	120, 190	This policy supports the conversion of former mill buildings to residential property where employment use is no longer economically viable. This is supported by the NPPF which encourages the effective use of brownfield land and which encourages conservation of heritage assets by ensuring that they are put to viable uses consistent with their conservation status.
W/HO4 Wilsden Design Code	127	The Plan recognises the importance of good design for developments within the Neighbourhood Plan area. The Wilsden Design Code defines the locally distinctive design characteristics of the area. for developments in the area. This is in accordance with NPPF which establishes the key role of neighbourhood planning groups in identifying an understanding and evaluation of each area's defining characteristics and distilling this into a Design Code.
W/HO5 Windfall Housing Sites	71	This policy supports in principle the development of small scale housing within Wilsden village and provides guidance on when this type of development may be supported. The NPPF states that, "Where an allowance is to be made for windfall sites as part of anticipated

		supply, there should be compelling evidence that they will provide a reliable source of supply.”
W/HO6 Housing Mix	61, 62	This policy seeks to ensure that housing development proposals should provide a mixture of housing types specifically to meet the existing and future housing needs of the Parish. Priority should be given to smaller dwellings and the proportion of larger dwellings should be limited. The NPPF requires that the size, type and tenure of housing needed for different groups in the community should be assessed.
W/HO7 Affordable Housing	63.	The policy supports the provision of affordable housing to meet a local need. The NPPF states that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required.
W/BH1 Wilsden Non-designated Heritage Assets	203.	This policy seeks to ensure that identified buildings of local heritage interest are conserved by ensuring that development proposals take into account the character, context and setting of the heritage asset. This is in accordance with the NPPF which states, “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”
W/BH2 Wilsden Conservation Area	195	This policy requires new development to demonstrate how it has responded to the Wilsden Conservation Area Appraisal. The NPPF states that Local Planning Authorities should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.
W/BH3 Hallas Bridge and Birkshead Special Character Areas	195	The policy seeks to designate Hallas Bridge and Birkshead as areas of Special Character Areas because of their historic and architectural

		interest. The NPPF requires Local Planning Authorities should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
W/BH4 Dry-Stone Walls	132	The policy encourages the conservation and, where possible, enhancement of dry-stone walls, a distinctive feature of the Parish. The NPPF requires that, "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation
W/NE1 Important Local Green Spaces	101, 102, 103	This policy seeks to protect important green spaces that are special to the community. The NPPF Para 101 details that a neighbourhood plan can designate Local Green Spaces. Para 102 details the circumstances where designation should be used. Para 103 details the circumstances for managing development within a Local Green Space.
W/NE2 Ecology and Biodiversity	179, 180	This policy identifies local and nationally important sites and seeks to ensure that the biodiversity of Wilsden is protected and enhanced. All development proposals should deliver biodiversity net gain. The NPPF establishes the overall framework within which biodiversity will be protected and enhanced.
W/NE3 Trees	131, 174	This policy encourages the planting of trees, and the retention of important trees as part of a development proposal. The NPPF establishes the important contribution made by trees in an urban environment. It also states that, "The planning system should contribute to and enhance the natural and local environment.....and of trees and woodland.
W/NE4 Landscape	174	This policy requires development proposals to respect and where possible enhance the quality, character, distinctiveness and amenity value of the landscape. This is consistent with the NPPF which states, "The planning system should contribute to and enhance the natural

		and local environment by recognising the intrinsic character and beauty of the countryside.
W/NE5 Important Open Views and Vistas	130	This policy requires development proposals to respect and, wherever possible, enhance identified important views. The NPPF states that “planning policies and decisions should ensure that developments are sympathetic to local character and landscape setting.”.
W/E1 Existing Employment Sites	81	This policy supports the retention of existing sites or buildings in employment use. This is consistent with the NPPF which states that, “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.”
W/E2 New Business Development Proposals	81	This policy supports, in principle, development proposals for new or expansion of existing, small scale employment uses. This is consistent with the NPPF which states that, “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.”.
W/CF1 Community Facilities	92	This policy supports the retention of identified important community facilities. The NPPF states that, “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.”
W/CF2 New and Enhanced Community Facilities	93	This policy supports development proposals that provide for new or enhanced community facilities that meet a local need. The NPPF states, “To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments”.
W/CF3 Community Sports Facilities	99	This policy supports the retention of important community sports facilities. This is in accordance with the NPPF, which states, “Existing

		open space, sports and recreational buildings and land, including playing fields, should not be built on unless an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements”.
W/SH1 Wilsden Local Centre	86	This policy seeks to retain and enhance the role of Wilsden Local Centre as the focus for local social, community and shopping activity. This is consistent with the NPPF which states, “Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.”.
W/SH2 Shops Outside Wilsden Local Centre	88	This policy seeks to retain shopping use retail operations outside the Wilsden Centre. The NPPF states that, “When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre.”.
W/SH3: Shop Front Design in Wilsden Local Centre	130	This policy seeks high quality shop front design, signage and to ensure that front shop security contributes positively to the character of the surrounding area. The NPPF states, “Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture”.
W/SH4 Car Parking in Wilsden Local Centre	108	This policy seeks to ensure that development proposals in Wilsden Local Centre include adequate off-street parking and should not result in an overall reduction in car parking provision in Wilsden Local Centre unless in exceptional circumstances. This is in accordance with the NPPF which states, “Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture”.
W/TA1 Transport	106	This policy encourages development proposals that promote walking, cycling and the use of public transport. The NPPF states, “Planning policies should provide for attractive and well-designed walking and

		cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);”.
W/TA2 Footpaths, Cycleways and Bridleways	106	This policy seeks to maximise opportunities to develop and encourage opportunities to secure improvements in the present network of footpaths, cycleways and bridleways. This is consistent with the NPPF which states, “Planning policies should ...provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);”.
W/TA3 Traffic Along Main Street, Wilsden	104	This policy encourages traffic management measures that improve highway and pedestrian safety along Main Street in the village centre. The NPPF states, “Transport issues should be considered from the earliest stages of plan-making and development proposals, so that ..the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains”.
W/DC1 Developer Contributions	34	This policy encourages development contributions through planning obligations that are aligned with local needs and priorities, including identified priorities. This is in accordance with the NPPF, which states that ”plans should set out the contributions expected from development”.

Achieving Sustainable Development

3.18 The Plan is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development. In this regard, the Plan supports the strategic development needs in local planning policies, shaping and directing development in the area.

3.19 Whilst there is no legal requirement for a neighbourhood plan to have a sustainability appraisal, this section of the Statement demonstrates how the Plan fulfils the basic condition that the plan contributes to achieving sustainable development.

3.20 The NPPF sets out three objectives to sustainable development: -

- 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;
- a social objective – to support strong, vibrant and healthy 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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;
- an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.21 The Plan, and the policies it contains, by guiding development to sustainable solutions, contributes to the achievement of sustainable development. Broadly, the Plan seeks to contribute to sustainable development by ensuring schemes will protect local distinctiveness; will serve economic needs; will protect and enhance social facilities; and generally, seek positive improvements to the quality of the natural, built and historic environment, as well as in people's quality of life, in particular:

- supporting the transition to a low carbon future through actively managing patterns of growth within existing settlements, supporting safe and sustainable modes of transport and supporting local housing, shopping and community opportunities.
- supporting strong, vibrant, healthy and inclusive communities by facilitating the right mix of housing (including affordable housing) to meet local need and promoting good and distinctive design that meets local needs.
- protecting and enhancing the distinctive character of the built and natural environment through promoting good design, protection and enhancement of heritage assets and improvements in nature conservation.
- conserving and enhancing the natural environment by prioritising development in the built-up area, conserving open spaces and enhancing and improving nature conservation.
- supporting a strong economy by ensuring the ongoing vitality of the Village Centre.

- safeguarding and enhancing existing important community facilities and local shopping provision.
- General conformity with the strategic policies of the Development Plan for the Area

3.22 There has been a working relationship and collaboration and cooperation between officers and members of CBMDC and the Parish Council. This included meetings and regular dialogue with officers at CBMDC Local Plans and Neighbourhoods Teams to support and guide the preparation of the Plan, with a particular focus on minimising the risk of any 'conformity issues' between the Plan and the Local Plan.

3.23 The Plan has been developed in general conformity with the approved Local Plan for Bradford. The Local Plan consists of a number of documents. Of particular relevance to the Plan area is the;

The Bradford Core Strategy 2013 – 2030 (adopted 2017).

3.24 The adopted Bradford Core Strategy 2013-2030 sets out a spatial vision for the whole of the District. It identifies the broad locations for delivering new housing and employment, including provision for retail, leisure and community facilities, how much new development is needed, where it should go and when it should happen.

3.25 The Local Plan provides a framework for delivering housing and employment growth in the District, including Wilsden.

The Core Strategy contains several policies and proposals of specific relevance to the Neighbourhood Plan.

3.26 Of particular significance is Section 3 which details the Spatial Vision, Objectives and Core Policies. This sets out the scale and distribution of growth needed and establishes in Policy SC4 a Hierarchy of Settlements which defines Wilsden as a Local Service Centre. Policy SC5 establishes the Location of Development and along with Policy HO3 identifies the need for 200 new dwellings over the life-time of the Core Strategy.

3.27 The Core Strategy identifies Sub Area Policies for the District with Wilsden being a part of the South Pennines Towns and Villages Area. Policy PN1 details the Strategic Pattern of Development, the areas where Housing and Economic Growth will be focussed and considers the historic and natural environment of the area along with transport needs.

3.28 Policy SC7 considers the Green Belt and establishes that in exceptional circumstances some land releases will be required to meet the housing growth requirements. Policy HO3 and PN1 establishes that Green Belt releases will be required during the plan period in Wilsden.

3.29 The Core Strategy includes a number of policies on Housing, the natural and historic Environment, Design, the Economy and Transport. These policies include HO8 which considers Housing Mix and HO11 on Affordable Housing. The policies on the Environment include EN1 considering Open Space and Recreational Facilities, EN2 considering Biodiversity and Geodiversity, EN3 on the Historic Environment, EN4 on Landscape and EN5 on Trees and Woodland.

- 3.30 The Core Strategy includes a number of policies on Design which are built upon in the Wilsden Design Code. Policy EC4 establishes that sites should remain in employment use unless it can be demonstrated that they are no longer viable. Policy EC5 considers the Retail and Leisure needs of the whole District including Local Service Centres such as Wilsden. The Transport requirements including the need to plan for Travel Reduction in TR1, Parking Policy in TR2 and Public Transport, Cycling and Walking in TR3.
- 3.31 The Plan sets out over 25 local policies. The table below shows these policies along with the policies of greatest relevance in the Local Plan which it is in general conformity with
- 3.32 A summary explanation of how each of the Plan policies has regard to the particularly relevant approved strategic policies are outlined below.

TABLE 2: A summary assessment of how each policy of the Plan conforms to the Bradford Core Strategy and supporting documents.

Neighbourhood Plan Policy	Adopted Local Plan Policy	Commentary
W/HO1 Development within Wilsden Village	PN1	This policy supports sustainable development proposals within Wilsden village where it can demonstrate that specified criterion has been taken into account. The recommendations of Core Strategy Sub Area Policy for the South Pennines Towns and villages are consistent with this policy.
W/HO2 Development Proposals Outside Wilsden Settlement Boundary - The Green Belt	SC7, PN1	The Core Strategy establishes in SC7 the strategic need for Green Belt revisions and in PN1 that Green Belt revisions will be required in the Wilsden Parish Council area. The policy supports that land outside the defined Wilsden Settlement Boundary will be treated as countryside, where there will be a strong presumption against development.
W/HO3 Development of Redundant Mill Buildings in Wilsden	PN1, EN3	This policy supports the conversion of former mill buildings to residential property where employment use is no longer economically viable. This is consistent with the Core Strategy policies which encourage conservation of heritage assets by ensuring that they are put to viable uses consistent with their conservation status.
W/HO4 Wilsden Design Code	SC2, DS1, DS2, DS3, PN1	The Plan recognises the importance of good design for developments within the Neighbourhood Plan area. The Wilsden Design Code defines the locally distinctive design characteristics of area. for developments in the area. This is consistent Core Strategy strategic policies on Climate Change and Resource use along with sub area policies on and those on design.
W/HO5 Windfall Housing Sites	Section 5.3	The Core Strategy establishes that no specific windfall allowance would be included within the housing targets. The policy supports in

		principle the development of small scale housing within Wilsden village.
W/HO6 Housing Mix	HO8	The Core Strategy identifies that there is a need to establish a mix and balance of housing to meet the needs of the population. This policy refines this approach by seeking to ensure that housing development proposals provide a mixture of housing types specifically to meet the existing and future housing needs of the Parish. Priority should be given to smaller dwellings and the proportion of larger dwellings should be limited.
W/HO7 Affordable Housing	HO11	The policy supports the provision of affordable housing to meet a local need. The NPPF states that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required.
W/BH1 Wilsden Non-designated Heritage Assets	EN3	The Core Strategy seeks to protect or enhance the heritage significance and setting of locally identified non designated heritage assets. This policy identifies buildings of local heritage interest and seeks to ensure that they are conserved by ensuring that development proposals take into account the character, context and setting of the heritage asset.
W/BH2 Wilsden Conservation Area	EN3	The Core Strategy requires proposals to respect and reinforce the distinctive character of the part of the District within which they are located. Account must be taken of guidance adopted by CBMDC, particularly Conservation Areas. This policy requires new development to demonstrate how it has responded to the Wilsden Conservation Area Appraisal.
W/BH3 Hallas Bridge and Birkshead Special Character Areas	EN3	The Core Strategy seeks to protect or enhance the heritage significance and setting of locally identified heritage. The policy seeks to designate Hallas Bridge and Birkshead as areas of Special Character Areas because of their historic and architectural interest.
W/BH4 Dry-Stone Walls	EN3	The Core Strategy require that all proposals for development conserve and where appropriate, enhance the heritage significance and setting

		of Bradford's heritage assets, especially those elements which contribute to the distinctive character of the District. This policy encourages the conservation and, where possible, enhancement of dry-stone walls, which are a distinctive feature of the Parish.
W/NE1 Important Local Green Spaces	EN1	The Core Strategy states that CBMDC 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. This policy seeks to identify and protect important green spaces that are special to the community.
W/NE2 Ecology and Biodiversity	EN2	The Core Strategy states that plans, policies and proposals should contribute positively towards the overall enhancement of the District's biodiversity resource. This policy identifies local and nationally important sites and seeks to ensure that the biodiversity of Wilsden is protected and enhanced. All development proposals should deliver biodiversity net gain.
W/NE3 Trees	EN5	The Core Strategy seeks to preserve and enhance the contribution that trees and areas of woodland cover make to the character of the District. The planting of additional trees and woodland will be encouraged and proposals for development should result in no net loss of woodland. This policy encourages the planting of trees, and the retention of important trees as part of a development proposal.
W/NE4 Landscape	EN4	The Core Strategy states that development decisions as well as Plans, policies and proposals should make a positive contribution towards the conservation, management and enhancement of the diversity of landscapes within the District. This policy requires development proposals to respect and where possible enhance the quality, character, distinctiveness and amenity value of the landscape.

W/NE5 Important Open Views and Vistas	PN1	The Core Strategy Sub Area Policy seeks to Protect and enhance the biodiversity and landscape character of the area and establishes the important characteristics of the South Pennine landscape and how this contributes towards important views and vistas. This policy requires development proposals to respect and, wherever possible, enhance identified important views.
W/E1 Existing Employment Sites	EC4, PN1	The Core Strategy aims to maintain existing employment sites unless it can be demonstrated that they are no longer suitable. The Core Strategy Sub Area Policy seeks to support the economic diversification of settlements to retain local employment in the South Pennines. This policy supports the retention of existing sites or buildings in employment use.
W/E2 New Business Development Proposals	PN1	The Core Strategy Sub Area Policy supports initiatives for the sustainability and diversification of agricultural and rural enterprise. This policy supports, in principle, development proposals for new or expansion of existing, small scale employment uses.
W/CF1 Community Facilities	EN1	This policy supports the retention of identified important community facilities. The Core Strategy requires that land identified as recreation open space, or which is currently or was formerly used for recreation open space will be protected from development. Recreation open space includes civic spaces.
W/CF2 New and Enhanced Community Facilities	EN1, ID4	This policy supports development proposals that provide for new or enhanced community facilities that meet a local need. The Core Strategy states that Housing developments will be required to provide for new or improved open space, sport and recreational facilities This will be achieved with partners where the future need and delivery of new infrastructure will be explored and site opportunities for new or enhanced infrastructure will be identified.
W/CF3 Community Sports Facilities	EN1	This policy supports the retention of important community sports facilities. This is in accordance with the Core Strategy which states that "Land which is currently or formerly was used for recreation open

		space will be protected from development. Recreation open space includes outdoor sports facilities”.
W/SH1 Wilsden Local Centre	EC5	This policy seeks to retain and enhance the role of Wilsden Local Centre as the focus for local social, community and shopping activity. This is consistent with the Core Strategy which states that the Local Centres within urban areas and villages should be the focus for appropriately sized local supermarkets and a variety of small shops to meet people’s day to day needs and minimise their need to travel.
W/SH2 Shops Outside Wilsden Local Centre	EC5	This policy seeks to retain shopping use retail operations outside the Wilsden Centre. The Core Strategy supports Local Service Centres including Wilsden to meet local needs for homes and local services.
W/SH3: Shop Front Design in Wilsden Local Centre	DS1	This policy seeks high quality shop front design, signage and to ensure that front shop security contributes positively to the character of the surrounding area. This is consistent with the Core Strategy which states that Planning Decisions including Plans, development proposals, and investment decisions should contribute to achieving good design and high-quality places.
W/SH4 Car Parking in Wilsden Local Centre	TR2	This policy seeks to ensure that development proposals in Wilsden Local Centre include adequate off-street parking and should not result in an overall reduction in car parking provision in Wilsden Local Centre unless in exceptional circumstances. This is consistent with the Core Strategy which states that CBMDC will, through planning and development decisions and transport policies will seek to manage car parking to help manage travel demand.
W/TA1 Transport	TR3	This policy encourages development proposals that promote walking, cycling and the use of public transport. This is consistent with the Core Strategy which states that “The Council through planning and development decisions and transport policies will safeguard and improve public transport, walking and cycling infrastructure and services”.

W/TA2 Footpaths, Cycleways and Bridleways	TR1	This policy seeks to maximise opportunities to develop and encourage opportunities to secure improvements in the present network of footpaths, cycleways and bridleways. This is consistent with the Core Strategy which states that “The Council will identify, protect and develop appropriate facilities and high-quality infrastructure for active travel modes (walking, cycling and horse riding). Including identified strategic routes and networks as well as local routes and links where opportunities arise, linking into national and regional routes.”
W/TA3 Traffic Along Main Street, Wilsden	TR1	This policy encourages traffic management measures that improve highway and pedestrian safety along Main Street in the village centre. This is consistent with the Core Strategy which States that “The Council through planning and development decisions and transport policies will aim to reduce the demand for travel, encourage and facilitate the use of sustainable travel modes, limit traffic growth, reduce congestion and improve journey time reliability”.
W/DC1 Developer Contributions	ID3	The policy’s encouragement of development contributions that are aligned with local needs and priorities, is consistent with the Core Strategy stating that “development proposals will be expected to contribute towards the cost of providing infrastructure and of meeting social and environmental requirements”.

4. EQUALITY IMPACT ASSESSMENT

- 4.1 The Equality Act 2010 (the Act) places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a “protected characteristic” and those who do not.
- 4.2 Under the Act a document like a Neighbourhood Plan may be formally assessed through an Equalities Impact Assessment before it can be adopted or implemented. The Equalities Impact Assessment of the Wilsden Neighbourhood Plan has found no negative impacts on any protected characteristic by reference to data or evidence. As a result, no recommendations are made and the assessment finds the Neighbourhood Plan to be appropriate and that the duty prescribed by the Equalities Act 2010 is met.

APPENDIX A: Wilsden Neighbourhood Plan – Equalities Impact Assessment

1.0 Introduction

1.1 The Equality Act 2010 (the Act) places a duty of care on public bodies to eliminate unlawful discrimination and to promote equality of opportunity for specified equality groups. Under the Act a document like a Neighbourhood Plan must be assessed through an Equalities Impact Assessment before it can be adopted or implemented. The Assessment must address the 'protected characteristics' identified within the Act:

- age;
- disability;
- gender reassignment;
- marriage and civil partnership;
- pregnancy and maternity;
- race;
- religion or belief;
- sex; and
- sexual orientation.

1.2 The purpose of an Equality Impact Assessment is to help understand and ultimately protect the groups identified above from any adverse impact. This Assessment considers the needs of these particular groups and how they might be affected by the Wilsden Neighbourhood Plan.

2.0 Methodology

2.1 The assessment considers whether the Plan has a positive, negative or neutral impact on each of the protected characteristics (in so far as data is available) by reference to the Key Issues and Policies of the Plan. Where an adverse impact is identified the Assessment considers whether that impact is high, medium or low.

- High impact: a significant potential impact, risk of exposure, history of complaints, no mitigating measures in place etc.
- Medium impact: some potential impact exist, some mitigating measures are in place, poor evidence.
- Low impact: almost no relevancy to the process, e.g. an area that is very much legislation-led.

3.0 Baseline Data

3.1 This Assessment has relied on Census data for 2021 and other data published by the Office for National Statistics. Data is available for Wilsden Parish for age, disability, race, religious belief and sex. There is no known data for gender reassignment, pregnancy and maternity or sexual orientation.

- 3.2 In 2021, there were 4,969 people living in Wilsden. 46.2% were Male and 53.8% were Female. By comparison, the figures for England and Wales were 49% (Male) and 51% (Female) and for Bradford District 49% (Male) and 51% (Female).
- 3.3 Around one in four (25.8%) of residents are aged 65 and over, which is above the Bradford District (15.2%) and national (18.4%) rates. People age between 16 and 64 represent 59% of the population which is below the Bradford district (63.4%) and national (64.1%) averages.
- 3.4 6% of the population was from a Black or Minority Ethnic Background (BME). The proportion of the England and Wales population classed as 'non-white' was 19% and for Bradford District, 33.9%.
- 3.5 51.5% of the population was Christian and 4.0% other religions including Buddhist, Hindu, Jewish, Muslim and Sikh. By comparison 46.3% of the England and Wales population consider themselves to be Christian and 11% considered themselves to be other religions and 33.4% of Bradford District's population consider themselves to be Christian and 32.9% considered themselves to be other religions.
- 3.6 5.7% of residents considered that their day-to-day activities were limited a lot through health and disability and a further 9.5% considered that their activities were limited a little. The comparable proportions for England and Wales were 7.5% (limited a lot) and 10% (limited a little) and Bradford District were 8% (limited a lot) and 9.1% (limited a little).
- 3.7 51.2% of people who were 16 or over were married or in a registered civil partnership compared to 44.7% of people in England and Wales and 35.4% for Bradford District.
- 3.8 Gender reassignment and sexual orientation are generally under recorded characteristics for which little reliable data exists at local level. There was also no reliable local data available for pregnancy or maternity.

4.0 Summary

- Generally, the proportion of females was higher than the England and Wales and Bradford District averages.
- The proportion of older people was higher than the national and district averages.
- The proportion of BMEs is lower than the national and district norms.
- The proportion of Christians is higher than the national average, but well below the Bradford District average.
- Levels of ill health when compared with the national and district averages is relatively low.

5.0 Vision, challenges and opportunities of the Wilsden Neighbourhood Plan

5.1 The Neighbourhood Plan identifies three key challenges for Wilsden.

- Preservation of the area's rich heritage including environmental and historical artefacts
- Coalescence of settlements
- Loss of community

5.2 A number of potential opportunities were also identified to address these challenges:

- Identification and protection of non-designated, locally important heritage assets
- Identification of Special Character Areas coupled with design principles to assure high quality development
- Retaining the physical and visual separation between Wilsden and the surrounding settlements
- Maintain and enhance the services that make Wilsden a strong community
- Provide housing which meets the present and future needs of the community, is sympathetic to the character and history of the Parish and is of right type and in the right location.
- Control development to minimise its impact on the natural and built environment and ensure that it supports the attractive and distinctive character of the Parish.
- Maintain the separation between the villages and hamlets both within the Wilsden Parish and the neighbouring parishes of Sandy Lane, Harden and Cullingworth to help ensure the retention of their distinct and historic identities.
- Protect important local leisure and community facilities, retail and employment provision, and wherever possible, enhance them.
- Preserve important green spaces, which are important to the community and wildlife.
- Ensure that the distinctive rural landscape, settlement pattern, historic buildings and biodiversity are protected and enhanced.
- Create an environment that makes it attractive for the self-employed and small and medium-sized businesses and shops to locate and flourish.
- Support public transport, walking and cycling and address the problems of traffic congestion and the lack of parking along Main Street and on some other roads.
- Reinforce and support the role of the Wilsden Village Centre as the hub and focus of local shopping, community and leisure activities.

5.3 The Neighbourhood Plan includes a vision which is reflective of these issues: “The rural character, sense of identity and community spirit will be sustained and enhanced through sustainable development, while at the same time preserving and enhancing its heritage and attractive natural and built environment”.

5.4 There is also a suite of planning related policies to deliver against that vision and respond to the issues.

6.0 Impact of Policies on Groups with Protected Characteristics

6.1 Age

6.1.1 Policy W/HO6 requires new developments to deliver a mix of housing types to reflect evidence of need, noting in particular the needs of older households. Together with Policy W/HO7 which supports affordable housing and for priority to be given to local people when allocating affordable homes there is a strong potential for positive impacts on, in particular, young or newer households who may be seeking a starter home or the elderly seeking to address their needs.

6.1.2 Policy W/NE1 requires local green spaces to be protected and enhanced and prevents development which is harmful to those spaces. As green spaces include

spaces which have recreational value this is likely to benefit, in particular, the young who are engaged in play and this is considered to have potential for a positive impact.

6.1.3 Policy W/CF1 seeks to protect important community facilities and Policy W/CF2 supports the provision of new or enhanced community facilities to meet a local need, specifically highlighting improved medical facilities. This has a strong potential to benefit the young and old alike and is considered to have a positive impact.

6.1.3 Policy W/CF3 supports the retention of sports and recreation facilities. This is considered to have potential for positive impacts on this characteristic.

6.1.4 The potential to secure high quality design under Policy W/BO4 and the Wilsden Design Code may benefit the public realm and offers an opportunity for all the community to enjoy their built environment. Any improvement in sense of place and civic pride is generally believed to lead to positive places where people are better able to express themselves without fear of recrimination or hate crime. As a result, there is potential for a positive impact on this protected characteristic. However, due to the limited data related to this characteristic the potential for tangible impacts is unknown and consequently this assessment concludes the impact to be neutral.

6.2 Disability

6.2.1 In requiring new developments to provide for a mix of homes to reflect evidence of need (Policy W/HO6) there is a possibility that homes could be sought to the benefit of people with disabilities. However, the lack of evidence to include a specific requirement by reference to type of disability prevents a recommendation by this assessment for modification to the policy and leads to a conclusion that W/HO6 perhaps has only the potential for a neutral impact. There is no evidence, however, that would suggest a negative impact.

6.2.2 The Plan's support for new and enhanced community facilities, specifically medical related (Policy W/CF2) has the potential to benefit those with a disability. However, the uncertain prospects for delivery draw the same conclusion that there is only a neutral impact although the potential for positive impacts should again be noted.

6.2.3 Policy W/TA1 encourages development proposals that promote the use of public transport. This has the potential for a positive impact on this characteristic although the degree will be dependent on the nature and definition of individual disabilities.

6.3 Gender reassignment

6.3.1 The potential to secure high quality design under the Wilsden Design Code may benefit the public realm and the opportunity for all the community to enjoy their built environment. Any improvement in sense of place and civic pride is generally believed to lead to positive places where people are better able to express themselves without fear of recrimination or hate crime. As a result, there is potential for a positive impact on this protected characteristic. However, due to the limited data related to this characteristic and the potential for tangible impacts being unknown this assessment concludes the impact to be neutral.

6.4 Marriage and civil partnership

6.4.1 This assessment found no impacts on this protected characteristic.

6.5 Pregnancy and maternity

6.5.1 There are potential benefits for this protected characteristic from Policy W/CF1 which seeks to protect important community facilities; Policy W/CF2 which supports the provision of new or enhanced community facilities to meet a local need, specifically highlighting improved medical facilities; Policy W/CF3 which support new community sporting relating facilities and Policy W/HO6 which supports the provision of housing to meet local needs including family accommodation. These impacts might be considered to be positive but the lack of data for this characteristic and any tangible evidence suggests that the impact should be considered neutral.

6.6 Race

6.6.1 This assessment found no impacts on this protected characteristic.

6.7 Religion or belief

6.7.1 There is a potential benefit for this protected characteristic from the protection the Plan offers to community facilities, including churches, though Policy W/CF1.

6.8 Sex

6.8.1 This assessment found no impacts on this protected characteristic.

6.9 Sexual orientation

6.9.1 Any improvement in sense of place and civic pride is generally believed to lead to positive places where people are better able to express themselves without fear of recrimination or hate crime. As a result, there is potential for a positive impact on this protected characteristic. However, due to the limited data related to this characteristic and the potential for tangible impacts being unknown this assessment concludes the impact to be neutral.